June 13, 2022

To: Architectural Review Board

From: Vicki Birenberg, Historic Preservation Officer  
Jordann 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, June 21, 2022 in Council Chambers at Frankfort City Hall, 315 West 2nd Street. The following items are on the agenda for consideration:

ROLL CALL

APPROVAL OF MINUTES: May 17, 2022

NEW BUSINESS:

1. Chairperson report and administrative approvals.
2. In accordance with Articles 4, 16, 17, 18 & 19 of the City of Frankfort Zoning Ordinance, Jen Williamson, on behalf of Thomas Fisher, is requesting a Conditional Use Permit to operate a non-owner occupied short-term rental for the property at 302 Wilkinson St. The property is more specifically identified as PVA Map No. 061-24-01-017.00.
3. In accordance with Articles 4, 16 & 17 of the City of Frankfort Zoning Ordinance, 305-311 Saint Clair, LLC is requesting modifications to an approved Certificate of Appropriateness to change the paving design, remove exterior rear walkway and balconies, revise rear fenestration, construct a one-story addition for the management of utilities, and install a new-walk-in cooler with screening, all at the rear of the property located at 309-311 St. Clair St. The property is more specifically identified as PVA Map No. 061-24-13-020.00.
4. In accordance with Articles 4 and 17 of the City of Frankfort Zoning Ordinance, Karen Finan of OneNKY Alliance, on behalf of Healthcare Advocates of Northern Kentucky Inc., is requesting a Certificate of Appropriateness and a Variance to construct a monument-style sign at 418 Capital Avenue and illuminate it with small lights. The property is more particularly identified as PVA Map No. 062-31-06-005.00.
5. Staff updates on Work Plan and African American Historic Context Report
6. 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](http://www.frankfort.ky.gov/AgendaCenter). Additional information may also be obtained by calling (502) 352-2097 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 June 21, 2022.
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 particularly 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 versus 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.
APPLICATION FOR A CONDITIONAL USE PERMIT - STAFF REPORT

Case No. CUP 2022-06

Applicant: Jen Williamson, on behalf of Thomas Fisher, owner

302 Wilkinson Street

Special Historic Zone

Request

In accordance with Articles 4, 16, 17 and 19 of the City of Frankfort Zoning Ordinance, Jen Williamson, on behalf of Thomas Fisher, is requesting a Conditional Use Permit to operate a non-owner-occupied short-term rental for the property at 302 Wilkinson Street. The property is more particularly identified as PVA Map No. 061-24-01-017.00.

Background Information

The subject property includes a historic building on an approximately 12,649 sq. ft. lot at the intersection of Wilkinson Street and West Main. The other uses on Wilkinson between Broadway and the Kentucky River include 33 dwellings (one with an owner-occupied STR), 2 house museums, 5 offices, 1 short-term rental, 2 retail, and 1 church. This count also includes one block of Wapping Street between Wilkinson and the river as well as the Kentucky Bar Association building.

The current owner lives in Guam and has been rehabilitating the property for residential use. It previously was used as offices for many years.

Property Description

This is a late 18th century or very early 19th century timber-framed building, which is very rare in Frankfort. The space between the timbers was filled with brick and mortar ("brick nog"), which makes it even more rare. This construction method was more common to New England, and was not typically used in Kentucky. It is two and a half stories tall on a raised basement. The foundation is built of limestone. The roof is covered with asphalt shingles, and there is no overhang. It is finished at the top of the walls in the gable with rake board molding. The house has horizontal wood siding and a classical entry with a traditional paneled door and transom window above. The windows are double hung. The first floor sashes have nine-over-nine lights. The second floor windows are smaller, with nine-over-six sashes, and the half-story contains even smaller windows with six-over-six lights. The windows have shutters. There is a massive brick chimney positioned adjacent to the roof ridge at the south end of the roof. The property is surrounded by a white wood fence with horizontal fence boards. There
is a historic photo included on the plans that show the house with a wrap-around porch and picket fence in the yard.

Significance

This is the Crittenden-Garrard House, likely built between 1790-1810. The property is located in the Special Historic District, which encompasses the Corner in Celebrities National Register District, listed in 1971 with National significance. The property is adjacent to and north of Liberty Hall, which is a National Historic Landmark and currently used as a house museum. The property is also a contributing structure to the Central Frankfort National Register District (listed in 2009 with State significance). The house was owned by the State of Kentucky from 1973-2016, and was "restored" to its current appearance on the exterior. Many of the changes, such as the removal of the historic wrap-around porch and construction of new exterior stairs, as well as the replacement of doors and windows and the elimination of many interior features, are not recommended preservation treatments for significant historic properties today. The state utilized the building as office space during that period. It does have a very unique historic construction type that is not common in this region, and it is an important house to the history and identity of Frankfort, despite the loss of historic fabric.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<table>
<thead>
<tr>
<th>Sections</th>
<th>Topic</th>
<th>Description</th>
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<tbody>
<tr>
<td>Article 4.403, Zoning Ordinance pg. 94</td>
<td>Conditional Uses</td>
<td>List of CUPs in SHZD</td>
</tr>
<tr>
<td>Article 12.012, Zoning Ordinance pg. 215</td>
<td>Parking Requirements</td>
<td>Special parking conditions for businesses in SHZD</td>
</tr>
<tr>
<td>Article 19.01, Zoning Ordinance pg. 273</td>
<td>Conditional Uses</td>
<td>Minimum requirements for CUPs in general</td>
</tr>
<tr>
<td>Article 19.15, Zoning Ordinance pg. 283</td>
<td>Short-term rentals</td>
<td>Standards for Conditional Use</td>
</tr>
</tbody>
</table>

STAFF ANALYSIS

The proposed use is permissible in the Special Historic Zoning District, provided the stipulations in Article 12 and 19 are met.
302 Wilkinson Street

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, 19.01, and 19.15 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 parking requirements are met.
5. Wilkinson Street is adequate to serve existing traffic, and this use should not have a measurable impact on traffic.
6. There is presently only one other non-owner occupied short-term rental use in this zoning district, and the ARB approved this use in March 2021.

**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 permit shall be obtained for the proposed 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 302 Wilkinson St.
4. All of the Standards for the Conditional Use outlined in Article 19.154 shall be met.
5. This conditional use, whose land use is codified as “Short-Term Rental - Non-Owner-Occupied” is only applicable to this permit issued to this property owner and is not transferable.
302 Wilkinson Street

Front Elevation
W Main Street elevation
Streetscape Views
302 Wilkinson Street
KENTUCKY INDIVIDUAL BUILDINGS SURVEY FORM

(KHC 2007-1)

1. NAME OF RESOURCE (how determined)
   3/Sig. persons: Garrard-Crittenden House

2. ADDRESS/LOCATION
   302 Wilkinson Street
   Frankfort, KY

3. UTM REFERENCE:
   Quad Name: Frankfort West
   Date: 1997 / Zone: 16 / Method: C
   Easting: 685558
   Northing: 4229935

4. OWNER/ADDRESS:
   Commonwealth of Kentucky
   Capitol Building, Frankfort, KY 40601

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:
   √ NR

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

11. ORIGINAL PRIMARY FUNCTION:
    01A/single dwelling

12. CURRENT PRIMARY FUNCTION:
    08C/museum

13. CONSTRUCTION DATE:
    9/before 1800
    c. 1795 (Hatter)

14. DATE OF MAJOR MODIFICATIONS:
    1/1975-2000
    Restoration

15. CONSTRUCTION METHOD/MATERIAL
    H2/timber frame with nogging or other infill
    L1/log, notch unknown

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

17. PLAN:
    L/side passage

18. STYLISTIC INFLUENCE
    2/1/Federal

19. FOUNDATION TYPE:
    TYPE
    2/continuous

    MATERIAL
    S/stone

20. PRIMARY WALL MATERIAL:
    I/weatherboard

21. ROOF CONFIGURATION/OVERERING
    CONFIGURATION
    A/gable, side

    COVERING
    S/asphalt shingle

22. CONDITION: E/excellent

23. MODIFICATION: S/restoration

24. ARCHITECT/BUILDER: unidentified

25. PHOTOGRAPH FILE #: FRFC27_01

COMMENTS/HISTORICAL INFORMATION:
Two-story three-bay residence finished in weatherboard, with a side-gable roof with half-round gutters, penetrated by an oversized brick chimney. Fenestration on the façade includes 9/9 sash on the first story on the first story and 9/6 on the second and the main entrance offset on the north side, incorporating a paneled wood door with a transom. A Commonwealth plaque in front of the house states that its significance lies in its brick and log construction, incorporating a series of timbers filled in with brick and mortar and covered with clapboard. The 1992 Sanborn Fire Insurance Map indicates that this house once had a wrap-around veranda on the façade and south elevation, along with small brick and wood wings on the rear. The property was owned by several prominent Kentuckians including attorney-soldier Thomas L. Crittenden, who distinguished himself during the Mexican War while on the staff of Gen. (later President) Zachary Taylor. Also the home of James Gerrard, who served in the state legislature and was elected to 5 terms as state treasurer. The house was acquired by the Commonwealth in 1973.
26. SUPPORT RESOURCES:

<table>
<thead>
<tr>
<th>SITE PLAN KEY</th>
<th>FUNCTION</th>
<th>CONSTRUCTION DATE</th>
<th>METHOD/MATERIAL</th>
</tr>
</thead>
</table>

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)
June 2, 2022

To: Adjoining Property Owner

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

Re: Upcoming Architectural Review Board Meeting

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

In accordance with Articles 4, 16, 17, 18 & 19 of the City of Frankfort Zoning Ordinance, Jen Williamson, on behalf of Thomas Fisher, is requesting a Conditional Use Permit to operate a non-owner occupied short-term rental for the property located at 302 Wilkinson St. The property is more particularly identified as PVA Map No. 061-24-01-017.00.

In accordance with the requirements of KRS 61.810, the Frankfort Architectural Review Board will host a regular meeting at 5:00 p.m. on Tuesday, June 21, 2022, at City Hall, 315 W. Second Street. ARB members, Planning staff, and the Historic Preservation Officer will participate in the meeting. 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 comment on any of the items on the agenda may attend the meeting in person or submit comments via email to jmiller@frankfort.ky.gov or vbirenberg@frankfort.ky.gov anytime before 12:00 p.m. on June 21, 2022.

Sincerely,

Vicki Birenberg, AICP
Historic Preservation Officer
Addresses – 302 Wilkinson

The Kentucky Barr Association
West Main/Kentucky River
Frankfort, KY 40601

Virginia Lee Barnard
304 Wilkinson St.
Frankfort, KY 40601

The National Society of the Colonial Dames of America,
Commonwealth of Kentucky
220 Wilkinson Street
Frankfort, KY 40601

Johnson Browning Investments
305 Wilkinson Street
Frankfort, KY 40601

First Presbyterian Church
416 W. Main Street
Frankfort, KY 40601

Stites & Harbison
421 W. Main Street
Frankfort, KY 40601

James & Barbara Henderson
308 Wilkinson Street
Frankfort, KY 40601
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS - STAFF REPORT

Case No. ARB 2022-11

Applicant: 305-311 Saint Clair, LLC

Plan Prepared By: Jen Williamson, Spangler Williamson Architecture & Engineering PLLC

309-311 St. Clair Street

Central Business Zone

Request

In accordance with Articles 4, 16 and 17 of the City of Frankfort Zoning Ordinance, 305-311 Saint Clair, LLC, is requesting modifications to an approved Certificate of Appropriateness to change the paving design, remove exterior rear walkway and balconies, revise rear fenestration, construct a one-story addition for the management of utilities, and install a new walk-in cooler with screening, all at the rear of the property located at 309-311 St. Clair Street. The property is more particularly identified as PVA Map No. 061-24-13-020.00.

Scope of Work

The applicant is proposing to make modifications to the plan for the rear of the property that was approved by the ARB in July 2021. There will no longer be balconies at the rear, and the fenestration pattern that was approved is proposed for revision as a result of that change. It appears from the plans submitted revisions will include the size of openings, as doors will no longer be needed above the first floor. The size of the openings at the ground level also appear to be modified.

Previously there was a large paved walkway leading to Lewis street and a hardscape arrangement that included room for additional outdoor seating for the first-floor restaurant. The outdoor seating area has been reduced considerably, and there is now a proposed one-story addition west of the patio seating area, which is now just the area close to the building. This addition will be primarily used to house utilities. Directly behind the addition a walk-in cooler will be located, which will be screened from Lewis Street. A ramp with railing that was part of the previous plan is adjacent to the addition (north).

The updated rendering shows previously approved paving now converted to grass. The dumpster enclosure close to Lewis Street will remain as previously approved.
Property Description

This is a four-story, two-part commercial block building with a roof that slopes toward the rear. The estimated construction date is late 19th Century. It is composed of brick and is five bays wide. The ground floor recessed entry has been altered from its original configuration to a mid-century design with a canopy. The window openings on the front facade have recently been restored to their original configuration.

Significance

This property is a contributing structure to the Frankfort Commercial Historic District (listed 1979; additional documentation; 2008), but the Central Frankfort Historic District (listed 2009) nomination evaluates it as noncontributing. The Kentucky Individual Buildings Survey Form (2007) completed by Preservation Services and Technology Group evaluated it as contributing, and estimates the date of construction between 1875-1899. It appears on the 1886 Sanborn Fire Insurance Map (note the different address - 209-211). As part of the certification process for tax credit eligibility, it has regained a contributing status.

APPLICABLE SECTIONS OF ZONING ORDINANCE AND DESIGN GUIDELINES

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<tr>
<th>Sections</th>
<th>Topic</th>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td>4.4246</td>
<td>Design Criteria</td>
<td>General guidance on retention of neighborhood character in CB</td>
</tr>
<tr>
<td>CBZDDG Sections 2.8.6 and 2.8.7</td>
<td>Windows</td>
<td>Guidance on Windows on secondary elevations</td>
</tr>
<tr>
<td>CBZDDG Sections 2.10.2 and 2.10.3</td>
<td>Utilities and Equipment</td>
<td>Guidance on locations and installations</td>
</tr>
<tr>
<td>CBZDDG Sections 3.1</td>
<td>New Construction</td>
<td>Guidance on Additions</td>
</tr>
<tr>
<td>CBZDDG Section 4</td>
<td>Site and Setting</td>
<td>General Guidance on Compatibility</td>
</tr>
</tbody>
</table>
Staff Evaluation

This project has received previous approval from the ARB, including for exterior cement board siding on the rear elevation, arrangement of openings and addition of balconies, and the construction of a rooftop deck. In our view, the modifications proposed do not negatively impact the integrity or significance of the property. The applicant is seeking federal and state historic rehabilitation credits, and approval for modifications is being sought in consultation with the State Historic Preservation Office and the National Park Service as the vision for the final rehabilitation is refined. The National Park Service has reviewed some of these amendments to the tax credit application, and their approval letter has been included with the staff report materials. The applicant’s architect is working with staff to ensure compliance with the design requirements, and as a tax-credit project, it will be meeting the Secretary of the Interior’s Standards for Rehabilitation. The National Park Service review for federal tax credits is generally more stringent than our local review for compliance with the Design Guidelines for the Central Business Zoning District, and we support the approval of this latest proposal. It does meet the Central Business Zoning District Design Guidelines, including the one-story addition. We feel the proposal is compatible with the building and the district, and the project as a whole has already had a significant positive impact on the integrity of the front elevation on St. Clair Street.

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

The plans as submitted by the applicant are compatible in concept with the requirements of the Zoning Regulations sections 4.246, Article 16, the Central Business Zoning District Design Guidelines and the following suggested facts:

1. The applicant is seeking historic rehabilitation tax credits, and must meet the Secretary of the Interior’s Standards.
2. These modifications to the previously approved design have been reviewed and partly approved by the National Park Service and the Kentucky Heritage Council in order to receive historic rehabilitation tax credits.
3. The Secretary of the Interior’s Standards for Rehabilitation, which are required to be followed to receive tax credits, are more stringent than our CBHZD Design Guidelines.
309-311 St. Clair Street

Staff Suggestion

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

1. The existing open 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 (staff approval) is issued.

PVA Map of 309-311 St. Clair
1886 Sanborn Fire insurance map (above) and cover of local book showing a historic postcard image of the building.
Front elevation showing the restored window openings
Rear view at slight angle
Streetscape view - Lewis Street- looking southeast
309-311 St. Clair Street

Streetscape View - Lewis Street - Northwest (top) and Southwest (bottom)
HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION
#5

1. Historic Property Name: Stehlin / Marcus Furniture Building
   Street: 311 St. Clair St.
   City: Frankfort
   County: Franklin
   State: KY
   Zip: 40601-1819

2. This form: □ includes additional information requested by NPS for an application currently on hold.
   □ updates applicant or contact information.
   ■ amends a previously submitted □ Part 1 □ Part 2 □ Part 3 application.
   □ requests an advisory determination that the completed phase of phases of this rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date: ________
   Estimated rehabilitation costs of phase (QRE): ________

   Summarize information here; continue on following page if necessary

   Amendment proposes revision to the unit count and specifically the combines units #5 & #6 unit plans to become a single 'Unit 5'. Exterior walkway illustrated in Amend.#2/#3 which was approved on 9/24/21 would be removed from the project. Ground level tenant improvements will be submitted in a separate amendment. This change is made to mitigate cost and schedule impacts.

   This amendment is also revising estimated completion date to March 31, 2023, and updating owner's principal office address.

3. Project Contact (if different from applicant)
   Name: Jen Williamson
   Company: Spangler Williamson A+E
   Street: 407 Wapping St.
   City: Frankfort
   Zip: 40601
   Telephone: (502) 682-7954
   Email Address: jen@spanglerwilliamson.com

4. Applicant
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]
   ■ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
   □ if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which is either attached to this application form and incorporated herein, or has been previously submitted, and it meets the requirements of 36 CFR § 67.3(a)(1) (2011)

   For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprison under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 5 years.

   Name: Chris Thompson
   Signature (Sign in ink): [Signature]
   Date: 5/1/2022
   SSN or TIN: 500-00-0000
   Applicant Entity: 305-311 St. Clair, LLC
   Street: 136 St Matthews Avenue, Suite 300
   City: Louisville
   Zip: 40207
   Telephone: (502) 692-4594
   Email Address: chris@thealterco.com

   □ Applicant, SSN. or TIN has changed since previously submitted application

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

□ meets the Secretary of the Interior's Standards for Rehabilitation
□ will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met,
□ does not meet the Secretary of the Interior's Standards for Rehabilitation
□ updates the information on file and does not affect the certification.

Advisory Determinations

□ The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date: 5/1/2022
National Park Service Authorized Signature (Sign in ink)

□ NPS conditions or comments attached
1. NAME OF RESOURCE (how determined): 0 / 

2. ADDRESS/LOCATION:
309-311 St. Clair Street, Frankfort, KY

3. UTM REFERENCE:
   Quad. Name: Frankfort West, KY
   Date: 1997 / Zone: 16S / method: E
   Easting: 686166
   Northing: 4229889

4. OWNER/ADDRESS:

5. FIELD RECORDER/AFFILIATION:
   Preservation Services and Technology Group, LLC

6. DATERecorded:
   May 2007

7. SPONSOR:
   Downtown Frankfort, Inc.

8. INITIATION:        4 / National Register

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

10. REPORT REFERENCE:
    N/A

11. ORIGINAL PRIMARY FUNCTION: 02A / Commercial/Business

12. CURRENT PRIMARY FUNCTION: 02A / Commercial/Business

13. CONSTRUCTION DATE: 5/1875-1899 estimated / / / documented

14. DATE OF MAJOR MODIFICATIONS:
    0 / Undetermined

15. CONSTRUCTION METHOD/MATERIAL:
    BO / Brick original

16. DIMENSIONS:
    Height 4 Width 5 Depth Acreage

17. PLAN:
    U / Undetermined first
    / / second

18. STYLISTIC INFLUENCE:
    5 / TOC 7 / Other first
    / / second

19. FOUNDATION:
   TYPE
   / Continuous
   2 / Unknown period 1

   MATERIAL
   / Unknown period 2

20. PRIMARY WALL MATERIAL:
   E / Brick, common original
   / / replacement

21. ROOF CONFIGURATION/COVERING:
   CONFIGURATION
   Q / Flat
   COVERING
   6 / Built-up, tar

22. CONDITION:
    G / Good

23. MODIFICATION:\n
24. ARCHITECT/BUILDER:

25. PHOTOGRAPH FILE #: 

COMMENTS/HISTORICAL INFORMATION:
Contributing structure to the Frankfort Commercial Historic District.
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)
June 2, 2022

To: Adjoining Property Owner

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

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 & 17 of the City of Frankfort Zoning Ordinance, 305-311 Saint Clair, LLC is requesting modifications to an approved Certificate of Appropriateness to change the paving design, remove exterior rear walkway and balconies, revise rear fenestration, construct a one-story addition for the management of utilities, and install a new-walk-in cooler with screening, all at the rear of the property located at 309-311 St. Clair St. The property is more particularly identified as PVA Map No. 061-24-13-020.00.

The Frankfort Architectural Review Board will host a public meeting at 5:00 p.m. on Tuesday, June 21, 2022, in Council Chambers at Frankfort City Hall, 315 West 2nd Street. ARB members, Planning staff, and the Historic Preservation Officer will participate in the meeting. 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 do so via email to jmiller@frankfort.ky.gov or vbirenberg@frankfort.ky.gov anytime before 12:00 p.m. on June 21, 2022.

Sincerely,

Vicki Birenberg, AICP
Historic Preservation Officer
APO Addresses – 309-311 St. Clair Street

305-311 St. Clair LLC
103 E. Main St.
Frankfort, KY 40601

Anchor Property Group, LLC
103 E. Main St.
Frankfort, KY 40601

Dunn & Son LLC
306 W. Main St.
Ste. 707
Frankfort, KY 40601

First Federal Savings & Loan
P. O. Box 535
Frankfort, KY 40602

Templeman LLC
P. O. Box 4026
Frankfort, KY 40604

Frankfort BPOE No. 530
309-311 Lewis St.
Frankfort, KY 40602

Save the Grand Theater, Inc.
210 Washington St.
Frankfort, KY 40601

First Christian Church
316 Ann St.
Frankfort, KY 40601

236-238 W. Main LLC
103 E. Main St.
Frankfort, KY 40601

Otis Properties LLC
234 W. Main St.
Frankfort, KY 40601

230-232 W. Main LLC
407 Wapping Street
Frankfort, KY 40601

Mainstreet Properties LLC
P. O. Box 27
Frankfort, KY 40602

AMEL ZVL Properties LLC
4664 Frankfort Rd.
Georgetown, KY 40324

Mary Jane Rodgers
146 Skyview Dr.
Frankfort, KY 40601

Robert O. & Cathy E. Rowland
1501 Sheep Pen Rd.
Frankfort, KY 40601
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS AND VARIANCE
STAFF REPORT

Case No. ARB 2022-08

Applicant: Karen Finan, OneNKY Alliance, on behalf of Healthcare Advocates of Northern Kentucky, Inc.

418 Capital Avenue

Special Capital Zone

Request

In accordance with Articles 4, 17, and 18 of the City of Frankfort Zoning Ordinance, Karen Finan of One NKYAlliance, on behalf of Healthcare Advocates of Northern Kentucky, Inc., is requesting a Certificate of Appropriateness and a Variance to construct a monument-style sign at 418 Capital Avenue and illuminate it with small lights. The property is more particularly identified as PVA Map No. 062-31-06-005.00

Scope of Work

The applicant is proposing to install a monument style sign of limestone with an affixed cast bronze plaque containing the words "OneNKY" in large letters with the address in smaller letters below. Within the monument sign, a metal plaque will have the dimensions of 58.71" X 14.71," which is approximately 6 square feet. The stone base holding the sign will measure 84" wide. The base is only 12 inches high, and the majority of the sign will be 72 inches wide. This makes the total size approximately 25 square feet. The applicant intends to install small solar lighting at the base of the sign to uplight it at night. The sign will be located in the grassy area between the existing stone wall/fence and circular drive. It will be positioned to be approximately centered visually in front of the existing house on the property, set back from the existing stone wall.

Property Description

The property features a single family residence that is now being used as meeting/office and event space. The building dates to 1927 and is a 1.5 story bungalow form with a full width shed roofed dormer at the second floor. The porch is recessed from the roofline and supported by simplified Doric (Tuscan) style columns. There is a side-gabled wing on the north end of the house with its own shed-roofed dormer. The roof is covered with asphalt shingles, and the windows are double-hung sashes with 6-over-6 lights.

The property features a large landscaped lot with a circular drive coated with an asphalt sealcoat. There is a low limestone wall at the front of the property that features taller square
columns connected with cast iron fencing. There is a driveway at the south end of the lot that leads to a historic garage.

**Significance**

The lot was part of the property associated with the Magnolias, which was a prominent 19th century house that originally faced 4th Street and included all the land to Campbell Street. The Magnolias burned in the early 20th century, and the lot was later subdivided. This house was built in the 1920s and was the home of Dyke L Hazelrigg (1881-1970), a prominent local attorney and judge. It is contributing to the South Frankfort Neighborhood National Register District (1982; 2013).

**APPLICABLE SECTIONS OF ZONING ORDINANCE AND DESIGN GUIDELINES**

<table>
<thead>
<tr>
<th>Sections</th>
<th>Topic</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.416 A</td>
<td>Signs</td>
<td>Requirements in SC for residential buildings having nonresidential use</td>
</tr>
<tr>
<td>4.418</td>
<td>Design Criteria</td>
<td>General Guidance on Retention of Neighborhood Character in SC</td>
</tr>
<tr>
<td>13.17.1A</td>
<td>Permanent Sign Types Permitted</td>
<td>In Historic Zoning Districts</td>
</tr>
<tr>
<td>18.051</td>
<td>Variance</td>
<td>Standards for Variance</td>
</tr>
</tbody>
</table>

**Staff Evaluation**

While the sign does not conform to 4.416 A, which requires signage to be limited to 2 square feet for nonresidential use within a residential structure, we do find the sign is compatible with the design guidelines for new construction found in Article 17. It also meets the requirements of Article 13.17.1 A, which is specific to properties in the historic zones:

13.17.1 Sign types allowed. The following types of permanent accessory signs are allowed, provided that they meet all of the requirements of this code:
A. Historic Zoned property: Any ground sign in the Special Historic and Special Capitol zoning districts shall be reviewed and approved by the Architectural Review Board. All
418 Capital Avenue

ground signs in these districts shall be monument, constructed with brick or decorative stone, not exceed 6' in height, compatible and consistent with other ground signs in the district, and if lighting is provided, shall be external. See specific guidelines within each zoning district category in Articles 4 & 17. B

The proposed sign is proposed to be constructed of limestone which is already found on the house and stone wall/fence at the front of the property. The cast bronze plaque set in stone is similar to the signs found at the Mitch McConnell House on the 300 block of Capital Avenue. That building is also a residential structure that is now being used as an office. There are three monument signs on that property. Two are connected into an "L" shape and include a flagpole, with signage that faces both Capital Avenue and Third Street. The other sign faces Capital Avenue. The cast metal sign dimensions of those signs are 17" tall and 65" wide, making them larger in size than the proposed sign that is the subject of the variance requested in this application. The overall dimensions of each of the three monument signs, including the stone, are approximately 98.5" wide and 33.5" tall, or approximately 23 square feet each, for a cumulative total of 69 square feet of stone signage on the property.

The lot at 300 Capital is a corner lot, and the lot at 418 Capital is an interior lot. Corner lots have street frontage on two sides, making them more visible. Both lots have extensive use of limestone on the property in the form of walls. 300 Capital has a limestone retaining wall that runs the length of the lot on Capital Avenue. 418 Capital has a historic limestone wall that includes limestone columns and cast iron fencing. It extends along the Capital Avenue frontage, but has openings for the circular drive. Because it includes fencing, the visibility of any proposed sign is more obscured than at 300 Capital. Both lots are large, but according to the PVA, the lot at 418 Capital is larger.

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

The plans as submitted by the applicant are compatible in concept with the requirements of the Zoning Regulations sections 4.418, 13.17.1A, and 17.11 and the following suggested findings:

1. The proposed sign will be constructed with limestone, which is already used extensively on the property.
2. The monument style stone and cast metal signs found on the block north of this property at 300 Capital Avenue are also associated with a building that was designed to be residential. Total square feet allocated to monument signage is greater than the requested sign at 418 Capital.
3. The monument signs at 300 Capital are located on a corner lot.
4. The wall with fencing at the front of 418 Capital Avenue obscures visibility of any signage on the lot.

With regard to the variance request, according to KRS 100.243 and section 18.051 of the City of Frankfort zoning ordinance, the ARB must make positive findings for all of the following,
which shall be recorded along with any imposed conditions or restrictions in minutes and records and issued in written form to the applicant to constitute proof of the dimensional variance:

A. The specific conditions in detail, which are unique to the applicant's land, and do not exist on other land in the same zone. (Staff finding is Positive; the wall in front of the property obstructs the view of any signage placed on the lawn, necessitating a larger sign than allowed by code).

B. The manner in which the strict application of the provisions of this zoning regulations would deprive the applicant of a reasonable use of the land in the manner equivalent to the use permitted over landowners in the same zone. (Staff finding is Positive; See "A." Also, the property at 300 Capital Avenue currently displays 69 square feet of monument-style signage).

C. That the unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption or amendment of this zoning regulation (Staff finding is Positive; the wall with fencing is a historic feature of the property and existed prior to the current use).

D. Reasons that the variance will preserve, not harm, the public safety and welfare, and will not alter the essential character of the neighborhood and, if within a Floodplain Zone would not increase the flood heights. (Staff finding is Positive; the monument sign and materials are designed to be compatible with the essential character of the neighborhood, will not impact public safety, and are in conformance with Article 13.17.1A of the sign ordinance).

Staff Suggestion

If the Architectural Review Board elects to issue a Certificate of Appropriateness and Variance for this request, staff recommends that the following conditions be applied:

1. A sign permit shall be obtained from the Planning Department 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 (staff approval) is issued.
418 Capital Avenue

PVA Map of 418 Capital
1907 Sanborn Map showing the Magnolias (currently the lot at 416 Capital) which included this property. The existing house was not constructed until 1927.
418 Capital Avenue

PVA Photo showing garage and driveway

Front elevation
Photos showing the front yard (and location of proposed sign) as well as the historic wall/fence.
View from across the street

View at circular drive entrance.
Front views inside and outside of the wall/fence showing approximate location of proposed sign.
The conjoined signs on west side of property at Capital and Third Streets
Property on west side of Capital and Third Streets
The third sign (facing Capital Ave) at the property at Capital and Third Streets.
418 Capital Avenue

Views from property looking southeast

View directly across the street
Views looking northeast

Views looking northwest
OVERVIEW
With a larger solar panel for better cloudy day and winter performance, our Pro Series VI Solar Spotlights shine bright up to 10 hours of illumination per night. No wiring or electricity is needed—just place the pathlights in a sunny spot. Two high-efficiency 60-lumen LEDs keep walkways clearly lit.

- Remote solar panels
- 20’ cord between solar panel and spotlight
- Corrosion-resistant, cast aluminum housing
- Crystalline solar panel
- Each spotlight comes with one solar panel
- Advanced lithium-phosphate battery allows for peak performance night after night
- Patented high-efficiency 60-lumen LED lights are brighter than standard solar lights
- Up to 10-hour run times
- Weatherproof cast-aluminum housing
- Aluminum stakes
- Automatic on/off
- **Assembly required**

Note: Performs best with 8 hours of direct sunlight.
Hello,

I appreciate your assistance throughout this process. Attached to this email is our signage and variance application for 418 Capital Avenue. Since we last spoke, we have made two changes to the design;

1. We are now using bronze instead of sandblasted metal for the sign.
2. We added a base under the monument to give it additional height since the stone wall still obstructed the sightline from the street. It will also be constructed with Kentucky Limestone.

Please let me know if you have any questions or need additional information.
March 22, 2022

Stuart Zorn,
ONE NKY
418 Capitol Avenue
Frankfort, Kentucky 40601

Dear Stuart,

This letter is to advise Healthcare Advocates of Northern Kentucky is in full support of One NKY Alliance’s efforts to add additional signage at 418 Capitol Avenue. We believe that a larger signage presence will assist in furthering One NKY Alliance’s mission and efforts in Frankfort.

If you require any further information, please advise.

Sincerely,

Chris Mangeot
System Director of Real Estate
St. Elizabeth Healthcare
May 24, 2022

Frankfort Architectural Review Board
315 W 2nd Street
Frankfort, Kentucky 40601

To Whom It May Concern:

On behalf of the OneNKY Alliance, please accept this as our variance application to the Frankfort Architectural Review Board for consideration. We are requesting a variance to construct a sign that is six square feet with a base surrounding it. The dimensions of the sign will be 58.71" X 14.71" and the base will be 84"X 48" at its widest point.

We are requesting the increase in square footage because we will need to put our sign farther from the road because of the historic stone wall. If we were to put the sign closer to the road, we would be obstructed by the wall. Our request is not an unreasonable use of land as there are other properties that have larger signs than what we are requesting. Upon completion of the sign, it will not have any negative impacts on the neighborhood. We have designed the sign with Kentucky Limestone to fit the historic nature of the community. It will also not harm public safety and welfare.

We appreciate your consideration and thank you for your service to the community.

Sincerely,

Karen Finan
President and CEO
May 24, 2022

Frankfort Architectural Review Board
315 W 2nd Street
Frankfort, Kentucky 40601

To Whom It May Concern:

On behalf of the OneNKY Alliance, we are formally submitting our signage application to the Frankfort Architectural Review Board for consideration. We are requesting approval for a monument sign to be constructed in front of the property at 418 Capital Avenue Frankfort, KY 40601.

As represented in the rendering, we designed the monument sign to blend with the historic features of the property and neighborhood. The base of the sign will be constructed with Kentucky Limestone resembling the historic wall in front. The sign itself will be made of bronze providing a historic look. The sign will say OneNKY on the top line and 418 Capital Avenue below it. We have partnered with a local monument designer to ensure the standards of historic Frankfort are met.

We are requesting a variance to construct a sign that is six square feet with a base surrounding it. The dimensions of the sign will be 58.71” X 14.71” and the base will be 84”X 48” at its widest points.

We appreciate your consideration and thank you for your service to the community.

Sincerely,

[Signature]

Karen Finan
President and CEO
1. **NAME OF RESOURCE (how determined):**
   3 / Signif. persons or events associated with the prop. 
   Judge Dyke L. Hazelrigg House

2. **ADDRESS/LOCATION:**
   418 Capital Avenue 
   Frankfort, Kentucky

3. **UTM REFERENCE:**
   Quad Name: Frankfort East 
   Date: 1987 
   Zone: 16 
   Method: I/ Topozone 
   Easting: 686075 
   Northing: 4229182

4. **OWNER/ADDRESS:**
   Harold & Genevieve Johnson 
   418 Capital Avenue 
   Frankfort, KY 40601

5. **FIELD RECORDER/AFFILIATION:**
   David L. Taylor, Taylor & Taylor Associates, for the City of Frankfort

6. **DATE RECORDED:**
   December, 2011

7. **SPONSOR:**
   City of Frankfort

8. **INITIATION:**
   1 / Survey and planning grant

9. **OTHER DOCUMENTATION:**
   [ ] HABS/HAER
   [ ] KY Land
   [ ] Local Land
   [ ] NHL
   [ ] NR

10. **REPORT/NR REFERENCE:**
    Phase III South Frankfort Survey Project

11. **ORIGINAL PRIMARY FUNCTION:**
    01: Residential - A: Single Dwelling

12. **CURRENT PRIMARY FUNCTION:**
    01: Residential - A: Single Dwelling

13. **CONSTRUCTION DATE:**
    Estimated 3: 1925-1949 
    Documented: 1927 (PVA)

14. **DATE OF MAJOR ADDITIONS/MODIFICATIONS (specify):**
    ___

15. **CONSTRUCTION METHOD AND MATERIAL:**
    Original/Primary: W2 / Balloon frame 
    Subsequent/Secondary: ___

16. **DIMENSIONS:**
    Height: B: 1-1/2 Story 
    Width: 4 bays 
    Depth: 3 bays 
    Acreage: less than one acre

17. **PLAN:**
    First: Q / Bungalow 
    Second: ___

18. **STYLISTIC INFLUENCE:**
    First: 6:5: Bungalow/Craftsman 
    Second: ___

19. **FOUNDATION:**
    Type: 2 / Continuous 
    Material: S / Stone

20. **PRIMARY WALL MATERIAL:**
    Original: I / Weatherboard 
    Replacement: ___

21. **ROOF CONFIGURATION AND COVERING:**
    Configuration: A / Gable, side 
    Covering: 5 / Asphalt shingle

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

23. **MODIFICATION:**
    1 / Little or no alteration

24. **ARCHITECT/BUILDER:**
    Unidentified

25. **PHOTOGRAPH FILE:**
    FRSF-148_01; FRSF-148_02; FRSF-148_03

26. **WINDOWS:**
    [x] Original [ ] Replacement 
    Type: Wood Sash Sash Configuration: 6/6

**COMMENTS/HISTORICAL INFORMATION:**

The character-defining features of this building include its Bungalow form, with a shed dormer on the façade and a recessed engaged porch, supported by Doric columns. A somewhat shorter side-gable wing is on the north elevation. Non-historic gutters and downspouts. The property is enclosed within a historic limestone and metal fence which is a significant contributing landscape feature. Contributing garage adjacent. This was the home of Dyke L. Hazelrigg (1881-1970), a prominent local attorney/judge.
27. **SUPPORT RESOURCES:**

<table>
<thead>
<tr>
<th>SITE PLAN KEY</th>
<th>FUNCTION</th>
<th>CONSTRUCTION DATE</th>
<th>METHOD/MATERIAL</th>
</tr>
</thead>
</table>

28. **SITE PLAN** (Complete if #27 was answered or if you are using sub-numbers):

![Site Plan Image]

29. **MAP** (Scan or attach copy of map showing exact location of resources):

![Map Image]
KENTUCKY INDIVIDUAL BUILDING SURVEY FORM

(KHC 2011-1)
CONTINUATION SHEET

Phase III, South Frankfort Survey, 2011-2012

Address: 418 Capital Avenue, Frankfort

Resource No. FRSF-148

This fence of limestone ("Kentucky marble") and metal encloses the property.
June 2, 2022

To: Adjoining Property Owner

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

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:

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Sincerely,

Vicki Birenberg, AICP
Historic Preservation Officer
APO Addresses - 418 Capital Avenue

John and Abby Clark
703 Wilkinson Blvd.
Unit 4
Frankfort, KY 40601

Michael and Angela Fitzpatrick
413 Shelby Street
Frankfort, KY 40601

Lyda Phillips
409 Shelby Street
Frankfort, KY 40601

Kris and Beth Shera
703 73rd Ave NE
Olympia, WA 98506

Louise Tompkins Jones
417 Shelby St.
Frankfort, KY 40601

Deborah Bramlage
120 W. Campbell St.
Frankfort, KY 40601

Kathryn R Mitchell-Dutton and
D. Louis Mitchell, Jr.
118 W. Campbell St.
Frankfort, KY 40601

Children’s Alliance, Inc.
420 Capital Ave.
Frankfort, KY 40601

Ronald G. Riley
423 Capital Ave.
Frankfort, KY 40601

Steven A. and Michelle R. Starkweather
417 Capital Ave.
Frankfort, KY 40601

Kentucky Education Association, Inc.
401 Capital Ave.
Frankfort, KY 40601

Phillip Shepherd and Audrey Kittrell
121 W. Fourth St.
Frankfort, KY 40601