

# *City of Frankfort*

## *Capital of Kentucky*

315 West Second Street, P.O. Box 697  
Frankfort, Kentucky 40602  
(502) 875-8500  
[www.frankfort.ky.gov](http://www.frankfort.ky.gov)

### Commissioners

John R. Sower  
Scott Tippet  
Katrisha Waldrige  
Eric E. Whisman

### Mayor

William I. May, Jr.

July 10, 2019

To: Architectural Review Board  
From: Jordan Miller, Senior Planner  
Re: Meeting – July 21, 2020

There will be a meeting of the Architectural Review Board held at 5:00 P.M. on Tuesday, July 21, 2020 via teleconference in accordance with SB 150 and the requirements of KRS 61.823. ARB Board members, Planning Staff and Applicants will participate in the meeting using teleconferencing and the meeting will be live streamed in accordance with the statutory requirements. The following items are on the agenda for consideration (please be aware that because this will be a special called meeting the board may not discuss items that are not on the agenda as advertised):

#### **ROLL CALL**

**APPROVAL OF MINUTES:** June 16, 2020

#### **NEW BUSINESS:**

1. In accordance with Articles 4 and 16 of the City of Frankfort Zoning Ordinance, Jen Spangler Williamson d/b/a Spangler Williamson A+E on behalf of Greg & Jen Miklavcic, is requesting a Certificate of Appropriateness in order to make exterior modifications to the north, south, east, and west elevations for the property located at 321 Ewing Street. The property is more particularly identified as PVA Map Number 062-13-07-026.00.

#### **ADJOURN**



ARCHITECTURAL REVIEW BOARD

June 16, 2020

5:00 PM

PATTI CROSS, PRESIDING

Members Present:

Irma Johnson  
Jennifer Oberlin  
Patti Cross  
Nicole Konkol

Also Present:

Edwin Logan, Attorney  
Jordan Miller, City of Frankfort Senior Planner – Planning and Community Development

The first item of business was the approval of the minutes of the April 21, 2020 meeting. Ms. Konkol made a motion to approve the minutes. The motion was seconded by Mr. Oberlin and all were in favor.

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

**In accordance with Articles 4 and 16 of the City of Frankfort Zoning Ordinance, Jermaine Green is requesting a Certificate of Appropriateness to replace the existing metal windows with fiberglass window for the property located at 411 West Campbell Street. The property is more particularly described as PVA Map Number 062-13-06-022.00**

Jordan Miller, City of Frankfort Senior Planner was present and mentioned that this property is located in the Special Capital District and is an interesting house. He stated that while the existing windows are original they are beyond the point of repair. Mr. Miller stated that the applicant wants to replace the metal windows with fiberglass windows.

Mr. Miller explained that fiberglass windows are stronger, have a longer life and are more eco-friendly. Mr. Miller stated that the applicant did look into other options but chose fiberglass. Mr. Miller stated that composite fiberglass windows are superior to vinyl windows and several historic communities permit them. Staff recommended approval with conditions.

Ms. Johnson mentioned that she noticed that fiberglass tends to respond heavily to UV rays and explained that she is working with a property and it tends to get real cloudy and asked if that is because it is an older fiberglass. Mr. Miller replied that fiberglass is a better option than vinyl and that he recommended in the report that the replacement windows shall match the existing windows in style, design, color and functionality.

Ms. Oberlin asked if they were replacing all of the windows and Mr. Miller replied that he believes they are.

The applicant Jermaine Greene was present and stated that yes they will be replacing most if not all of the windows.

Mr. Greene stated that they are very aware of the architectural design of the house and any improvements they would make would be in keeping with that. He stated that they had a picture of the house when it was first built by the original owner hanging in their hallway. Mr. Greene stated that anything they do will be to try to maintain it and get it back its original design with modern efficiencies.

Mr. Greene stated that he has researched the windows and if granted approval he will use a Marvin brand window which is the best on the market.

Vonda Greene stated that the reason they want to replace the windows is because they are cracked. She stated that she has done some research on the windows and the Marvin brand does not fade like some of the other brands. Ms. Greene stated that the replacement windows should last about twenty years.

Ms. Cross asked if they reviewed the staff report and if they agreed with the recommendations from staff. Mr. Greene replied yes they had reviewed the staff report and agreed with the recommendations.

Ms. Johnson made a motion in accordance with Articles 4 and 16 of the City of Frankfort Zoning Ordinance, to approve the request from Jermaine Green for a Certificate of Appropriateness to replace the existing metal windows with fiberglass window for the property located at 411 West Campbell Street with the following conditions:

1. A building permit shall be obtained prior to work commencing on the proposed 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.
3. Window openings shall not be enlarged nor reduced.
4. The replacement windows shall match the existing windows in style, design, color and functionality.

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

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

**In accordance with Articles 4 and 16 of the City of Frankfort Zoning Ordinance, Jen Spangler-Williamson d/b/a Spangler Williamson A+E on behalf of Greg & Jen Miklavic, is requesting a Certificate of Appropriateness in order to modify the front porch for the property located at 321 Ewing Street. The property is more particularly identified as PVA Map Number 062-13-0-026.00.**

Jordan Miller, City of Frankfort Senior Planner was present and pulled up an image and Jen Spangler-Williamson explained that this is a three page PDF file that they submitted to staff today with late changes to the design of the porch that varies from the images they have in the staff report.

Ms. Spangler explained that there has been some reconsideration of the roof line of the porch. She stated that it is the same dimensions and plan but rather than having the hipped roof they are looking at doing a gabled roof. She explained that the replacement porch would only be on the left portion of the façade. She stated that it is a small stoop that would allow for protection of the owner as they are entering an existing the home. She showed slides of the new design from each direction. Additionally they plan to have a new front door with side lites. Ms. Spangler stated that they had located a transom and evidence of a different door.

Ms. Spangler stated that in addition to the front porch work they are proposing to recreate a bay window on the north side of the house. She stated that when they removed the aluminum siding there was evidence that a bay window had previously existed in this location.

Mr. Miller stated that even with the minor change to the gabled roof of the front porch staff recommends approval of this modification.

Mr. Logan asked if staff received comments that were negative to this proposal upon submission. Mr. Miller stated that they received a comment from an adjoining property owner who was in support. Mr. Logan cautioned that making changes the day of the hearing is not necessarily a good practice for giving notice to the public.

Ms. Oberlin asked if they could consider approving the bay window which was not part of the staff report they received. Her understanding was that they were only considering the porch area as advertised and included in the staff report. Mr. Logan replied that the report deals with only one item and they are now trying to add another item. Mr. Logan stated that in his opinion this could cause an issue where someone didn't get notice and they might have made a comment given the opportunity.

Ms. Cross mentioned that they only advertised the porch and wondered if they should table the bay and door issues and only consider the porch. Mr. Logan stated that legally they could consider the changes to the door because they were minor as a part of the porch but that they never advertised anything about the bay window.

Ms. Konkol made a motion to table the bay window discussion. The motion was seconded by Ms. Oberlin and all were in favor.

Ms. Spangler had a question regarding the first recommendation of approval "that a building permit shall be required". She stated that they are currently working with a building permit and stated that she assumed in this case the building permit shall be amended. Mr. Miller replied yes it would just be an amended permit.

Ms. Konkol made a motion in accordance with Articles 4 and 16 of the City of Frankfort Zoning Ordinance, to approve the request from Jen Spangler-Williamson d/b/a Spangler Williamson A+E on behalf of Greg & Jen Miklavic, for a Certificate of Appropriateness in order to modify the front porch to the gable style roof that was submitted today for the property located at 321 Ewing Street with the following conditions:

1. The building permit shall be amended 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.
3. All exterior work conducted as part of this approval shall conform to the design and drawings contained within this report.

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

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

**In accordance with Articles 4 and 16 of the City of Frankfort Zoning Ordinance, John Clark is requesting a Certificate of Appropriateness to construct a new single-family dwelling for the property located at 416 Capital Avenue. The property is more particularly identified as PVA Map Number 062-31-06-004.00**

Jordan Miller, City of Frankfort Senior Planner was present and mentioned that this item had previously come through the Board to construct a new home but the owner changed their mind and decided to sell. Mr. Miller explained that the applicant is under contract to purchase the lot.

Mr. Miller stated that staff has approached this in a different way as to how the style of the house is constructed. Mr. Miller explained that these are not the actual final design plans noting that the applicant has stated that the design company will not begin design, engineering, and architectural processes without a large deposit, therefore the final drawings cannot be submitted at this time. The applicant is looking for a preliminary approval of the design before moving forward with the final plans and file review by the Board at a future meeting.

Mr. Miller explained that he wanted to address the pitch of the roof, he stated that it is noted that it is a 3/12 pitch which is not the pitch depicted in the photos that have been provided. What they are proposing is a much lower sloped roof and it is about as low as you can go with and still allow asphalt shingles to efficiently shed water. Staff would recommend that it have a higher pitch.

Mr. Miller also explained that staff would recommend a rendering be produced of the final proposal in the context of the lot to give us a better idea of what it would look like in the surrounding setting.

Mr. Miller stated that as far as materials they are proposing staff is in support of the wood windows, half-round gutters and downspouts. Mr. Miller stated that staff is recommending that the cement board siding be installed horizontally. Additionally staff would recommend that the deck be painted and concerning the 3'-4' overhang staff would recommend that the deck completely cover the porch. Mr. Miller mentioned that the wing closest to Capital Avenue is shown as a two-story but in the drawings it appears to be one-story. Mr. Miller stated that those are the items that staff would like to see flushed out.

Mr. Miller replied to Ms. Konkol's previously asked questions.

1. Were or are there any octagonal houses similar to this style within this district? The response was no.
2. Does this house style exist commonly within this part of Kentucky? The response was no.
3. Was it common during the Period of Significance of this district (1833-1925)? The response was no.
4. The location of the structure will "somewhat" follow the setbacks of the previous structure... What does "somewhat" mean? Mr. Miller's response was that he believes it will have a smaller footprint, meaning that it won't have the exact same footprint and they will excavate the rest of the materials to fit in aesthetically with their landscape improvements.

Ms. Cross mentioned that one of the comments they received was regarding the steps that come up to Fourth Street. She stated that was something she was thinking about as well. She believes those are important and should be kept. Mr. Miller replied that he believes that is there intent noting that looking through the photographs some of them are in a state of disrepair and may need to be repaired. Mr. Miller stated that he would recommend that they stay there and be repaired in kind.

Ms. Oberlin mentioned that it was her understanding that the orientation of the front door would need to align with the original front door that was previously there. She stated that she didn't gather from the materials received that it would be the case. Mr. Miller replied that it will be oriented towards West Fourth Street.

Ms. Oberlin asked for clarification that the side with the deck would be oriented towards Fourth and the wings would be oriented towards Capital Avenue. Mr. Miller replied that is correct. Ms. Oberlin asked if the wing would be two-stories and Mr. Miller replied yes that is correct.

Mr. Miller stated that he recommended approval with conditions that this in no way is approval of a building permit and that it is conditioned on coming back to the Board.

Ms. Konkol asked how much ground leveling would have to be done in order to complete the project especially at the top of the hill. Mr. Miller replied that he wasn't exactly sure and hopes that the applicant will be able to address that.

The applicant John Clark was present and stated that in regards to the steps they go up to a higher pitch and with regards to their small children they want to take out the original and install something that is similar in style, safer, more modern and up to code. Ms. Clark stated that the steps are in a state of disrepair.

Mr. Clark mentioned that the leveling and stated that they want to take a foot or two off because of the way the basin is caved in. He stated that as far as the house foundation and how it is oriented it would maintain the same level as the original house.

Ms. Cross asked if they agreed with the recommendations from staff and Mr. Clark replied yes.

Ms. Johnson asked how they came up with this design. Ms. Clark replied that she went to Berea College and she learned about Deltec while studying there and it has been a dream of hers to build a sustainable home. Mr. Clark stated that he thinks the lot lends itself to this style house.

Ms. Oberlin stated that she is gung hoe for sustainability and the design of the house is amazing but she has sincere reservations about the houses orientation to the significance of other historic structures.

Mr. Konkol stated that it is difficult for her to feel comfortable moving forward without a more detailed plan. Ms. Cross stated that she believes that we will have actual plans before construction begins this is just to see if we are okay with the concept. Mr. Miller replied that is correct.

Mr. Clark stated that in order to proceed with Deltec and obtain the detailed drawings they have a lot of requirements and stipulations to meet as well as a nominal fee to pay and they are trying to avoid paying that fee for no reason. He stated that if they couldn't approve the preliminary there would be no reason to have the plans but they fully intend to flush out all of the details. Mr. Clark stated that they went into this knowing that this is not a hard approval and that moving forward they will have to continue to work with the Board to understand the full scope of work.

Ms. Cross stated that is exciting that a lot that has been vacant since 1912 could have a structure on it. She stated that the process is different in that they aren't looking at a lot with an existing house but rather new construction and she is excited to see where this goes. She hopes that they will be able to utilize the steps and she thinks it is exciting and will look amazing. She agreed with the horizontal non wood grain siding and with a higher pitched roof.

Ms. Konkol asked if we had any idea how this project will progress. Mr. Miller replied that he would work with the applicant to get those drawings based on what has been recommended then bring it back to the Board when the final drawings are prepared. He stated if they come back and the Board is still not satisfied they could table it and come back with other options.

Ms. Johnson made a motion in accordance with Articles 4 and 16 of the City of Frankfort Zoning Ordinance, to approve the request from John Clark for a Certificate of Appropriateness to construct a new single-family dwelling for the property located at 416 Capital Avenue with the following conditions:

1. This approval is preliminary and for the general design, shape, and siting of the proposed structure.
2. The applicant shall present final drawings and design plans to the Board after they have been completed by the architect.
3. No building permit shall be issued nor any construction begin stemming from this approval until the final design has been presented to and approved by this Board.

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

There being no other business, Ms. Oberlin made a motion to adjourn. The motion was seconded by Ms. Johnson and all were in favor. The meeting adjourned at 6:05 pm.

321 Ewing Street  
Special Capital Historic District

Jen Williamson, Applicant  
Greg & Jen Miklavcic, Owner

### Request

In accordance with Articles 4 and 16 of the City of Frankfort Zoning Ordinance, Jen Spangler Williamson d/b/a Spangler Williamson A+E on behalf of Greg & Jen Miklavcic, is requesting a Certificate of Appropriateness in order to make exterior modifications to the north, south, east, and west elevations for the property located at 321 Ewing Street. The property is more particularly identified as PVA Map Number 062-13-07-026.00.

### Scope of Work

- Front window – Return to original opening size, framing still in place
- South side window in front room – Restore to original opening size
- Bay on north elevation – Reconstruct in location of previous bay
- Reconfigure window fenestration on rear addition
- Construct patio in lieu of previously approved deck – same footprint

### Significance of Structure

The site is a contributing property to the South Frankfort National Historic District.

### Guidelines – Special Capital Zoning District

#### 17.10 – DESIGN GUIDELINES FOR EXTERIOR REMODELING

##### 17.10.5. – WINDOWS

- A. The original pattern of window openings and their shape and configuration shall not be altered.
- B. Original windows shall be retained when possible and repaired as needed.
- C. When replacement windows are used, they shall match the original in size, shape and design. Wood with vinyl clad or aluminum exteriors are allowed within the SC district. (amended 9-2016)
- D. Existing 6-over-6, 4-over-4, or 2-over-2 window sash may be replaced with 1-over-1 window sashes.
- E. Snap-in grids or grids between panels of glass that give a false appearance of a multi-pane sash are discouraged.
- F. Windows of a style or era different than the house shall not be used.
- H. Window openings shall not be reduced, enlarged, or filled in on street facades.
- J. Installation of new window openings shall match the existing window openings as much as possible, especially on the primary elevations. New openings shall be of the same size and at the same height as existing openings. Board review and approval is required when such new window openings are proposed on street façade elevations.

Staff finding: Positive. Restoring the proposed windows to their original size will reflect the original, historic fenestration. The proposed window fenestration on the new rear addition is appropriate. The proposed 1/1 windows on the restored bay also meet the guidelines.

#### 17.10.8 – PORCHES AND DECKS

- B. Porches and steps appropriate to the building and its development shall be retained.
- C. When a new porch is added where one does not exist, the porch shall be compatible with the building in terms of the materials and their texture, color, scale, and detailing.
- D. The detailing of the components of the porch, including roofs, railings and trim shall be compatible with the existing building.
- E. Decks on the rear and side elevations of a structure are permissible. These decks and porches shall follow the guidelines for new construction.

Staff finding: Positive. The proposed patio is minimal in design, will be landscaped, and will be more durable than the previously approved rear deck.

#### 17.11 DESIGN GUIDELINES FOR NEW CONSTRUCTION

I. Relationship of Architectural Details: Predominant details within an area may include cornices, lintels, arches, quoins, balustrades, wrought iron work, chimneys, and other significant design elements. The relationship of architectural details shall be maintained.

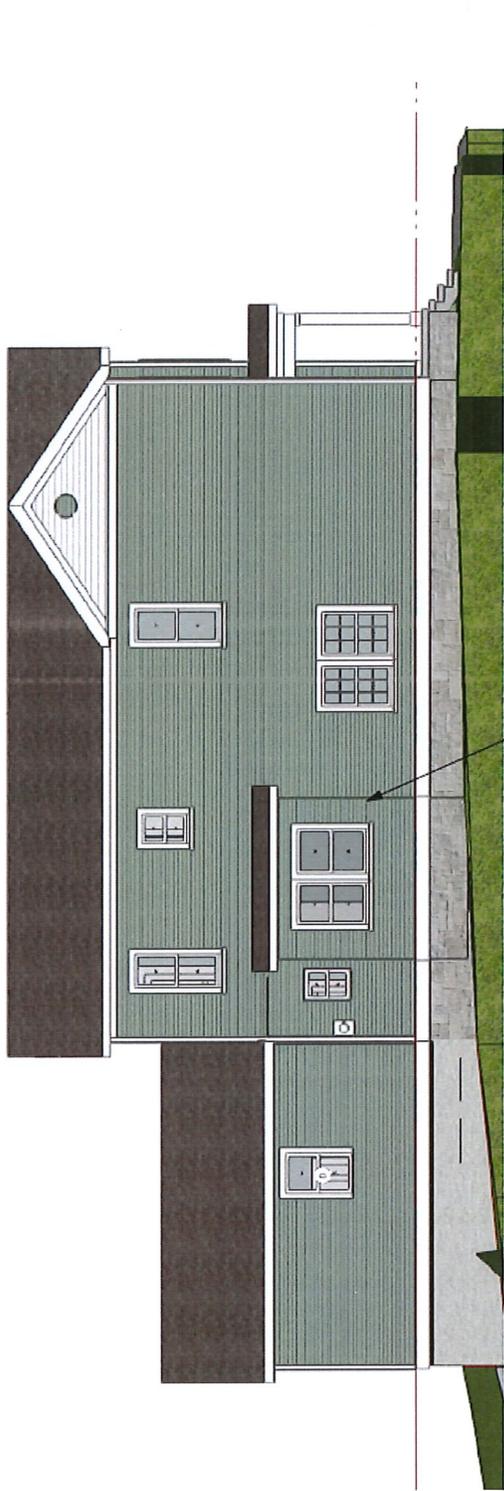
Staff finding: Positive. The proposed bay on the north elevation will be restored, as there is physical evidence of the original (see photographs). The projection, roof pitch, fenestration, roofing material, and exterior covering of the bay are appropriate.

#### Recommendations

Staff recommends approval of the Certificate of Appropriateness with the following conditions.

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 is issued.
3. All exterior work conducted as a part of this approval shall conform to the design and drawings contained within this report.





1 NORTH ELEV  
1/8" = 1'-0"



2 FRONT ELEVATION PROPOSED  
1/8" = 1'-0"

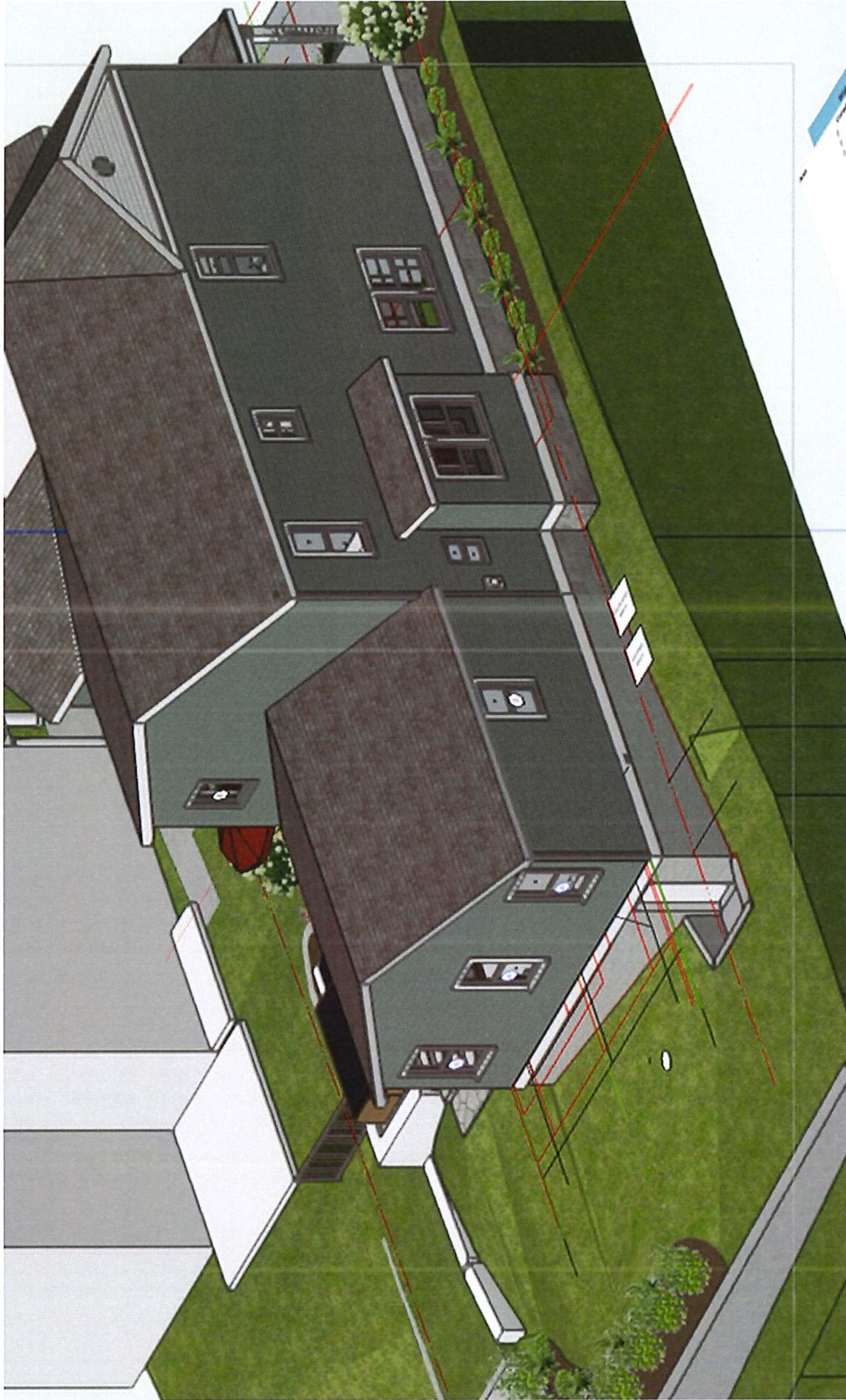


1 SOUTH ELEVATION PROPOSED  
1/8" = 1'-0"



2 REAR (EAST) ELEVATION PROPOSED  
1/8" = 1'-0"







Front and side (north) elevations



Front & side windows to be restored





Location of original bay side (north) elevation



- 1. NAME OF RESOURCE (how determined):  
0 / Unknown/not applicable

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- 2. ADDRESS/LOCATION:  
321 Ewing Street  
Frankfort, KY 40601

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- 3. UTM REFERENCE:  
Quad Name: Frankfort West Date: 1997  
Zone: 16 Method: G / GPS Unit  
Easting: 685556 Northing: 4229387

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- 4. OWNER/ADDRESS:  
062-13-07-026.00  
Gregg & Jennifer Miklavcic  
321 Ewing Street  
Frankfort, KY 40601

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- 5. FIELD RECORDER/AFFILIATION:  
Janie-Rice Brother/Kentucky Archaeological Survey (KAS)

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- 6. DATE RECORDED: 11-1-12

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- 7. SPONSOR: City of Frankfort

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- 8. INITIATION: 2 / CLG

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- 9. OTHER DOCUMENTATION:  

<input type="checkbox"/> Survey	<input type="checkbox"/> HABS/HAER
<input type="checkbox"/> KY Land	<input type="checkbox"/> Local Land
<input type="checkbox"/> NHL	<input type="checkbox"/> NR

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- 10. REPORT/NR REFERENCE:  
South Frankfort Phase IV Survey

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

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

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- 13. CONSTRUCTION DATE: Estimated 5: 1875-1899  
Documented:

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- 14. DATE OF MAJOR ADDITIONS/MODIFICATIONS (specify):  
0: Undetermined enclosed porches, repl. win./doors, wood deck (2001)

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- 15. CONSTRUCTION METHOD AND MATERIAL:  
Original/Primary: W3 / Frame type unknown  
Subsequent/Secondary: W3 / Frame, type unknown

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- 16. DIMENSIONS: Height: C: 2 Story  
Width: 4 bay Depth: ~3 piles Acreage:

- 17. PLAN:  
First: U / Undetermined/not applicable  
Second: \_\_\_\_\_

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- 18. STYLISTIC INFLUENCE:  
First: 5:V: Vernacular-TOC  
Second: \_\_\_\_\_

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

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- 20. PRIMARY WALL MATERIAL:  
Original: 0 / Undetermined/NA  
Replacement: Y / Vinyl siding

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- 21. ROOF CONFIGURATION AND COVERING:  
Configuration: D / Cross gable  
Covering: 5 / Asphalt shingle

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- 22. CONDITION:  
G / Good-in good state of repair

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- 23. MODIFICATION: 2 / Moderate alteration

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- 24. ARCHITECT/BUILDER:

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- 25. PHOTOGRAPH FILE:  
FRSF-583EL\_001- 004

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- 26. WINDOWS:  Original  Replacement  
Type: Vinyl Sash Configuration: simulated 2/2 d.h. all elevations

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- 27. OUTBUILDINGS: No Number and type:



COMMENTS/HISTORICAL INFORMATION:  
 According to city directories, G. D. Fendley (travel agent) lived here in 1914-1926, T.R. Lyons/C.J. Brown in 1932, Mrs. Evelyn B. Adams (1945) and Aaron Paul (1954). The house appears on both 1912 and 1925 Sanborn maps with its right-projecting gable oriented bay. Character-defining features include its form, fenestration, and partial width front porch. This is a two story, frame house with DD-W/W fenestration. The house has a main, side gable portion with a gable oriented projecting bay at the right side of its façade. Façade bays are sheltered by a partial width, hipped roof front porch with battered wooden supports on a solid concrete block balustrade. Shutters are replacements and front doors are French replacements. At the right side of the façade is a picture window. At the rear of the side gable portion is a two story, gable oriented portion.  
 (cont – see cont sheet)

COUNTY Franklin  
RESOURCE # FRSF-583 EL  
GROUP # \_\_\_\_\_  
IDENTIFICATION \_\_\_\_\_  
INTENSIVE \_\_\_\_\_  
CATEGORY #s \_\_\_\_\_  
PAGE 1 OF 1 PAGES

KENTUCKY HISTORIC RESOURCES  
CONTINUATION SHEET  
(KHC 91-4)

Comments/Historical Information (cont): At the right side is a two story, gable roof projecting bay. In the rear corner of the projecting bay is what appears to be a shed roof enclosed porch. At the far rear of the house are what appear to be a two story, shed roof enclosed porch and a single story, shed roof enclosed porch. The house has an interior, brick chimney flue near the junction of the front and side gable portions. This house is considered contributing within the South Frankfort Neighborhood Historic District.



(Above-left) This is a W elevation showing the façade of the house. (Above-right) This is a N/W elevation showing the left side and façade of the house. (Below) This is a W/S elevation showing the façade and right side of the house. Note the enclosed rear porches and replacement windows.

