August 9, 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, August 16, 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: July 19, 2022

NEW BUSINESS:

1. Chairperson report and administrative approvals.
2. In accordance with Articles 4 and 17 of the City of Frankfort Zoning Ordinance, Jeff Kell of Kell Properties, LLC is requesting a Certificate of Appropriateness to install an exterior steel stairway, enlarge an existing 2nd floor window opening to accommodate a door, and infill and cover the existing west side entry at the property located at 225-227 E. 3rd St. The property is more particularly identified as PVA Map No. 062-31-19-004.00.
3. In accordance with Articles 4 and 17 of the City of Frankfort Zoning Ordinance, Zachary Moore of Moore Land Investments, LLC is requesting a Certificate of Appropriateness to rehabilitate a historic carriage house, including construction of front and rear additions, to adaptively re-use it as a single-family home. The property is more particularly identified as PVA Map No. 062-13-13-005.00.
4. In accordance with Articles 4, 16, 17, 18 and 19 of the City of Frankfort Zoning Ordinance, Forrest Holdings LLC is requesting a Conditional Use Permit to operate a short-term rental at the property located at 103 Watson Court. The property is more particularly identified as PVA Map No. 061-24-09-002.00.
5. In accordance with Articles 4, 16, 17, 18, and 19 of the City of Frankfort Zoning Ordinance, Kevin Pierce is requesting a Conditional Use Permit to operate a microbrewery at the
property located at 317 St.Clair Street. The property is more particularly identified as PVA Map No. 061-24-13-021.00.

6. In accordance with Articles 4, 16, and 17 of the City of Frankfort Zoning Ordinance, Kevin Breeck, on behalf of Bleu Cap LLC, is requesting a Certificate of Appropriateness to construct a deck at the rear of the property located at 501-503 Wapping Street. The property is more particularly identified as PVA Map No. 061-24-02-003.00.

7. In accordance with Articles 4, 16, and 17 and 19 of the City of Frankfort Zoning Ordinance, Johnson Browning Investments LLC is requesting a Conditional Use Permit to operate a short-term rental for the property located at 307 Wilkinson Street. The property is more particularly identified as PVA Map No. 061-24-04-011.00.

8. In accordance with Articles 4, 16, and 17 of the City of Frankfort Zoning Ordinance, Johnson Browning Investments LLC is requesting a Certificate of Appropriateness to construct an addition on the side of the primary structure located at 307 Wilkinson Street. The property is more particularly identified as PVA Map No. 061-24-04-011.00.

9. 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 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 before 12:00 p.m. on August 16, 2022.
Members Present:

Tom Midkiff  
Jennifer Oberlin  
Brittany Sams  
Kevin Breeck

Also Present:

Edwin Logan, Attorney  
Vicki Birenberg, Historic Preservation Officer  
Jordan Miller, Senior Planner

The first item of business was the approval of the minutes of the June 21, 2022 meeting. Mr. Breeck made a motion to approve the minutes. The motion was seconded by Mr. Midkiff and passed unanimously.

Jordan Miller, Senior Planner was present and went over the Administrative Approval for the period of May 11, 2022 to June 12, 2022.

Ms. Oberlin gave the Chairs 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, Timothy Cross is requesting a Certificate of Appropriateness to replace the existing metal portico roof supports with wood columns at the property located at 321 Coleman Ave. The property is more particularly identified as PVA Map No. 062-14-01.004.00.

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

Ms. Birenberg explained that the proposal is to replace the metal porch roof supports with wood supports. The current supports are deteriorating and rusting.

Ms. Birenberg showed two pictures of the proposed wood supports noting that staff preferred option one which was a plainer design. Ms. Birenberg showed some pictures of other porches in the area with similar designs.
Ms. Birenberg stated that staff finds that the application as submitted is compatible in concept with the requirements of the Zoning Regulations based on the findings of fact on page four of the staff report. Ms. Birenberg stated that should the Board approve the request they staff suggest adding the conditions on page four of the staff report.

The applicant Timothy Cross was present and stated that they have seen the staff report and agreed with the conditions when asked by Ms. Oberlin.

Ms. Birenberg stated that they received one public comment via email that was in support of the request.

Based on the findings of fact, Ms. Sams made a motion in accordance with Articles 4 and 17 of the City of Frankfort Zoning Ordinance, to approve the request from Timothy Cross for a Certificate of Appropriateness to replace the existing metal portico roof supports with wood columns at the property located at 321 Coleman with the following conditions:

1. A zoning permit will be obtained from the Planning Department to reflect the work approved in this request.
2. The new columns will correspond to the design submitted for "Options 1", possibly with fluting and chamfered, but not the pedestal detail at the mid-section of the column depicted in "Option 2."
3. 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 Mr. Breeck and passed unanimously.

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

In accordance with Articles 4, 16, & 14 of the City of Frankfort Zoning Ordinance, Nicole Konkol is requesting a Certificate of Appropriateness to replace her existing gutters with K-Style gutters at the property located at 105 Watson Court. The property is more particularly described as PVA Map No. 061-24-09-003.00.

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

Ms. Birenberg explained that the proposal is to install K-style gutters on the property, which are the existing style on the house. The Special Historic Design Guidelines indicate that K-style gutters and downspouts are not permitted in this particular zoning district; however, in situations where they already exist, staff has typically recommended approval in the past. She stated they were on the building when
the property was evaluated as a contributing to the Central Frankfort Historic District, so it is already established that replacing them in kind will not change that determination or level of existing architectural integrity of the building.

Ms. Birenberg stated that staff finds that the proposal is partially compatible in concept with the requirements of the Zoning Regulations based on the findings of fact on pages two and three of the staff report. Ms. Birenberg stated that should the Board approve the request staff recommended adding the conditions on page three of the staff report.

Ms. Oberlin stated that we had a letter from the applicant and asked Mr. Breeck to read it into the record.

Based on the finding of fact, Mr. Breeck made a motion in accordance with Articles 4, 16, & 14 of the City of Frankfort Zoning Ordinance, to approve the request from Nicole Konkol for a Certificate of Appropriateness to replace her existing gutters with K-Style gutters at the property located at 105 Watson Court with the following conditions:

1. A zoning permit shall be obtained prior to work commencing on the project.  
2. The gutters and downspouts shall be painted in the same color as the house or trim.  
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.

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

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

In accordance with Articles 4, 16 & 17 of the City of Frankfort Zoning Ordinance, Eric and Laura Shields are requesting a Certificate of Appropriateness to install K-Style gutters on the porch and bay window of the property located at 324 W. Main Street. The property is more particularly identified as PVA Map No. 061-24-10-030.00.

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

Ms. Birenberg explained that the proposal install K-style gutters on the front porch and bay window. The house currently has three different styles of gutters.

Ms. Birenberg stated that staff finds that the proposal is partially compatible with the requirements of the Zoning Regulations based on the findings of fact on page three
of the staff report. Ms. Birenberg stated that should the Board approve the request they recommend adding the conditions on page three of the staff report.

The applicant Eric Shields was present and stated that they have seen the staff report and agreed with the conditions when asked by Ms. Oberlin.

Based on the findings of fact, Mr. Midkiff made a motion in accordance with Articles 4, 16 & 17 of the City of Frankfort Zoning Ordinance, to approve the request from Eric and Laura Shields for a Certificate of Appropriateness to install K-Style gutters on the porch and bay window of the property located at 324 W. Man Street with the following conditions:

1. A zoning permit shall be obtained prior to work commencing on the project.
2. The gutters and downspouts shall be painted in the same color as the existing trim.
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.

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 of the City of Frankfort Zoning Ordinance, Jen Williamson is requesting a Certificate of Appropriateness to install solar collectors on the rear porch roof of the property located at 407 Wapping Street. The property is more particularly identified as PVA Map No. 061-24-09-006.00.

Vicki Birenberg, City of Frankfort Historic Preservation Officer was present and mentioned that property is a contributing structure to both the Corner of Celebrities National Register District and the Central Historic Register District.

Ms Birenberg explained that the proposal is to install solar panels on the rear roof porch on the structure. Ms. Birenberg stated that she did not think they would be visible from the street.

Ms. Birenberg stated that staff finds that the proposal is compatible with the Zoning Regulations based on the findings of fact located on page three of the staff report. Ms. Birenberg stated that should the Board approve the request they recommend adding the conditions on page three of the staff report.

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

Based on the findings of fact, Mr. Midkiff made a motion in accordance with Articles 4, 16 & 17 of the City of Frankfort Zoning Ordinance, to approve the request
from Jen Williamson for a Certificate of Appropriateness to install solar collectors on the rear porch roof of the property located at 407 Wapping Street with the following conditions:

1. A zoning permit shall be obtained prior to work commencing on the project.
2. Any additional projects requiring a building permit shall require review and approval by the Architectural Review Board unless a Certificate of No Exterior Effect is issued.

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

Ms. Birenberg provided an update on the work plan and the progress they are making on the African American Historic Context report.

There being no other business, Mr. Breeck made a motion to adjourn. The motion was seconded by Mr. Midkiff and all were in favor. The meeting adjourned at 5:47 p.m.
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS - STAFF REPORT

Case No. ARB 2022-13

Applicant: Jeffrey Kell, Kell Properties LLC

225-227 E. Third Street

Special Capital Zone

Request

In accordance with Articles 4 and 17 of the City of Frankfort Zoning Ordinance, Jeff Kell of Kell Properties, LLC is requesting a Certificate of Appropriateness to install an exterior steel stairway, enlarge an existing 2nd floor window opening to accommodate a door, and infill and cover an existing door opening with siding at the property located at 225-227 E. Third St. The property is more particularly identified as PVA Map No. 082-31-19-004.00.

Scope of Work

The scope for this application includes the construction/installation of a metal stair to access the second floor apartment from the exterior. Currently, this apartment is accessed via a side entrance at the first floor on the west side of the building. Moving the access to the exterior requires the installation of a door at the second floor. The applicant proposes to enlarge an existing window opening to accommodate a new entrance door, and he would like to fill the existing door opening and cover it with siding to match the rest.

Property Description

This house was built in the early 20th century - it is located on the 1907 Sanborn Fire Insurance Map. The 1901 Map does not include this area of South Frankfort, so it is hard to pin an exact construction date. It appears to have been built as a duplex originally. A third apartment was added in the half-story above the first floor at some point. The current owner believes that happened as early as the 1920s.

The house has a large front gable and minimal Colonial Revival detailing, expressed in the columns of the full width front porch. It has an asphalt shingle roof. There are cross gabled dormers on each side, and the west side dormer extends to the rear of the building, creating a modified south-facing gable end that is asymmetrical. There is a shed roofed projection at the rear first floor, beneath that modified gable end. There is a tripartite configuration of double-hung windows in the front gable - one large, flanked by two smaller ones on each side. These are a six-over-six configuration. The windows at the first floor are two-over-two, and all appear to be historic wood windows. There are some replacement windows found in other locations around
the building. The house has been covered in vinyl siding. The front entrance doors are replacement doors - six-paneled, Colonial/Traditional style. The existing entrance door on the west side is the same, as well as one back door. The only historic door remaining is at the rear of the east apartment. There are six divided lights at the top and horizontal panels beneath.

The building was in poor condition when recently purchased by Mr. Kell in August 2021. One of the dwelling units on the first floor has been condemned under the previous ownership. He has been working to rehabilitate this unit and the upstairs apartment.

There currently is a very, very steep interior stair to the second story apartment. This stairway is not compliant with the building code. This stair is accessed through the entrance on the west side of the first floor. The applicant would like to remove this interior stair and provide access to the second floor apartment on the exterior of the building. Because of the proximity of the neighboring property, the building inspector has determined that any exterior stairs must be made of metal for fire suppression purposes.

Significance

This house was last surveyed by an architectural historian a decade ago, prior to the additional documentation and boundary expansion of the South Frankfort Neighborhood National Register District. This house was evaluated as contributing to the district both at the time of the initial designation in 1982, and again in 2013, when the district modifications were completed. The original wood siding has been covered with vinyl since the 2011 survey form was completed. The roof over the entrance to the upstairs apartment on the west side that is shown in the survey form has also been removed.

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

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<td>Article 17.11</td>
<td>New Construction</td>
<td>Guidance on compatibility</td>
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Staff Evaluation

Staff understands why the applicant desires to eliminate the existing interior stairs. They are very steep, do not meet the existing code, and their existence takes up valuable space from the interior. The greater question is whether new exterior stairs made of metal will meet the compatibility requirements of the district. The existing design guidelines address this issue only through the guidance for new construction, which requires compatibility with existing materials, textures, colors, etc. Metal is not currently used on the building, but is necessary here to meet the building code.

Moving the stairs to the rear of this building and installing the opening there would be more complicated because of the first-floor projection with the shed roof at ground level. The visibility of the stairs from Third Street is not an ideal situation, but one that is fairly common in the neighborhood. Staff has included photos of other examples in South Frankfort where exterior stairs are visible from the main streets, including metal stairs found in the 500 block of Steele Street. It should also be noted that exterior stairs to the second floor were approved for the Women’s Shelter building at 300 Murray Street by this board in 2021. They will be constructed of wood, and they are located at the rear of the building, but they are very visible from Third Street.

The removal of the second story window (which is toward the rear of the building), enlarging the opening, and replacing it with a door will not be a very visible change from the public right of way. It is very difficult to see this window from the street right now. The applicant is proposing to use a salvaged wood door with five horizontal panels for the new exterior door. This door is compatible with the one remaining historic door, which has a half light divided into 6 smaller lights on top and three horizontal panels underneath. Included in the staff report is a drawing provided by the applicant that shows the dimensions of the existing openings and the proposed dimensions for the new opening.

The applicant would like to cover the existing door opening on the west side with siding, rather than inset it to show where it used to be, which is what the design guidelines require. Staff concurs that keeping the opening apparent does not make a lot of sense in this case. The upstairs apartment was a reconfiguration of the original duplex design, and not part of the original design for the building, which means that the door opening to the upstairs apartment was not original to the building. If approved, the stairs will obscure the view of where the opening currently exists.
Based on the information contained in the application and staff's evaluation:

The application as submitted by the applicant is compatible in concept with the requirements of the Zoning Regulations sections 4.418 and 17.10. We suggest the following facts are relevant to the board's decision:

1. The interior stairs are extremely steep and do not meet code requirements.
2. The upstairs apartment has been in existence since the first half of the 20th century.
3. The window proposed for removal is difficult to see from the street.
4. The proposed stairs must be made of metal per the building code.
5. The first floor west side apartment was condemned under previous ownership.
6. The second floor apartment is not currently inhabitable.

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 new metal stairs will have a painted finish.
2. The existing building permit will be amended to reflect the work approved in this request.
3. 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.
225-227 E. Third Street

1907 Sanborn Fire Insurance Map
Front elevation of three-unit building
Front entrance to first-floor apartment under rehab
West side showing entrance to upstairs apartment
Close up of existing door opening. The steep stairs to the upstairs apartment are behind this door. The applicant proposes to remove this door, fill in the opening, and cover it with siding.
View of entrance looking toward E. Third Street from near the rear of the property. The upper window closed to the rear is proposed to be removed, enlarged and a door installed.
Close up of window to be removed and opening enlarged.
Another view of window to be removed and replaced with door.
Same view just a little closer to the rear
View of rear of property. The remaining historic door is on the right side.

East side of building, looking from the rear toward E. Third Street.
225-227 E. Third Street

View of west side of the building from Murray Street

Another view from E. Third Street
Example of steel stairs to an upstairs apartment on Steele Street
225-227 E. Third Street

Exterior Stairs - E. State and Logan Sts.
225-225 1/2-227 E THIRD ST

**EXISTING DOWNSTAIRS DOOR**
- Trim: 5"
- Downstairs Existing Exterior Door: 34" x 80"

**PROPOSED UPSTAIRS DOOR**
- Trim: 3"
- Proposed Upstairs Exterior Door: 34" x 80"

**EXISTING UPSTAIRS WINDOW**
- 54"
1. NAME OF RESOURCE (how determined):
   0 / Unknown/not applicable

2. ADDRESS/LOCATION:
   225-227 East Third Street, Frankfort, KY

3. UTM REFERENCE:
   Quad Name: Frankfort West  Date: 1990
   Zone: 16  Method: C / Commonwealth Base Map
   Easting: 686384  Northing: 4229383

4. OWNER/ADDRESS:
   Mark & Paula McGuire
   3208 Kettering Court, Lexington, KY 40509

5. FIELD RECORDER/AFFILIATION:
   Jayne C Henderson, Palmer Engineering

6. DATE RECORDED:
   May 2011

7. SPONSOR:
   City of Frankfort

8. INITIATION:
   1 / Survey and planning grant

9. OTHER DOCUMENTATION:
   [ ] Survey  [ ] HABS/HAER
   [ ] KY Land  [ ] NR

10. REPORT/NR REFERENCE:
    Phase II 2011 South Frankfort Survey Project

11. ORIGINAL PRIMARY FUNCTION:
    01: Residential/Domestic - B: Multiple Dwelling

12. CURRENT PRIMARY FUNCTION:
    01: Residential/Domestic - B: Multiple Dwelling

13. CONSTRUCTION DATE: Estimated
    4 / 1900-1924

14. DATE OF MAJOR ADDITIONS/MODIFICATIONS (specify):
    Date unknown

15. CONSTRUCTION METHOD AND MATERIAL:
    Original/Primary: W2 / Balloon frame
    Subsequent/Secondary: 00 / Undetermined/not applicable

16. DIMENSIONS:
    Height: B / 1-1/2 Story  Width: four bay
    Depth: double pile  Acreage: 0.0810 acre

17. PLAN:
    First:  O / Other (specify) Duplex
    Second: U / Undetermined/not applicable

18. STYLISTIC INFLUENCE:
    First: 6: 20th Century American c. 1900-1940 - 2: Other
    Second: 00: Unknown/not applicable

19. FOUNDATION:
    Type: 2 / Continuous
    Material: A / Cut Stone

20. PRIMARY WALL MATERIAL:
    Original: 1 / Weatherboard
    Replacement: 0 / Undetermined/not applicable

21. ROOF CONFIGURATION AND COVERING:
    Configuration: 8 / Gable, front
    Covering: 5 / Asphalt shingle

22. WINDOWS:
    Original  Replacement
    Type: 2/2  first story; 6/6  second story

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

24. MODIFICATION:
    2 / Moderate alteration

25. ARCHITECT/BUILDER:
    Unidentified

26. PHOTOGRAPH FILE:

   [Image of house with two external views]

   COMMENTS/HISTORICAL INFORMATION:
   Distinctive characteristics: building form; some original wood sash windows; original porch with wood columns; wood weatherboard

27. SUPPORT RESOURCES

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28. MAP

See attached map
August 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 and 17 of the City of Frankfort Zoning Ordinance, Jeff Kell of Kell Properties, LLC is requesting a Certificate of Appropriateness to install an exterior steel stairway, enlarge an existing 2nd floor window opening to accommodate a door, and infill and cover the existing west side entry at the property located at 225-227 E. 3rd St. The property is more particularly identified as PVA Map No. 062-31-19-004.00.

The Frankfort Architectural Review Board will host a public meeting at 5:00 p.m. on Tuesday, August 16, 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.

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 August 16, 2022.

Sincerely,

Vicki Birenberg, AICP
Historic Preservation Officer
APO Addresses for 225-227 E 3rd Street

Anthony Family Holdings LLC
865 Homestead Lane
Lancaster, KY 40444

Franklin County Women & Family Shelter, Inc.
303 E Third Street
Frankfort, KY 40601

Bridgeport South Frankfort
Revitalization 2014 LLLP
710 Barret Ave. #201
Louisville, KY 40204

Mary Belle Watson
310 Murray St.
Frankfort, KY 40601

Eric Northcutt & Mary C. Palumbo
1036 Collins Lane
Frankfort, KY 40601
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS - STAFF REPORT

Case No. ARB 2022-17

Applicant: Zachary Moore, pending property owner

Plans Prepared By: Jonathan Curry, J. Curry Designs

311 W. Third Street

Special Capital Zone

Request

In accordance with Articles 4 and 17 of the City of Frankfort Zoning Ordinance, Zachary Moore of Moore Land Investments, LLC is requesting a Certificate of Appropriateness to rehabilitate a historic carriage house, including construction of front and rear additions, to adaptively re-use it as a single-family home. The property is more particularly identified as PVA Map No. 062-13-13-005.00.

Scope of Work

The scope of work includes the rehabilitation of a historic secondary structure and the construction of additions on the front and rear of the property in order to adaptively re-use it as a single-family residence. The front addition is proposed to be 288 square feet and the rear addition is proposed to be 400 square feet. There is also a covered porch proposed for the rear of the building. The exterior work on the historic structure includes masonry repair and infill of some historic openings.

Property Description

This lot once contained a large, two story frame 19th century T-Plan house with a hipped roof, Italianate detailing, and a large masonry front porch. It was condemned and demolished in 2008 due to owner neglect. This building is a historic carriage house at the rear of the lot. It is two story brick, with parapet walls on each end and a standing seam metal roof. There is a brick "addition" on the west side, which may have been a fully separated building at one point in time. In 2008, when the primary structure was demolished, this building had a frame addition across the full width of the front, which has since been demolished. The building did receive an exterior rehabilitation in recent years that included window restoration, new doors, a small addition to the back, extensive masonry repair, new carriage doors, and a new standing seam metal roof. The building currently has modern K-Style gutters and downspouts. A stone wall runs along the east side of the lot. A portion of a former brick wall remains attached to the front of the building, adjacent to the stone wall.
Significance

This building was last surveyed about a decade ago (2012), prior to the additional documentation and boundary expansion of the South Frankfort Neighborhood National Register district in 2013. The loss of the primary structure was noted and this structure is referred to as a livery stable, implying that it may have been used for commercial transportation purposes. It is described as vernacular Victorian with Gothic Revival influence. It is a 19th century building in our opinion, but it does not show up on the Sanborn maps until 1912. This is not uncommon for South Frankfort. You will notice on the map that the current masonry addition on the east side is a frame addition in 1912, and there is a frame porch on the front of the building. We believe that the masonry addition was a separate building at one point, constructed after 1912 and later “joined” to the historic structure. The masonry addition had a shed-roofed portico/porch over the door at one point in time. Some of the openings were boarded when the property was surveyed in 2012. This building is a contributing structure to the South Frankfort Neighborhood Historic District, which was initially designated to the National Register in 1982 and expanded in 2013.

APPLICABLE SECTIONS OF ZONING ORDINANCE AND DESIGN GUIDELINES

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</table>

Staff Evaluation

We have met with the applicant and his designer on the site to discuss the project and go over the design guideline requirements. They have made a few adjustments since initially submitting
plans to reflect the desire to comply with the requirements. They have also been administratively approved to remove the small non-historic addition at the rear of the one-story masonry (covered with siding in the photos).

While the guidelines generally would not support an addition on the front of a primary structure, this building should not be considered a primary structure in our professional opinion. It is currently the only structure on the lot, but we anticipate that it is not likely to always be the case, and that eventually, a suitable building will be proposed for construction at the front of the lot that will restore the original character and configuration of the block. As previously mentioned, an addition did exist on the front of this structure during its history. This addition may have been the enclosure of the historic porch that was delineated on the 1912 Sanborn map.

The applicant is proposing to keep the existing windows. They are wood with a two-over-one configuration. The plans show a different window style, but it is our understanding that the drawings do not reflect the applicant's intention. He also plans to install windows on the addition that will reflect a similar/compatible design. He is proposing to fill in two of the upper story openings as part of the proposed rehab plan. We have explained that he will need to recess the masonry enough so that the window opening will still be visually apparent. The guidelines would generally not support this treatment on the front facade of a primary structure, but again, we feel that this should be continued to be viewed as a secondary structure on the lot, and so this treatment may be appropriate. The brick for infill will come from the remnant brick wall attached to the front, which will be removed. The stone wall along the east side of the lot will remain.

There are small windows on the front of the masonry addition - they are not depicted on the drawings. You can see on the archival photos that they appear to be vents, similar to those found on the rear of the carriage house (which are planned to be changed to fixed windows).

It appears that one of the door openings on the front masonry wall on the existing west addition will be converted to a window and the other window will be infilled with brick. It is not exactly clear that the existing and proposed openings line up on the drawings. It appears that a new window may be planned for the spot where the door currently exists. Staff does not believe that the existing window opening on this masonry addition is original to the structure.

One of the rear windows is planned to be converted to a door opening in order to access the rear covered porch.

Both the additions and covered porch will receive a standing seam metal roof to match the historic structure. The siding for the additions is proposed to be Hardie Board/cement board with a profile similar to what is found on adjacent structures in the neighborhood.

The rear foundation for the new addition is proposed to be of cement block. There will be no visibility of this from any public right of way. On the front addition, the foundation will also be
concrete, but the siding will be installed under the windows and approach the ground level. Landscaping will obscure the visibility, which will be very minimal.

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

The application as submitted by the applicant *is partially compatible* in concept with the requirements of the Zoning Regulations sections 4.418 and 17.10. We suggest the following findings are relevant to the board's decision:

1. The building is not historically the primary structure on this lot.
2. The building previously had a full-width addition on the facade.
3. The west addition is not on the 1912 Sanborn Map. Differences in the foundation at the rear suggest that it was an entirely separate building at one point in time.
4. The rear addition and covered porch will not be visible from a public right-of-way.

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 open building permit will be amended to reflect the work approved in this request.
2. The final new window and door selections will be reviewed and approved by staff.
3. The proposed mortar mix for the masonry repair will be submitted to staff for approval to ensure it will not damage the historic masonry.
4. The new location of the window and door openings on the existing west addition will be reviewed and approved by staff, and it will be determined if any infill masonry will be required to be recessed after further review.
5. 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.
PVA Map - 311 W Third Street.
311 W. Third Street

1907 Sanborn Map - the Carriage House is not depicted

1912 Sanborn Map, showing Carriage House
311 W. Third Street

Photo from c. 2008, showing conditions and front addition

Photo from between 2008 and 2015, before recent rehab
311 W. Third Street

View from sidewalk on W. Third Street
311 W. Third Street

Closer view of main structure
Stone wall

Brick wall to be removed
View of brick addition on west side
One of the doors and existing windows on west addition
West side of building - the non-historic addition with a shed roof has been approved for removal.
Stairs to rear of building - there are no plans to change these

Back view of addition that has been approved for removal
Rear view - First Floor window opening will be altered to become a door opening

Vents will become fixed windows
View from W. Third - the landscaping will remain for the time being
KENTUCKY INDIVIDUAL BUILDING SURVEY FORM

(KHC 2011-1)

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

2. ADDRESS/LOCATION:
   311 W. Third Street
   Frankfort, KY 40601

3. UTM REFERENCE:
   Quad Name: Frankfort West  Date: 1997
   Zone: 16 Method: G / GPS Unit
   Easting: 685772  Northing: 4229436

4. OWNER/ADDRESS:
   Joseph Miller
   315 W. Third Street
   Frankfort, KY 40601

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

6. DATE RECORDED: 10-31-12

7. SPONSOR: City of Frankfort

8. INITIATION: 2 / CLG

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

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

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

12. CURRENT PRIMARY FUNCTION:
    960: Work in Progress

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

14. DATE OF MAJOR ADDITIONS/MODIFICATIONS (specify):
    0: Undetermined  some windows bricked in/boarded, single
    story addn. at right side, human scale door opening covered,
    2008 main dwelling demolished

15. CONSTRUCTION METHOD AND MATERIAL:
    Original/Primary: 80 / Brick
    Subsequent/Secondary:

16. DIMENSIONS: Height: C: 2 Story
    Width: 4 bay Depth: "?" piles Acreage:

17. PLAN:
    First: U / Undetermined/not applicable
    Second: 

18. STYLISTIC/INFLUENCE:
    First: 3/2: Gothic Revival
    Second: 

19. FOUNDATION:
    Type: 2 / Continuous
    Material: A / Cut Stone

20. PRIMARY WALL MATERIAL:
    Original: E / Brick, common bond
    Replacement: 

21. ROOF CONFIGURATION AND COVERING:
    Configuration: A / Gable, side
    Covering: 7 / Standing seam metal

22. CONDITION:
    F / Fair-under maintained

23. MODIFICATION: 0 / Undetermined/n.a.  (in progress)

24. ARCHITECT/BUILDER:

25. PHOTOGRAPH FILE:

26. WINDOWS: □ Original  □ Replacement
    Type: Vinyl Sash Configuration: simulated 4/1, 6/6 d.h. facade

27. OUTBUILDINGS: No  Number and type:

COMMENTS/HISTORICAL INFORMATION:
The dwelling on this parcel was demolished in 2008 due to owner neglect;
was R.A. Brawner - Coal, Flour, Feed, & Transfer at 201-207 Holmes lived
there in 1914-16 and Mary E Brawner - KY Federation of Woman's Clubs
-lived there in 1926, but a former brick livery stable remains at the rear of
the lot. This is a two story brick building which is being remodeled or
rehabilitated and has both Gothic Revival and Vernacular Victorian
features. McAlester (p. 206, 1998) dedicates a discussion of the Gothic
Revival style to forms with castellated or parapeted walls, which building
has. The Gothic Revival style, like the Italianate, persisted in Kentucky long
after the national period of significance. Character-defining features
include its form, fenestration, stepped, corbelled parapet walls on its gable
ends and metal coping.

(cont. see cont. sheet)
28. SUPPORT RESOURCES:

<table>
<thead>
<tr>
<th>SITE PLAN KEY</th>
<th>FUNCTION</th>
<th>CONSTRUCTION DATE</th>
<th>METHOD/MATERIAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>garage</td>
<td>3: 1925-1949</td>
<td>W3 / Frame, type unknown</td>
</tr>
</tbody>
</table>

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

![Site Plan Image]

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

![Map Image]
Comments/Historical Information (cont): It is built into a grade and rests on a high cut stone foundation. There are two carriage bays. There is a one story, three bay portion (brick foundation) at its western (right) side. Some rear window openings have been bricked in or boarded. There is an arched-top human scale entrance (framed in and covered in a vinyl panel) at the far right of the first story in the two story portion. The single story portion has two human scale doors. The building is associated with a contributing, frame garage. This building is considered contributing within the South Frankfort Neighborhood Historic District.

(Above-left) This is a N elevation showing the façade of the building. (Above-right) This is an E/N elevation showing the left side and façade of the building as well as the associated (1) garage. This is a front gable, frame garage with an asphalt shingle roof and paired, double doors on its façade. It appears to be sided in horizontal boards. (Below-left) This is a photo showing the S (rear) elevation. (Below-right) This is a detail photo of the rear elevation showing the covered rear openings which were likely for stall ventilation. Also note the high, cut stone foundation.
(Above) This is a detail photo showing the rear of the single story addition. It has been covered in construction wrap.
31 W. THIRD ST.

REMODEL AND ADDITION

PROJECT CONSISTS OF DEMOING EXISTING, REMOVAL OF EXISTING, RECENT
FLOOR ADDITION TO BE ADDED ON FRONT AND RIGHT
REAR

FRONT ADDITION 288 SQFT
RIGHT REAR ADDITION 4200 SQFT

A-1 FOUNDATION PLAN AND FLOOR FRAMING PLAN
A-2 NEW AND EXISTING FIRST FLOOR PLAN
A-3 NEW AND EXISTING SECOND FLOOR PLAN
A-4 FRONT ELEVATIONS
A-5 REAR ELEVATIONS
A-6 SIDE ELEVATIONS
August 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 and 17 of the City of Frankfort Zoning Ordinance, Zachary Moore of Moore Land Investments, LLC is requesting a Certificate of Appropriateness to rehabilitate a historic carriage house, including construction of front and rear additions, to adaptively re-use it as a single-family home. The property is more particularly identified as PVA Map No. 062-13-13-005.00.

The Frankfort Architectural Review Board will host a public meeting at 5:00 p.m. on Tuesday, August 16, 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.

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 August 16, 2022.

Sincerely,

Vicki Birenberg, AICP
Historic Preservation Officer
APO Addresses for 311 W. Third Street

Houston M. & Darra J. Barber
315 W. Third St.
Frankfort, KY 40601

Rachel B. & Jason R. Shaw
314 W. Third St.
Frankfort, KY 40601

South Frankfort Presbyterian Church
224 Steele St.
Frankfort, KY 40601

Cynthia Barton
307 W. Third St.
Frankfort, KY 40601

Capital View Property LLC
507 St. Clair St.
Frankfort, KY 40601

Leslie M. Saunders
314 W. Fourth St.
Frankfort, KY 40601
APPLICATION FOR A CONDITIONAL USE PERMIT - STAFF REPORT

Case No. CUP 2022-07

Applicant: Forest Holdings LLC, Property Owner

103 Watson Court

Special Historic Zone

Request

In accordance with Articles 4, 16, 17, 18 and 19 of the City of Frankfort Zoning Ordinance, Forrest Holdings LLC is requesting a Conditional Use Permit to operate a non-owner occupied short-term rental at the property located at 103 Watson Court. The property is more particularly identified as PVA Map No. 061-24-09-002.00.

Background Information

The subject property includes a historic building on an approximately 5,655 sq. ft. lot at the south end of Watson Court on the east side of the street. The Special Historic Zoning District is primarily residential. Other permitted uses include owner-occupied short-term rentals, churches, libraries and museums, and charitable indigent limited care facilities that meet zoning requirements. There are a number of conditional uses which may be permitted in this zoning district, including non-owner occupied short-term rentals, which are a type of residential use.

The current owners took possession of the property in September 2021, and it is currently vacant.

Property Description

This house is a 1/1/2 story bungalow built in the Dutch Colonial Revival Style. This example has an unusual peaked roof over the traditional gambrel roof associated with this style. There are two brick, character-defining chimneys with decorative banding. The house has a stone foundation, is covered with wood shingles, and has a rear two-story projection that includes a sleeping porch on the upper level. The front porch has a hipped roof, and there is decorative detailing on the front porch piers associated with the Arts & Crafts, or Craftsman Style, which overlapped with the popularity of Colonial Revival. The porch appears to accommodate screens. The house appears to have many original wood windows, and some windows are covered with aluminum storm. There are historically appropriate half-round gutters and downspouts.
Significance

The house is a contributing structure to the Central Frankfort National Register District, which was listed in 2009. It was built for Charlotte "Miss Lottie" Watson, who was living there by 1914. Ms. Watson previously resided at 407 Wapping Street (the Carneal-Watson House). After the death of her husband, Howe, she sold the house, subdivided the land behind it, and caused the street Watson Court to be created. This house is a very good example of early 20th century residential architecture and is very intact.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<table>
<thead>
<tr>
<th>Sections</th>
<th>Topic</th>
<th>Description</th>
</tr>
</thead>
<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. There is a paved parking area to the south of the house on the lot, which meets the parking requirement for a dwelling unit in the SH zone per Article 12. The general conditions listed in Article 19.01 for Conditional Uses are all met.

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 parking requirements are met with off-street parking.
4. Watson Court is adequate to serve the proposed use, and this use should not have a measurable impact on traffic.

**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 zoning or 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 103 Watson Court.
4. All of the Standards for the Conditional Use outlined in Article 19.154 pertaining to non-owner occupied short-term rentals shall be met by the applicant.
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.
103 Watson Court

PVA Map for 103 Watson Court
1890 Sanborn Map showing the area later developed into Watson Court
1925/1955 Sanborn Map showing Watson Court as it developed. The arrow indicates the subject property.
West side (front) of the property
South side of the property

Parking area adjacent to the south side of the house.
Rear view of 103 Watson Court
North side of house, as viewed from the rear
103 Watson Court

Streetscape view across the street, looking southwest

Streetscape looking northwest
4.40 Special Historic Districts

4.401 Purpose. To protect certain areas of the City of Frankfort having significant historic or architectural character by granting the Architectural Review Board the power to review permits for all variances, conditional use permits, construction, demolition or moving of structures within the district.

4.402 Permitted Uses.

A. Residential Uses:
   1) Single, detached dwelling and owner occupied short term rentals

B. Public/Semi-Public:
   1) Churches
   2) Libraries and museums
   3) Charitable Indigent Limited Care Facility, provided that use shall comply with all criteria in Article 4.06 (20).

4.403 Conditional Uses.

A. Public/Semi-Public:
   1) Day Care and child nursery (per Article 19 - RS District)
   2) Home occupations
   3) Parks and playgrounds
   4) Private clubs
   5) Schools

B. Retail Sales, Services:
   1) Antiques
   2) Apparel and fabric
   3) Flower, gift, jewelry
   4) Specialty
   5) Restaurant

C. Funeral Services
D. Parking lots and parking structures
E. Multiple dwellings and townhouses, attached
F. Business and professional offices
G. Two dwelling, semi-attached
H. Mixed use of professional office use or retail uses on the first floor and residential use(s) on the second/third floors.
I. Bed and Breakfast facility per Article 19
J. Hotels per 4.06, Noted Special Conditions, Subsection 34 of this Ordinance

K. Short term rental – non-owner occupied

4.404 Bulk and Density. Because of the wide range of existing density and lot sizes in older neighborhoods, no specific density or setbacks shall be established. Development and
redevelopment shall be consistent with the character and density of the neighborhood. The bulk and density of new uses or structures shall be determined by the Architectural Review Board, with the exception to setbacks, which can be administratively approved for fences or walls; and for additions or accessory structures that meet the existing setbacks on the property.

4.405 Height requirements: maximum height is 45 feet.

4.406 Signs. One (1) non-illuminated or indirectly illuminated identification sign limited to one (1) for each street frontage not to exceed four (4) square feet in area and indicating only the name and address of the building and the name of the management. If free standing, the sign shall be set back from the street a distance of at least ten (10) feet from the curb line. Maximum height of free standing sign shall be eight (8) feet.

One (1) non-illuminated business for each tenant or lessee located on the premises, limited to two (2) square feet in area, mounted on the façade of the building and not projecting more than six (6) inches from the façade of the building unless otherwise approved by the Architectural Review Board.


4.408 Design Criteria. The Special Historic Districts in Frankfort may be listed on the National Register of Historic Places as historic districts. Development and Redevelopment shall observe the following design criteria:

A) Assure the continuity of architectural styles, building mass and density, as well as the overall character of the area.

B) Protect the open space and landscape features of the district.

C) Conform to the applicable requirements of Article 17 of this ordinance.

4.409 Bonuses for New Construction. To encourage new construction compatible with the intent of the district the following bonuses may be granted:

A. For providing off street parking within a building but not long frontage of a retail street, lot coverage permitted may increase to 100% and the area devoted to parking shall not be included in determining the floor area ratio (F.A.R.).

B. For providing pedestrian plazas or landscaped or open spaces in interior courts or along the Kentucky River, height may be increased twenty five percent (25%) and F.A.R. may be increased to 4.0.

C. For providing retail facility on street frontage of office or residential structures, the F.A.R. may be increased to 4.0.
ARTICLE 19  CONDITIONAL USES

19.01 General. Wherever any conditional use is considered by the Board of Zoning Adjustments, the Board shall determine that the following conditions have been met.

19.011 That street or road capacity and condition is adequate to serve anticipated additional traffic.

19.012 That public facilities required are available.

19.013 That the conditional use proposed is in accordance with the intent of the zoning district within which it will be located.

19.014 That the proposed use will have no adverse effect upon the adjacent or surrounding property.

19.015 That appropriate screening or buffering is provided in accordance with Article 7, Landscape Regulations.

19.016 That any sign requirement specified in Article 13 will have been met and that no sign for any conditional use in any residential zoning district exceeds two (2) square feet.

19.017 That all specific conditions enumerated in this Article Section 19.02 through 19.15 will have been fulfilled.

19.018 That the use and development of land complies with the adopted Comprehensive Plan.

19.02 Specific Conditions. In addition to the above general conditions the Board shall evaluate the standards and conditions for those uses which follow and for which specific conditions are established.

19.03 Cemeteries and Mausoleums.

19.031 Location. A cemetery or mausoleum may be granted a conditional use by the Board of Zoning Adjustments to locate in any AG, CH or IC Zone.

19.032 Site Plan. Any proposal for a cemetery or mausoleum shall be accompanied by a site plan showing all ingress, egress, building sites, external road system and such information as may be required by the Board of Zoning Adjustments.

19.033 Accessory Uses. Any accessory uses included on the site must be clearly defined and all such accessory uses must be compatible with the surrounding uses and be not more objectionable that the principal use.

19.034 Area. Any new cemetery shall be located on a site containing not less than twenty (20) acres.
A. **Location.** Bed and Breakfast Homes may be located in any single-family residential structure in the Special Capitol (SC), and Special Historic (SH) and High Density Multi-Family (RH) Zone District, provided that a Conditional Use Permit has been issued by the Board of Zoning Adjustments.

B. **Limitation of Occupancy.** A Bed and Breakfast Home shall be limited to four (4) lodging units or bedrooms provided for guest accommodations. The maximum length of stay for any guest shall be four (4) nights. The resident owner shall keep a current guest register including names, addresses and dates of occupancy of all guests.

C. **Owner Residency.** The owner of any single-family residential structure where a Bed and Breakfast Home is located must reside at the home.

D. **Alteration of Structure.** No structure shall be altered or enlarged beyond its existing exterior walls in order to accommodate the Bed and Breakfast use.

E. **Parking.** Parking for this Bed and Breakfast use shall be provided in accordance with Article 12, Parking Regulations. Each Bed and Breakfast shall be required to provide one (1) parking space per each lodging unit or bedroom provided for overnight accommodations.

F. **Signs.** Any sign that is provided for this use shall not exceed two (2) square feet and shall be flush mounted to the façade. Any such sign shall not be illuminated.

G. **Licensing.** The owner of the Bed and Breakfast shall be required to obtain approval and licensing from the State Health Department.

19.15 **Short term rentals**

19.151 **Purpose.** This section provides standards for the establishment of short-term rentals. The regulations are intended to allow for a more efficient use of residential structures without detracting from neighborhood character.

19.152 **Definition.** A dwelling unit that is rented, leased, or otherwise assigned for a tenancy of less than 30 consecutive days duration, where no meals are served. This term does not include hotel or motel rooms, bed and breakfast inns or boarding and lodging houses.

19.153 **Location.** In accordance with Table 4.04 - Land Use Table.

19.154 **Standards**
To ensure compliance of short term rentals, the following requirements shall be fulfilled.

A. The maximum stay for a short term rental shall be 29 consecutive days for the same occupant.
B. The dwelling unit shall be limited to a single short term rental contract at a time.
C. The maximum number of persons residing in the short term shall not exceed two times the number of bedrooms plus four individuals.
D. No food or alcoholic beverages shall be prepared for or served to the guest by the host.
E. Outdoor signage in conjunction with the short term rental is prohibited.
F. If the short term rental is not the primary residence of the host, they shall provide information on how to be contacted by phone, email, and address. This information shall be provided in a conspicuous location within the short term rental.
G. Each short term rental shall provide an evacuation plan and provide smoke detectors in compliance with the Kentucky Residential Code.
H. Parking for short term rentals shall be provided in accordance with Article 12. Hosts shall provide one (1) parking space per short term rental contract.
I. The short-term rental shall comply with the City's Noise Regulations established in the Code of Ordinances - Section 131.01. Guests with pets are subject to the City's provisions regarding animals, found in Chapter 90 of the Code of Ordinances. If the property is subject to two (2) or more substantiated civil and/or criminal complaints, the Planning Director may revoke the approval of the short term rental.
J. All short term rental hosts must submit an annual registration form to the Department of Planning and Community Development to ensure that all requirements of Section 19.15 have been met, as well as obtain a business license through the City's Finance Department.
K. The short term rental host shall request a rental housing inspection at the time of annual registration through the Department of Planning and Community Development.
L. If the short term rental ceases operations they shall notify the Department of Planning and Community Development in order to keep an up-to-date record of operating short term rentals within the City.

ARTICLE 20
RESERVED

ARTICLE 21
ADMINISTRATION, ENFORCEMENT AND VIOLATIONS

21.01 Administration and Enforcement. The Planning Director and/or Zoning Enforcement Officer of the City of Frankfort shall administer and enforce this Zoning Regulation except as otherwise provided herein.

21.011 The Planning Director and/or the Zoning Officer shall promptly investigate complaints of violations and report his findings and actions to complainants. He shall use his best efforts to prevent violations and to detect and secure the correction of violations.

21.012 If he shall find any of the provisions of these Zoning Regulation are being violated, he shall notify in writing, the person responsible for such violations indicating the nature of the violation and ordering the action necessary to correct it.
1. Original owner: Charlotte Watson House

2. ADDRESS/LOCATION
   103 Watson Court
   Frankfort, KY

3. UTM REFERENCE:
   Quad Name: Frankfort West
   Date: 1997 / Zone: 16 / Method: C
   Easting: 685536
   Northing: 4229641

4. OWNER/ADDRESS:
   Marshall Taylor
   103 Watson Court, 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:
   □ Survey □ HABS/HAER
   □ KY Land □ Local Land
   □ NR □ NHL

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

11. ORIGINAL PRIMARY FUNCTION:
    01A/single dwelling

12. CURRENT PRIMARY FUNCTION:
    01A/single dwelling

13. CONSTRUCTION DATE:
    4/1900-1924

14. DATE OF MAJOR MODIFICATIONS:
    estimated documented

15. CONSTRUCTION METHOD/MATERIAL
    W2/balloon frame

16. DIMENSIONS:
    Height 2/2 story Width 4 bays Depth 6 bays Acreage <1 acre

17. PLAN:
    first second

18. STYLISTIC INFLUENCE
    5/1 Dutch Colonial Revival

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

20. PRIMARY WALL MATERIAL:
    R/shingle

21. ROOF CONFIGURATION/Covering
    CONFIGURATION: M/gambrel
    COVERING: 5/asphalt shingle

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

23. MODIFICATION: 2/moderate alteration

24. ARCHITECT/.builder: unidentified

25. PHOTOGRAPH FILE #: FRFC10-01

COMMENTS/HISTORICAL INFORMATION:
1½-story Dutch Colonial Revival-style residence of wood construction, with a gambrel roof, half-round gutters, and gable-end orientation. An unusual peaked roof is mounted atop the gambrel roof. Hipped-roof dormers on the side elevations. One-story glass-enclosed porch on the façade, and an exterior stair on the north elevation. Built for Charlotte ("Miss Lottie") Watson, following the death of her husband, Howe Watson. They formerly lived in the Carnell-Watson House, nearby at 407 Wapping Street. After his death, this street was laid out and named for the family. She is shown here in the 1914 City Directory; by 1921 the City Directory indicates that this was the home of Gustav Thomas, a judge in the Court of Appeals.
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)
August 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, 18 and 19 of the City of Frankfort Zoning Ordinance, Forrest Holdings LLC is requesting a Conditional Use Permit to operate a short-term rental at the property located at 103 Watson Court. The property is more particularly identified as PVA Map No. 061-24-09-002.00.

The Frankfort Architectural Review Board will host a public meeting at 5:00 p.m. on Tuesday, August 16, 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.

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 August 16, 2022.

Sincerely,

Vicki Birenberg, AICP
Historic Preservation Officer
APO Addresses for 103 Watson Court

Commonwealth of Kentucky
Capitol Building
Frankfort, KY 40601

San Devine, Special Asst. to Historic Properties
Commonwealth of Kentucky
Vest Lindsay House
401 Wapping Street
Frankfort, KY 40601

Erick Cockley and Carly Willard
108 Watson Court
Frankfort, KY 40601

Zach & Nicole Konkol
105 Watson Court
Frankfort, KY 40601

Patrick Burke
10 Graham Avenue
Frankfort, KY 40601

Julia R. & Kelly Schrader
104 Watson Court
Frankfort, KY 40601
APPLICATION FOR A CONDITIONAL USE PERMIT - STAFF REPORT

Case No. CUP 2022-08

Applicant: Kevin Pierce

317 St. Clair Street

Central Business Zone

Request

In accordance with Articles 4, 16, 17, 18, and 19 of the City of Frankfort Zoning Ordinance, Kevin Pierce is requesting a Conditional Use Permit to operate a microbrewery at the property located at 317 St.Clair Street. The property is more particularly identified as PVA Map No. 061-24-13-021.00.

Scope of Work

The application is for a Conditional Use Permit for a microbrewery on the first floor of Market Square building, which is currently owned by Dunn & Son LLC.

Property Description

The property is a 3+ story two-part commercial block building that was originally designed for mixed use. The construction date is estimated to be between 1850-1875. The building is brick and divided into nine vertical bays. It is a wonderful example of Victorian commercial architecture. The second and third floor windows are decorated with ornamental hoods. The third floor windows are highly ornamental, composed of four rectangular parts and a round decorative sash at the very top. There are decorative brackets at the cornice, and three rectangular dormers, each with decorative brackets and an ornamental opening. The roof at the front of the building from which the dormers project suggests a mansard type and appears to be metal. The first floor has decorative classical pilasters dividing each bay, and the first-floor cornice has decorative dentil detailing. The applicant will utilize the space on the north side of the first floor, which is accessed through a door in the hallway.

Significance

The property is a contributing structure to the Frankfort Commercial Historic District, listed in 1979 with state and local significance, and the Central Frankfort Historic District, listed with state significance in 2009. The property is shown on the 1886 Sanborn map.
317 St. Clair Street

APPLICABLE SECTIONS OF ZONING CODE

<table>
<thead>
<tr>
<th>Section(s)</th>
<th>Topic</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.242; pg. 78</td>
<td>Permitted Uses</td>
<td>Permitted uses in CB zone.</td>
</tr>
<tr>
<td>4.04; pg. 23; pg. 28</td>
<td>Land Use Table</td>
<td>Interpretation Guidelines for Table Microbreweries as a Use in CB</td>
</tr>
<tr>
<td>4.06; pg. 54</td>
<td>Noted Conditions for Accessory Manufacturing</td>
<td>Requirements for a Microbrewery in CB</td>
</tr>
<tr>
<td>12.012, pg. 215</td>
<td>Parking Requirements for CB</td>
<td>No parking required for individual businesses in CB</td>
</tr>
<tr>
<td>19.01</td>
<td>Conditional uses</td>
<td>Minimum requirements for CUPs in all zones</td>
</tr>
</tbody>
</table>

Staff Evaluation

Staff has evaluated the conditions required for the application to receive a conditional use permit for a microbrewery and we recommend approval.

Article 4.06.28 of the zoning regulations specify the required conditions for Accessory Manufacturing (the category that includes microbreweries) in the Central Business Zoning District, which are as follows:

Accessory Manufacturing:

a. Permitted as accessory use to retail sales on the first floor;

b. Demolition of existing principal buildings shall not be permitted.

c. Not allowed as part of a home occupation of any residential use.

d. Those within CH shall be an ancillary use to an eating and drinking principal use and products shall be non-distributed.

e. New construction or additions will be permitted subject to approval of a Final Development Plan, with full review by the Frankfort/ Franklin County Planning Commission.
This application meets all of these requirements.

Other General Requirements of Article 19.01 - All Positive Findings for all 8 conditions. The street and road capacity is adequate; public facilities are available; the use is in accordance with the intent of this district; the use will not have an adverse effect on surrounding property; landscape screening is not applicable to this application; appropriate signage will be a condition of approval; specific conditions beyond those found in Article 4.06.28 are not applicable.

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

The request for a Conditional Use Permit by the applicant is compatible in concept with the requirements of the Zoning Regulations sections 4.06.28, 12.012, 19.01, and the following suggested facts:

1. The proposed use complies with the purpose and intent of the Central Business Zoning District.

2. The proposed use is consistent with the goals and policies of the Central Business district as identified and described in the Frankfort/Franklin County Comprehensive Plan.

3. The application does not have parking requirements.

Staff Suggestion

If the ARB elects to issue a Conditional Use Permit, staff recommends that the following conditions be applied

1. A permit shall be obtained for the new use.
2. 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 is issued.
3. The Conditional Use is permitted only at 317 St. Clair Street.
4. This conditional use, whose land use is codified as “Accessory Manufacturing, Microbrewery" is only applicable to this permit issued to this property owner and is not transferable.
317 St. Clair Street

PVA Map

1886 Sanborn Fire Insurance Map
317 St. Clair is at the left on the first floor. The space is accessed after entering the doors beneath the Market Square sign.
317 St. Clair Street

Section of building for proposed microbrewery

Interior access door to the proposed microbrewery.
317 St. Clair Street

Streetscape looking southeast

Streetscape looking northeast
317 St. Clair Street

Streetscape looking northwest

Parking garage and retail directly across the street (looking west)
317 St. Clair Street

Streetscape looking southwest
August 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, 18, and 19 of the City of Frankfort Zoning Ordinance, Kevin Pierce is requesting a Conditional Use Permit to operate a microbrewery at the property located at 317 St.Clair Street. The property is more particularly identified as PVA Map No. 061-24-13-021.00.

The Frankfort Architectural Review Board will host a public meeting at 5:00 p.m. on Tuesday, August 16, 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.

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 tojmiller@frankfort.ky.gov or vbirenberg@frankfort.ky.gov anytime before 12:00 p.m. on August 16, 2022.

Sincerely,

[Vicki Birenberg, AICP]
Historic Preservation Officer
APO Addresses for 317 St. Clair St.

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

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

Goodtime Property LLC
507 St. Clair St.
Frankfort, KY 40601

Man Cave LLC
243 W. Main St.
Frankfort, KY 40601

First Christian Church
316 Ann St.
Frankfort, KY 40601

Frankfort BPOE No. 530
309-311 Lewis St.
Frankfort, KY 40601

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

Dunn & Son LLC
306 W. Main St. Ste. 707
Frankfort, KY 40601
1. NAME OF RESOURCE (how determined): Ad Fellows Lodge

2. ADDRESS/LOCATION:
   315-317 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. DATE RECORDED:
   May 2007

7. SPONSOR:
   Downtown Frankfort, Inc.

8. INITIATION: 4 / National Register

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

10. REPORT REFERENCE:
    N/A

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

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

13. CONSTRUCTION DATE: 6/1850-1874

14. DATE OF MAJOR MODIFICATIONS:

15. CONSTRUCTION METHOD/MATERIAL:
    BO / Brick / original
    / subsequent

16. DIMENSIONS:
    Height 3 Width 9 Depth Acreage

17. PLAN:
    U / Undetermined
    / first
    / second

18. STYLISTIC INFLUENCE:
    4 / Victorian
    2 / Italianate

19. FOUNDATION:
    TYPE: Continuous
    MATERIAL: Unknown

20. PRIMARY WALL MATERIAL:
    E / Brick, common

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

22. CONDITION: G / Good

23. MODIFICATION:

24. ARCHITECT/BUILDER:

25. PHOTOGRAPH FILE #:

   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)
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS- STAFF REPORT

Case No. ARB 2022-18

Applicant: Kevin Breeck, on behalf of Bleu Cap LLC, property owner

501-503 Wapping Street

Special Historic Zone

Request

In accordance with Articles 4, 16, and 17 of the City of Frankfort Zoning Ordinance, Kevin Breeck, on behalf of Bleu Cap LLC, is requesting a Certificate of Appropriateness to construct a deck at the rear of the property located at 501-503 Wapping Street. The property is more particularly identified as PVA Map No. 061-24-02-003.00.

Scope of Work

There is currently a set of wood stairs and landing at a rear entrance to the property. This landing and stairs are not a historic feature. The applicant proposes to replace these with a small deck constructed of wood and a new set of stairs. The deck will be 12 feet wide and 10 feet deep, and will be approximately 4 feet, 10 inches tall (see rendering for dimensions). The deck railing and balustrade will be made of wood, with the exact design to be determined.

Property Description

This is an Italianate frame two-story structure with a low pitched roof and box gutters on the main structure. The foundation is primarily limestone, although there are additions on the rear that appear to have been originally supported by brick piers and later filled in with limestone in between. The front entrance is covered by a wood framed porch with decorative detailing. There is a bay window projection on the front of the building with paired brackets and decorative trim around the windows. The cornice of the building and decorative window hoods have dentil detailing. The windows appear to be original and are primarily four-over-four double hung sashes. The east side of the building has a projection with a separate entrance to a first-floor apartment. The entrance here is covered with a gabled portico roof supported with decorative brackets. There is a wood lattice fence on the west side of the lot.

Significance

This house is documented as having been constructed in the 1870s for James G. Dudley. It is built on the site of the log structure that was the house of Gen. James Wilkinson, which was torn down in 1870 to allow the construction of this house. The log
structure was known as the Love Tavern, and also served as the statehouse in the very early years of Kentucky’s statehood.

The current house is a contributing structure to the Central Frankfort Historic District, which was listed on the National Register of Historic Places in 2009 with state significance. There is a contributing garage at the rear of the lot which still has its original early 20th century garage doors.

**APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT**

<table>
<thead>
<tr>
<th><strong>Sections</strong></th>
<th><strong>Topic</strong></th>
<th><strong>Description</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>4.408</td>
<td>Design Criteria</td>
<td>Compatibility with existing character of district</td>
</tr>
<tr>
<td>SHDG Chapter</td>
<td>Planning Your Project</td>
<td>General guidelines, considerations, and visibility</td>
</tr>
<tr>
<td>SHDG Chapter 4.6.5</td>
<td>Decks</td>
<td>Guidelines for decks</td>
</tr>
</tbody>
</table>

**STAFF ANALYSIS**

The general size, material, and placement of the new deck meets the design guidelines found on page 67 of the Special Historic Zoning District Design Guidelines. The deck will serve as a large landing and potential seating area adjacent to the entrance door. The stairs will move from their original location to the west a few feet. The applicant has indicated that the deck will not extend into the side yard along Wilkinson Street. The applicant also has indicated that he will work with staff to finalize the design details for the railing and balustrade. There is existing vegetation near the rear entrance that helps to screen the view of the existing stairs from the sidewalk, and the applicant has indicated that at least some of this screening will remain.

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

The request for a Certificate of Appropriateness by the applicant *is compatible* in concept with the requirements of the *Zoning Regulations* sections 4.408, 16.04, and with the Special Historic Zoning District Design Guidelines and the following suggested facts:

1. The rear stairs and landing are not historic.
2. The project is proposed for the rear of the building.
3. There is some vegetative screening.
4. The applicant has indicated that the deck will be constructed of wood with an appropriate finish.

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 building permit will be amended to reflect the work approved in this request.
2. The design details for the balustrade and railing will be reviewed and approved by staff.
3. The bottom portion of the deck framing will be framed with lattice per the design guidelines.
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 is issued.
PVA Map for 501-503 Wapping Street
1890 Sanborn Map showing location of house
501-503 Wapping Street - COA

East side of building

Rear of building showing existing stairs and landing
View from sidewalk on Wilkinson St. showing the vegetative screening.
Existing stairs and landing
View of the area where the deck will be constructed relative to the adjacent historic property.

View of property directly across Wilkinson St.
View looking toward northeast corner of intersection of Wilkinson and Wapping

View directly across Wapping Street
View of intersection at Wapping and Wilkinson showing Love Tavern Historic Marker in front of subject property.
4.6.5 Decks Shall Not Disrupt the Character of the Building or Setting

A. Decks shall be located in inconspicuous areas such as the rear elevation or minimally visible secondary elevations. Decks on the façade or highly-visible secondary elevations shall be prohibited.

B. Decks shall be located so that they do not require the removal or alteration of character-defining features or materials.

C. Decks shall be installed so that they are structurally self-supporting and can be removed in the future without resulting in damage to the building.

D. Decks shall be simple in character and in scale with the building so as not to visually compete with the historic character of the property. Traditional-style wood balustrades are recommended for railings.

E. Decks should align with the height of the building's first floor. Decks above the first floor level of a building are discouraged.

F. Decks should be in scale with the site so as not to significantly alter the proportion of open space to occupied space on a property.

G. Using an opaque stain or painting to blend in with the building and site is recommended.

H. Using lattice panels at the foundation to screen deck framing is encouraged.

I. Screening decks through plantings is also encouraged, particular for those within public view.
19. FOUNDATION TYPE:
   TYPE: 2/continuous
   MATERIAL: S/stone

20. PRIMARY WALL MATERIAL:
   TYPE: l/weatherboard

21. ROOF CONFIGURATION/Covering
   CONFIGURATION: l/hip
   COVERING: 7/standing seam metal

22. CONDITION: E/excellent—fully utilized

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

24. ARCHITECT/BUILDER: unidentified

25. PHOTOGRAPH FILE #: FRFC100-01 thru -04 FRFC100.1

COMMENTS/HISTORICAL INFORMATION:
Two-story Italianate residence of wood construction, with a low-pitched roof, box
 gutters, and an L-shaped façade. One-story porch of wood construction is in the angle
 of the ell, shortened slightly from the original, and a one-story bay window is on the
 forward projecting portion of the façade. The window is trimmed with paired
 brackets. Interior incorporates a main hallway with paneled wainscot and handsome
 open stair with hexagonal newel and turned balusters; 12-foot ceilings throughout
 original house. Several compatible additions, dating from the 1880s through the 2008
 addition of a new breakfast room. Built as the home of James E. Dudley (1832-1886),
 great-grandson of Gov. James Garrard and the president of the Branch Bank of
 Kentucky. The 1921 City Directory identifies this as having been the home of Charles
 A. Sutherland, a milliner who operated Sutherland's on St. Clair Street. The house
 stands on the site of the log house of Gen. James Wilkinson, which served as the
 statehouse when Kentucky attained statehood. The house later became the Love
 Tavern, which was razed in 1870 for the construction of this house.
Address: 501-503 Wapping Street, Frankfort

Resource No. FRFC-100

East elevation

Garage behind subject property
Address: 501-503 Wapping Street, Frankfort
Resource No. FRFC-100

Subject property prior to the removal of the asbestos shingle siding and restoration of the cornice (courtesy of Robert Polsgrove, owner)

Stair hall
The Tri-Weekly Yeoman.  
October 12, 1876.

An Historic Spot.

The residence of Mr. James G. Dudley, at the southwest corner of Wilkinson and Wapping streets, in this city, stands upon historic ground. On that spot stood, until about six years ago when it was taken down to make room for Mr. Dudley's Mansion, the "Old Love Tavern," in which the second session of the Kentucky Legislature was held in 1793; in which the first sermon ever preached in Frankfort was delivered; and where Col. Aaron Burr "plotted and planned with his traitorous co-conspirators" (as was the unjust language of that day) his expedition against Imperial Mexico and the establishment of a Texan Republic (with annexation proclivities), that should be bounded on the east by the Mississippi river, on the south by the Gulf, on the west by the Rio Grande, and on the North by as far as he and his "co-conspirators" might choose to go. It was regarded then as a "treasonable movement" on the part of Burr and his associates—treasonable because it failed. Thirty-odd years later, Sam. Houston, Travis, Wilson, Hardeman, Crockett, Fannin, Dunlap, and many other gallant spirits won immortal honor and glory by a successful "conspiracy" almost identical with Burr's "treasonable movement." The life and character of Aaron Burr will have to be rewritten if ever justice is done to that much misunderstood, much slandered American. With some faults—as who has them not?—Burr was nevertheless a representative American of the Revolutionary era of a gifted and heroic type.

Text from an 1876 newspaper account regarding the subject property and its predecessor on the site.
Address: 501-503 Wapping Street
Resource No. FRFC-100

Floor plan, prepared by owner, 2009
26. SUPPORT RESOURCES:

<table>
<thead>
<tr>
<th>Garage</th>
<th>SITE PLAN KEY</th>
<th>FUNCTION</th>
<th>CONSTRUCTION DATE</th>
<th>METHOD/MATERIAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>19M/garage</td>
<td>4/1900-1924</td>
<td>W2/balloon frame</td>
<td></td>
</tr>
</tbody>
</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)
August 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, and 17 of the City of Frankfort Zoning Ordinance, Kevin Breeck, on behalf of Bleu Cap LLC, is requesting a Certificate of Appropriateness to construct a deck at the rear of the property located at 501-503 Wapping Street. The property is more particularly identified as PVA Map No. 061-24-02-003.00.

The Frankfort Architectural Review Board will host a public meeting at 5:00 p.m. on Tuesday, August 16, 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.

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 August 16, 2022.

Sincerely,

Vicki Birenberg, AICP
Historic Preservation Officer
APO Addresss for 501-503 Wapping St.

Charlene May Quammen
505 Wapping Street
Frankfort, KY 40601

Colonial Dames of America
202 Wilkinson St.
Frankfort, KY 40601

Richard H. & Anna Marie Rosen
417 Wapping St.
Frankfort, KY 40601

John & Phyllis Sower
112 Wilkinson St.
Frankfort, KY 40601

Gordon & Joan Taylor
201 Wilkinson St.
Frankfort, KY 40601

Karen Hoover
209 Wilkinson St.
Frankfort, KY 40601

Virginia E. Nester
207 Wilkinson St.
Frankfort, KY 40601

Janet & Steve Wright
205 Wilkinson St.
Frankfort, KY 40601

David Webster & Connie White
203 Wilkinson St.
Frankfort, KY
APPLICATION FOR A CONDITIONAL USE PERMIT - STAFF REPORT

Case No. CUP 2022-10

Applicant: Johnson Browning Investments, Property Owner

307 Wilkinson Street

Special Historic Zone

Request

In accordance with Articles 4, 16, and 17 of the City of Frankfort Zoning Ordinance, Johnson Browning Investments LLC is requesting a Conditional Use Permit to operate a short-term rental for the property located at 307 Wilkinson Street. The property is more particularly identified as PVA Map No. 061-24-04-011.00.

Background Information

The subject property includes a historic building on an approximately 3,399 sq. ft. lot on the east side of Wilkinson Street between W. Broadway and W. Main Streets. The Special Historic Zoning District is primarily residential. Other permitted uses include owner-occupied short-term rentals, churches, libraries and museums, and charitable indigent limited care facilities that meet zoning requirements. There are a number of conditional uses that may be permitted in this zoning district, including non-owner occupied short-term rentals, which is a type of residential use.

The current owners took possession of the property at the end of March 2022, and it is currently vacant. Prior to this the building was used as an office for several years.

Property Description

This house is a front-gabled cottage, built with a shotgun plan. It has a full-width front porch with round columns sitting on square brick piers. The foundation is stone but has been covered with metal skirting that resembles rusticated concrete block. The house has its original windows, which are double hung with two-over two lights. There is one decorative diamond-shaped window on the south elevation, near the front end of the house. The front door has been replaced with a new prairie style door, which is not architecturally compatible. The original weatherboard siding has been covered with vinyl siding of a wider width. The house was expanded on the south side at some point in its history, with a small bump-out with a front-facing window. Behind this addition is a smaller addition with a different sloping roofline - this may have been added very early as a rear porch, later enclosed.
Significance

The house is a contributing structure to the Central Frankfort National Register District, which was listed in 2009. This house is a very good example of early 20th century vernacular architecture, and it helps to illustrate the variety of historic housing sizes and types available in the district. It has a moderate level of integrity. Modifications include covered siding, replacement door, metal skirting at the foundation, and modern K-Style gutters.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<table>
<thead>
<tr>
<th>Sections</th>
<th>Topic</th>
<th>Description</th>
</tr>
</thead>
<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. The house would require one parking spot, which is met by street parking. The general conditions listed in Article 19.01 for Conditional Uses are all met.

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 parking requirements are met with street parking in front of the building.
4. Wilkinson Street is adequate to serve the proposed use, and this use should not have a measurable impact on traffic.

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 zoning or 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 307 Wilkinson Street.
4. All of the Standards for the Conditional Use outlined in Article 19.154 pertaining to non-owner occupied short-term rentals shall be met by the applicant.
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.
PVA Map for 307 Wilkinson Street - CUP
1912 Sanborn Map showing the footprint of the building at 307 Wilkinson at that time.

West side (front) of building
South side of building showing the existing bump-out addition

East side (rear) of building
North side of building as viewed from rear

Outbuilding at rear of property
Streetscape looking northwest

Streetscape looking southwest
4.40 Special Historic Districts

4.401 Purpose. To protect certain areas of the City of Frankfort having significant historic or architectural character by granting the Architectural Review Board the power to review permits for all variances, conditional use permits, construction, demolition or moving of structures within the district.

4.402 Permitted Uses.

A. Residential Uses:
   1) Single, detached dwelling and owner occupied short term rentals

B. Public/ Semi-Public:
   1) Churches
   2) Libraries and museums
   3) Charitable Indigent Limited Care Facility, provided that use shall comply with all criteria in Article 4.06 (20).

4.403 Conditional Uses.

A. Public/Semi-Public:
   1) Day Care and child nursery (per Article 19 - RS District)
   2) Home occupations
   3) Parks and playgrounds
   4) Private clubs
   5) Schools

B. Retail Sales, Services:
   1) Antiques
   2) Apparel and fabric
   3) Flower, gift, jewelry
   4) Specialty
   5) Restaurant

C. Funeral Services
D. Parking lots and parking structures
E. Multiple dwellings and townhouses, attached
F. Business and professional offices
G. Two dwelling, semi-attached
H. Mixed use of professional office use or retail uses on the first floor and residential use(s) on the second/third floors.
I. Bed and Breakfast facility per Article 19
J. Hotels per 4.06, Noted Special Conditions, Subsection 34 of this Ordinance
K. Short term rental - non-owner occupied

4.404 Bulk and Density. Because of the wide range of existing density and lot sizes in older neighborhoods, no specific density or setbacks shall be established. Development and
redevelopment shall be consistent with the character and density of the neighborhood. The bulk and density of new uses or structures shall be determined by the Architectural Review Board, with the exception to setbacks, which can be administratively approved for fences or walls; and for additions or accessory structures that meet the existing setbacks on the property.

4.405 Height requirements: maximum height is 45 feet.

4.406 Signs. One (1) non-illuminated or indirectly illuminated identification sign limited to one (1) for each street frontage not to exceed four (4) square feet in area and indicating only the name and address of the building and the name of the management. If free standing, the sign shall be set back from the street a distance of at least ten (10) feet from the curb line. Maximum height of free standing sign shall be eight (8) feet.

One (1) non-illuminated business for each tenant or lessee located on the premises, limited to two (2) square feet in area, mounted on the façade of the building and not projecting more than six (6) inches from the façade of the building unless otherwise approved by the Architectural Review Board.


4.408 Design Criteria. The Special Historic Districts in Frankfort may be listed on the National Register of Historic Places as historic districts. Development and Redevelopment shall observe the following design criteria:

A) Assure the continuity of architectural styles, building mass and density, as well as the overall character of the area.

B) Protect the open space and landscape features of the district.

C) Conform to the applicable requirements of Article 17 of this ordinance.

4.409 Bonuses for New Construction. To encourage new construction compatible with the intent of the district the following bonuses may be granted:

A. For providing off street parking within a building but not long frontage of a retail street, lot coverage permitted may increase to 100% and the area devoted to parking shall not be included in determining the floor area ratio (F.A.R.).

B. For providing pedestrian plazas or landscaped or open spaces in interior courts or along the Kentucky River, height may be increased twenty five percent (25%) and F.A.R. may be increased to 4.0.

C. For providing retail facility on street frontage of office or residential structures, the F.A.R. may be increased to 4.0.
ARTICLE 19  CONDITIONAL USES

19.01 General. Wherever any conditional use is considered by the Board of Zoning Adjustments, the Board shall determine that the following conditions have been met.

19.011 That street or road capacity and condition is adequate to serve anticipated additional traffic.

19.012 That public facilities required are available.

19.013 That the conditional use proposed is in accordance with the intent of the zoning district within which it will be located.

19.014 That the proposed use will have no adverse effect upon the adjacent or surrounding property.

19.015 That appropriate screening or buffering is provided in accordance with Article 7, Landscape Regulations.

19.016 That any sign requirement specified in Article 13 will have been met and that no sign for any conditional use in any residential zoning district exceeds two (2) square feet.

19.017 That all specific conditions enumerated in this Article Section 19.02 through 19.15 will have been fulfilled.

19.018 That the use and development of land complies with the adopted Comprehensive Plan.

19.02 Specific Conditions. In addition to the above general conditions the Board shall evaluate the standards and conditions for those uses which follow and for which specific conditions are established.

19.03 Cemeteries and Mausoleums.

19.031 Location. A cemetery or mausoleum may be granted a conditional use by the Board of Zoning Adjustments to locate in any AG, CH or IC Zone.

19.032 Site Plan. Any proposal for a cemetery or mausoleum shall be accompanied by a site plan showing all ingress, egress, building sites, external road system and such information as may be required by the Board of Zoning Adjustments.

19.033 Accessory Uses. Any accessory uses included on the site must be clearly defined and all such accessory uses must be compatible with the surrounding uses and be nor more objectionable that the principal use.

19.034 Area. Any new cemetery shall be located on a site containing not less than twenty (20) acres.
A. Location. Bed and Breakfast Homes may be located in any single-family residential structure in the Special Capitol (SC), and Special Historic (SH) and High Density Multi-Family (RH) Zone District, provided that a Conditional Use Permit has been issued by the Board of Zoning Adjustments.

B. Limitation of Occupancy. A Bed and Breakfast Home shall be limited to four (4) lodging units or bedrooms provided for guest accommodations. The maximum length of stay for any guest shall be four (4) nights. The resident owner shall keep a current guest register including names, addresses and dates of occupancy of all guests.

C. Owner Residency. The owner of any single-family residential structure where a Bed and Breakfast Home is located must reside at the home.

D. Alteration of Structure. No structure shall be altered or enlarged beyond its existing exterior walls in order to accommodate the Bed and Breakfast use.

E. Parking. Parking for this Bed and Breakfast use shall be provided in accordance with Article 12, Parking Regulations. Each Bed and Breakfast shall be required to provide one (1) parking space per each lodging unit or bedroom provided for overnight accommodations.

F. Signs. Any sign that is provided for this use shall not exceed two (2) square feet and shall be flush mounted to the façade. Any such sign shall not be illuminated.

G. Licensing. The owner of the Bed and Breakfast shall be required to obtain approval and licensing from the State Health Department.

19.15 Short term rentals

19.151 Purpose. This section provides standards for the establishment of short-term rentals. The regulations are intended to allow for a more efficient use of residential structures without detracting from neighborhood character.

19.152 Definition. A dwelling unit that is rented, leased, or otherwise assigned for a tenancy of less than 30 consecutive days duration, where no meals are served. This term does not include hotel or motel rooms, bed and breakfast inns or boarding and lodging houses.

19.153 Location. In accordance with Table 4.04 - Land Use Table.

19.154 Standards
To ensure compliance of short term rentals, the following requirements shall be fulfilled.

A. The maximum stay for a short term rental shall be 29 consecutive days for the same occupant.
B. The dwelling unit shall be limited to a single short term rental contract at a time.
C. The maximum number of persons residing in the short term shall not exceed two times the number of bedrooms plus four individuals.
D. No food or alcoholic beverages shall be prepared for or served to the guest by the host.
E. Outdoor signage in conjunction with the short term rental is prohibited.
F. If the short term rental is not the primary residence of the host, they shall provide information on how to be contacted by phone, email, and address. This information shall be provided in a conspicuous location within the short term rental.
G. Each short term rental shall provide an evacuation plan and provide smoke detectors in compliance with the Kentucky Residential Code.
H. Parking for short term rentals shall be provided in accordance with Article 12. Hosts shall provide one (1) parking space per short term rental contract.
I. The short-term rental shall comply with the City's Noise Regulations established in the Code of Ordinances - Section 131.01. Guests with pets are subject to the City's provisions regarding animals, found in Chapter 90 of the Code of Ordinances. If the property is subject to two (2) or more substantiated civil and/or criminal complaints, the Planning Director may revoke the approval of the short term rental.
J. All short term rental hosts must submit an annual registration form to the Department of Planning and Community Development to ensure that all requirements of Section 19.15 have been met, as well as obtain a business license through the City's Finance Department.
K. The short term rental host shall request a rental housing inspection at the time of annual registration through the Department of Planning and Community Development.
L. If the short term rental ceases operations they shall notify the Department of Planning and Community Development in order to keep an up-to-date record of operating short term rentals within the City.

ARTICLE 20

RESERVED

ARTICLE 21

ADMINISTRATION, ENFORCEMENT AND VIOLATIONS

21.01 Administration and Enforcement. The Planning Director and/or Zoning Enforcement Officer of the City of Frankfort shall administer and enforce this Zoning Regulation except as otherwise provided herein.

21.011 The Planning Director and/or the Zoning Officer shall promptly investigate complaints of violations and report his findings and actions to complainants. He shall use his best efforts to prevent violations and to detect and secure the correction of violations.

21.012 If he shall find any of the provisions of these Zoning Regulation are being violated, he shall notify in writing, the person responsible for such violations indicating the nature of the violation and ordering the action necessary to correct it.
August 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, and 17 of the City of Frankfort Zoning Ordinance, Johnson Browning Investments LLC is requesting a Certificate of Appropriateness to construct an addition on the side of the primary structure and a Conditional Use Permit to operate a short-term rental for the property located at 307 Wilkinson Street. The property is more particularly identified as PVA Map No. 061-24-04-011.00.

The Frankfort Architectural Review Board will host a public meeting at 5:00 p.m. on Tuesday, August 16, 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.

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 August 16, 2022.

Sincerely,

Vicki Birenberg, AICP
Historic Preservation Officer
APO Addresses for 307 Wilkinson St.

Johnson Browning Investments LLC
305 Wilkinson St.
Frankfort, KY 40601

James Michael Terry
1213 Man-O-War Dr.
Frankfort, KY 40601

James & Barbara Henderson
308 Wilkinson St.
Frankfort, KY 40601

Virginia Lee Barnard
304 Wilkinson St.
Frankfort, KY 40601

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

Tammy J. Ramsey
306 Long Lane
Frankfort, KY 40601

Ellen Raine
308 Long Lane
Frankfort, KY 40601
<table>
<thead>
<tr>
<th>NAME OF RESOURCE</th>
<th>8/Location: House, 307 Wilkinson Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. ADDRESS/LOCATION</td>
<td>307 Wilkinson Street</td>
</tr>
<tr>
<td></td>
<td>Frankfort, KY</td>
</tr>
<tr>
<td>3. UTM REFERENCE:</td>
<td>Quad Name: Frankfort West</td>
</tr>
<tr>
<td></td>
<td>Date: 1997 / Zone: 16 / Method: C</td>
</tr>
<tr>
<td></td>
<td>Easting: 685613 / Northing: 4229933</td>
</tr>
<tr>
<td>4. OWNER/ADDRESS:</td>
<td>JAO Properties, LLC</td>
</tr>
<tr>
<td></td>
<td>1717 Alliant Avenue, Suite 17, Louisville, KY 40299</td>
</tr>
<tr>
<td>6. DATE RECORDED:</td>
<td>August 2008</td>
</tr>
<tr>
<td>7. SPONSOR:</td>
<td>City of Frankfort and Downtown Frankfort, Inc.</td>
</tr>
<tr>
<td>8. INITIATION:</td>
<td>4/NR</td>
</tr>
<tr>
<td>10. REPORT REFERENCE:</td>
<td>Central Frankfort Historic District Nomination (2009)</td>
</tr>
<tr>
<td>11. ORIGINAL PRIMARY FUNCTION:</td>
<td>01A/single dwelling</td>
</tr>
<tr>
<td>12. CURRENT PRIMARY FUNCTION:</td>
<td>01A/single dwelling</td>
</tr>
<tr>
<td>13. CONSTRUCTION DATE:</td>
<td>4/1900-1924 estimated documented</td>
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<td>14. DATE OF MAJOR MODIFICATIONS:</td>
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<td>15. CONSTRUCTION METHOD/MATERIAL</td>
<td>W2/balloon frame original subsequent</td>
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<td>16. DIMENSIONS:</td>
<td>Height A/single story Width 3 bays Depth 2 bays Acreage &lt;1 acre</td>
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<td>17. PLAN:</td>
<td>first</td>
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<td>second</td>
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<tr>
<td>18. STYLISTIC INFLUENCE</td>
<td>5/7 Turn-of-Century/Other first</td>
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<tr>
<td></td>
<td>second</td>
</tr>
</tbody>
</table>

| 19. FOUNDATION TYPE: | TYPE | MATERIAL |
|                      | 2/continuous | C/concrete block |
| 20. PRIMARY WALL MATERIAL: | 1/weatherboard |
| 21. ROOF CONFIGURATION/Covering | CONFIGURATION | COVERING |
|                               | B/gable, front | 5/asphalt shingle |
| 22. CONDITION: | 6/Good-in good state of repair |
| 23. MODIFICATION: | 1/little or no alteration, historic fabric largely intact |
| 24. ARCHITECT/Builder: | unidentified |
| 25. PHOTOGRAPH FILE #: | FRCCL2-01 |

**COMMENTS/HISTORICAL INFORMATION:**

One-story vernacular cottage of wood construction, set on a foundation of rock-faced concrete block. Gable-end orientation with modern gutters and a one-story porch on the façade (shown on 1912 Sanborn Fire Insurance Map), supported by Doric columns which rest on brick piers; the piers may represent a modification but likely date from within the Period of Significance. Three-bay façade with the main entrance offset on the southernmost bay. Fenestration is flat-topped, 2/2. A diamond-shaped fixed window, similar to that found on the house immediately to the north, is in the south elevation. The 1914 and 1921 City Directories indicate this to have been the home of George Robinson, listed as a janitor at the office of the State Treasurer.
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)
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS- STAFF REPORT

Case No. ARB 2022-19

Applicant: Johnson Browning Investments, Property Owner

307 Wilkinson Street

Special Historic Zone

Request

In accordance with Articles 4, 16, and 17 of the City of Frankfort Zoning Ordinance, Johnson Browning Investments LLC is requesting a Certificate of Appropriateness to construct an addition on the side of the primary structure. The property is more particularly identified as PVA Map No. 061-24-04-011.00.

Scope of Work

The applicant is proposing to remove a rear porch, which is located on the south rear side of the building and has a different roofline than the rest of the property. The new construction for the addition would include extending the footprint to the edge of the existing bump-out addition (south wall) and squaring off the corner with the back (east wall). The roofline of the new section would be rebuilt to match the existing bump-out roofline. The roof will be covered with asphalt shingles if the slope is appropriate; if not, a synthetic rubber membrane roof (which exists on the bump-out) will be continued for the addition. Gutters will be installed to match the existing K-Style gutters. Siding will be installed to match the existing as close as possible in profile and materials, but if an exact material match can’t be found, Hardie Board (cement board) is proposed. Skirting at the foundation will also be attempted to be matched as closely as possible. The material proposed for the new portion of the roof will be compatible with the materials found on the existing roof.

Property Description

This house is a front-gabled cottage, built with a shotgun plan originally. The front gable is a bit asymmetrical and raises questions as to the original form and age of the structure and how it may have been altered over time. It has a full-width front porch with round columns sitting on square brick piers. The foundation is composed of stone, but it is covered with a pressed metal skirting with a design that resembles rusticated concrete blocks.

The house has its original windows on the front elevation, which are double hung with two-over two lights. There is one decorative diamond-shaped window on the south elevation, near the front end of the house. The front door has been replaced with a new Prairie Style door, which is not architecturally compatible. The original weatherboard
siding has been covered with artificial vinyl siding of a wider width. The siding has the appearance of having wood grain. The house was expanded on the south side at some point in its history, with a small bump-out with a front-facing window. Behind this addition is a smaller addition with a different sloping roofline - this may have been added in the early 20th century as a rear porch, later enclosed. It is this portion of the structure that is proposed for removal in preparation for the new addition.

Significance

The house is a contributing structure to the Central Frankfort National Register District, which was listed in 2009. This house is a very good example of early 20th century vernacular architecture, and it helps to illustrate the variety of historic housing sizes and types available in the district. It has a moderate level of integrity. Alterations that impact integrity include covered siding with an inappropriate type and style, replacement doors, metal skirting covering the foundation, and modern K-Style gutters.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<table>
<thead>
<tr>
<th>Sections</th>
<th>Topic</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.408</td>
<td>Design Criteria</td>
<td>Compatibility with existing character of district</td>
</tr>
<tr>
<td>SHDG Chapter 3, pages 34-35</td>
<td>Planning Your Project</td>
<td>General guidelines, considerations, and visibility</td>
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<tr>
<td>SHDG Chapter 4.5.2, page 57</td>
<td>Roofs</td>
<td>Roof shape and materials</td>
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<tr>
<td>SHDG Chapter 4.5.5</td>
<td>Gutters</td>
<td>General guidance</td>
</tr>
<tr>
<td>SHDG Chapter 6, pages 93-96</td>
<td>Additions</td>
<td>General guidance</td>
</tr>
</tbody>
</table>

STAFF ANALYSIS

This project will take place at the rear of the structure, behind an existing bump-out addition, and from the right-of-way the visibility will be limited at best. The old enclosed porch itself is not a character-defining feature of the property and is not part of the original construction (per the 1912 Sanborn Map). That helps to explain the different slope of the roof relative to the main structure and addition. Staff does not find that this new change to the shape of the roof in that location, along with the addition to the
footprint that moves the south and east walls a little further south (about 2-2.5 feet), will adversely affect the existing historic integrity of the structure or the district. The applicant is proposing to use materials that match the existing materials as closely as possible. This includes the continuation of the use of K-Style gutters on the new addition, which are prohibited by the design guidelines for this district. However, in situations where K-Style gutters already exist on the building, these are often approved. The only question staff has is with regard to the existing door. The applicant did not indicate that it would be replaced in the application. It is not a historic door, and if a replacement is planned, an appropriate design and material could be reviewed and approved by staff at a later point as a condition of receiving the approval to proceed.

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

The request for a Certificate of Appropriateness by the applicant is **partially compatible** in concept with the requirements of the Zoning Regulations sections 4.408, 16.04, and with the Special Historic Zoning District Design Guidelines and the following suggested facts:

1. The rear enclosed porch is not depicted on the 1912 Sanborn map.
2. The project is proposed for the rear of the building, where there is limited visibility from a public right-of-way.
3. The existing gutters and downspouts are modern K-style.
4. A new roof shape and slope is not being introduced - the addition will match the slope of the existing roof on the bump-out addition.

**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 building permit will be amended to reflect the work approved in this request.
2. If the rear door will be replaced, the design and material will be reviewed for compliance with the design guidelines and approved by staff.
3. 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 is issued.
PVA Map for 307 Wilkinson
PVA Map for 307 Wilkinson
1912 Sanborn Map showing the footprint of the building at 307 Wilkinson at that time.

West side (front) of building
South side of building showing the existing bump-out addition

East side (rear) of building
307 Wilkinson Street - COA

North side of building as viewed from rear

Outbuilding at rear of property
307 Wilkinson Street - COA

Streetscape looking southeast

Streetscape looking northeast
307 Wilkinson Scope of Work

Remove dilapidated right rear enclosed porch, rebuild larger to extend footprint to “square off” right rear of building to allow for modern functionality in terms of utility space and access to electric service. Roof line will be the same as the existing bump out continued to the rear. Will clean up multiple roof lines that have leaked extensively over the years and allow a longer run of continuous gutter. Siding will be matched with siding from the subject, sourced elsewhere or if not available in a large enough quantity a portion may necessarily be HardiBoard type material with as similar a reveal as possible. Roof over this new addition will be dimensional comp shingles if determined that there is enough slope to be effective or epdm which is what is existing. Exterior skirting to be repaired and replaced to match as closely as sourcing allows.
307 Wilkinson Blvd
Side Elevation
Proposed Rafter Renuale

Highlighted area is proposed addition.

Dimensional Comp. Shingles

Comp. Shingles / Metal or EPDM

Matching K Style Gutters

Siding matching existing or Hardiboard

Scale 1/4" = 1 ft
307 Wilkinson Blvd
Rear Elevation
 Proposed Roofline Remodel

The new side and rear walls will extend to the edge of the existing bump-out wall.

Existing - Hallard
NAME OF RESOURCE: (how determined)
8/Location: House, 307 Wilkinson Street

2. ADDRESS/LOCATION
307 Wilkinson Street
Frankfort, KY

3. UTM REFERENCE:
Quad Name: Frankfort West
Date: 1997 / Zone: 16 / Method: C
Easting: 685613
Northing: 4229933

4. OWNER/ADDRESS:
JAO Properties, LLC
1717 Alliant Avenue, Suite 17, Louisville, KY 40299

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:

D Survey D HABS/HAER
D KY Land D Local Land
D NR D NHL

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

11. ORIGINAL PRIMARY FUNCTION:
01A/single dwelling

12. CURRENT PRIMARY FUNCTION:
01A/single dwelling

13. CONSTRUCTION DATE: 
4/1900-1924

14. DATE OF MAJOR MODIFICATIONS:

15. CONSTRUCTION METHOD/MATERIAL
W/rock wall frame
W/structural frame

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

17. PLAN:
D/shotgun

18. STYLISTIC INFLUENCE
5/7 Turn-of-Century/Other

19. FOUNDATION TYPE:
TYPE
2/continuous

MATERIAL
C/concrete block
period

20. PRIMARY WALL MATERIAL:
I/weatherboard
original replacement

21. ROOF CONFIGURATION/COVING
CONFIGURATION
B/gable, front

COVERING
5/asphalt shingle

22. CONDITION:
G/Poor to good state of repair

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

24. ARCHITECT/BUILDER
unidentified

25. PHOTOGRAPH FILE # FRC6-2-01

COMMENTS/HISTORICAL INFORMATION:
One-story vernacular cottage of wood construction, set on a foundation of rock-faced concrete block. Gable-end orientation with modern gutters and a one-story porch on the façade (shown on 1912 Sanborn Fire Insurance Map), supported by Doric columns which rest on brick piers; the piers may represent a modification but likely date from within the Period of Significance. Three-bay façade with the main entrance offset on the southernmost bay. Fenestration is flat-topped, 2/2. A diamond-shaped fixed window, similar to that found on the house immediately to the north, is in the south elevation. The 1914 and 1921 City Directories indicate this to have been the home of George Robinson, listed as a janitor at the office of the State Treasurer.
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August 2, 2022

To: Adjoining Property Owner

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

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Sincerely,

Vicki Birenberg, AICP
Historic Preservation Officer
APO Addresses for 307 Wilkinson St.

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Frankfort, KY 40601

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304 Wilkinson St.
Frankfort, KY 40601

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

Tammy J. Ramsey
306 Long Lane
Frankfort, KY 40601

Ellen Raine
308 Long Lane
Frankfort, KY 40601