

ARCHITECTURAL REVIEW BOARD

February 15, 2022

5:00 PM

JENNIFER OBERLIN, PRESIDING

Members Present:

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

Also Present:

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

The first item of business was the approval of the minutes of the January 18, 2022 meeting. Ms. Konkol made a motion to approve the minutes. The motion was seconded by Mr. Breeck and all were in favor.

Ms. Oberlin gave the Chairs Report.

Mr. Miller read the administrative approvals for the period covering January 10, 2022 to February 8, 2022.

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

In accordance with Articles 4, 16, and 17 of the City of Frankfort Zoning Ordinance, Joseph E. Dunn of Inspirational Grounds, LLC requests a Certificate of Appropriateness to construct a wrought iron access gate with a building downspout feature at the walkway behind the building located at 316 Wapping Street. The property is more particularly identified as PVA Map No. 061-24-11-015.01

Vicki Birenberg, City of Frankfort Historic Preservation Officer was present explained that the applicant wants to install a metal gate with a building downspout feature on the rear of the property where there is a walkway that is about 7' wide. The downspout is built into the frame of the gate and will eject water.

Ms. Birenberg stated that the proposed gate is 12 feet, four inches in height. An aluminum downspout leading from downspout leading from the existing scupper on the school building and will pass inside the hollow-frame lintel and a right-hand post and extend at grade to discharge onto Catfish Alley, a distance of approximately 33 feet.

Mr. Miller City of Frankfort Senior Planner was present stated that water management may be an ongoing issue because the large building covers most of the lot.

Mr. Miller stated that the existing zoning ordinance states that that the maximum height for fences and walls shall be “designed in accordance with plan” in the Special Historic District. In the adjacent Central Business zone, fences and walls are limited to an 8 foot maximum height. The gate/downspout is technically neither a wall or a fence, making the determination of appropriate height a bit more open to interpretation.

Mr. Miller stated that the use of black painted wrought iron for the gate is appropriate, given the extensive use of cast and wrought iron in the districts.

Mr. Miller stated that the extension sitting on top of pavement is not an ideal situation given the historic character of the building and its surroundings. However in this instance, give the location, staff feels this request is acceptable as long as the extension is the same color as the pavement. Mr. Miller stated there are already other visual intrusions at this location in the form of utility poles and equipment.

Mr. Miller stated that staff finds the plans are compatible in concept with the requirement of the Zoning Regulations and the Special Historic Zoning District Design Guidelines.

Mr. Miller read the three findings of fact on page three of the staff report as well as the three conditions listed on page three of the staff report.

Mr. Miller stated that there were no citizen comments regarding this request.

Architect Jeff Raine was present on behalf of the applicant and replied that he had seen the staff report and conditions and had no problem with them when asked by Ms. Oberlin.

Based on the Findings of Fact, Ms. Konkol made a motion in accordance with Articles 4, 16, and 17 of the City of Frankfort Zoning Ordinance, to approve the request from Joseph E. Dunn of Inspirational Grounds, LLC a Certificate of Appropriateness to construct a wrought iron access gate with a building downspout feature at the walkway behind the building located at 316 Wapping Street with the following conditions:

1. The downspout extension will be the same color as the pavement.
2. A zoning permit will be obtained to reflect approval of the work in this request.
3. Any additional projects requiring a building permit shall require review and approval by the Architectural Review Board unless a Certificate of No Exterior Effect is issued.

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

There being no other business, Mr. Midkiff made a motion to adjourn. The motion was seconded by Mr. Breeck and all were in favor. The meeting adjourned at 5:19 p.m.