

THE HISTORICAL STANDARDS
FOR THE
FRANKFORT DOWNTOWN HISTORIC DISTRICT
CITY OF FRANKFORT, INDIANA



Frankfort Indiana Historical Standards &

Guidelines Revised: January 3, 2017

EXHIBIT C

FRANKFORT DOWNTOWN HISTORICAL DISTRICT STANDARDS

Intent

The intent of the Frankfort Downtown Historic District is to promote the continuation of higher density mixed-use development in downtown Frankfort and to insure a high degree of compatibility between existing; and new development in keeping with traditional downtown development patterns. The district shall:

- A) Require design standards that assure compatible size, scale and massing of structures for new **construction**;
- B) Preserve existing historic character by requiring rehabilitation of existing buildings;
- C) Protect property values and encourage continued investment;
- D) Approve revitalization with pedestrian-oriented development with a mix of uses including residential, retail service, office and entertainment;
- E) Be consistent with the goals and policies of the Frankfort Comprehensive Plan

Boundaries

The boundaries of the Frankfort Downtown Historic District are shown on the attached Map as Exhibit A. More specifically, the District is described as follows:

There is hereby created an Historic District known as the Frankfort Downtown Historic District within the City of Frankfort, Clinton County, Indiana, the boundaries of which shall be as follows:

Beginning at the southwest corner of Lot Number 69 in the Additional Original Plat of the Town (now City) of Frankfort, as the same is recorded in Plat Record I pages 2 and 3, proceed south 90 2/3 feet to the southwest corner of a property having the address of 303 S. Jackson Street, said line being hereinafter referred to as the "beginning line"; thence east along the south boundary of said property 200 feet to the southeast corner of said property; thence north along the rear boundary of said property to its northeast corner; thence proceed 40 feet easterly along the south boundary line of a property conveyed to Clinton County Economic Advancement Foundation by deed recorded February 10, 2012, as Instrument No. 2012-0526, and continuing easterly along the said south property line extended across Prairie Creek to the center line of a north-south alley running along the east side of Prairie Creek; thence south along the center line of said alley to its intersection with the center line of an east-west alley running along the south boundary line of Lot Number Two (2) in McKinsey's Addition to the City of Frankfort, thence east along the center line of said alley to the east line of S.

Harrison Street; thence north along said east line of Harrison Street to the southwest corner of Lot 26 in Brookie's Addition to the City of Frankfort; thence easterly along the south boundaries of Lots 26 and 27 in Brookie's addition extended to the center line of Clay Street; thence north along the center line of Clay Street to the center line of Morrison Street; thence west along the center line of Morrison Street to the center line of North Columbia Street; thence south along the center line of Columbia Street to the center line of West Wabash Street; thence east along the center line of Wabash Street to a point on the beginning line, the same being on the east line of Jackson Street, said point being the terminus.

General Provisions/Applicability

These standards and guidelines apply to any:

- A) Site or structure being located, erected, constructed, reconstructed, moved, altered, converted, or enlarged. Any changes in the exterior of a building within the Downtown Historic District.
- B) Lot being used, altered, or excavated.
- C) Existing uses being expanded changed, or new uses added.
- D) Streetscape improvements including exterior facades, landscaping, lighting, street furnishings, or other improvements.
- E) Establishment of additional off-street parking spaces.
- F) Existing Structures being demolished.

Relation to Underlying Zoning

The Development standards provided herein are intended to supplement those permitted in the underlying zoning classification and in some cases may be more restrictive than those of the underlying zoning classification. When the requirements of the underlying zoning district and the historic district appear to be in conflict, the more restrictive shall apply.

Procedures

A Development Plan and a Certificate of Appropriateness shall be required for all new structures and for exterior improvements to be made to structures located in the Frankfort Downtown Historic District in accordance with Section 155.406 of Frankfort Municipal Code. The Building Inspector shall review all Development Plan applications in adherence with the Downtown Historical District Standards as adopted in resolution (HPC 16-02).

Any proposed exterior changes or alterations with a building designated under the zoning codes of the City of Frankfort for commercial or business use in the Downtown Historic District shall have a recommendation provided by the Design Committee of the Frankfort Main Street, Inc. to help lend integrity to the Downtown Historic District. Proposed alterations or changes shall be

made available to Frankfort Main Street, Inc. at least forty-eight (48) hours before the commencement of any HPC meeting where construction or alteration decisions are to be made concerning the Downtown Historical District. Any recommendations or response from the Design Committee of the Frankfort Main Street, Inc. must be made within the forty-eight (48) hour time frame before commencement of the HPC meeting.

Development and Design Standards

In the review of Development Plans in the Frankfort Downtown Historical District, the Frankfort Historical Preservation Commission shall follow the design and construction standards set forth in the document entitled Frankfort Downtown Historical District Design Guidelines which are attached and hereby adopted as a part of these standards.

Parking, Lighting and Sign Standards

- A) Parking shall comply with Section 155.044 of the Zoning Ordinance subject to the City Plan Commission approval of a Landscaping Plan for the facilities. All off street parking areas shall be concrete or paved with asphalt.
- B) Lighting shall comply with Section 155.205 of the Zoning Ordinance.
- C) Signs shall comply with section 155.130 through 155.137 except that no Off-Premise Signs or Portable signs are permitted in the Downtown Frankfort Historical District unless approved by the City Plan Commission.

Frankfort Downtown Historical District Design Guidelines

Frankfort Downtown Historic District

The Frankfort Downtown Historic District consists of the area described in the Map attached hereto as Exhibit A. This area contains the highest concentration of traditional commercial retail storefront buildings. The Frankfort Downtown Historic District remains the heart of downtown as evidenced by the care and detailing of renovated storefronts and diversity of retail activity and high volumes of pedestrian traffic. Many of these structures have historical significance and preservation of historical properties within this area of high priority. Much of this area is eligible for local historical district designation. The existing structures typically exhibit the following features:

- Commercial use with historical storefront detailing located at the street level
- Front facade abuts the sidewalk edge (zero setback)
- Masonry materials dominate with decreased solid-to-void ratio. Solid-to-void ratio is defined as the amount of wall surface (the solid) as compared to the amount of glass or the number of windows (the void or transparent). Often older commercial buildings located in downtown will have large display windows on the first floor along the primary street facade and the solid-to-void ratio would result in less structure or wall structure and a

greater amount of glass. The upper stories of the same building would often contain different window forms, such as double-hung windows that are "punched" into the wall surface: in this case, the solid-to-void ratio would result in more structure or wall surface and less glass. The solid-to-void ratio is a helpful tool in designing building facades to ensure compatibility with existing historical structures.

- Smaller upper story, double-hung punched windows
- A molding or cornice that caps the building
- Articulated architectural detailing that defines each story of the building

Design Goals

In order to develop design guidelines and standards that will ensure compatible redevelopment in the Frankfort Downtown Historic District, design goals have been established. The design goals for this area are:

- To preserve historical resources
- To define the sidewalk edge with visually interesting mixed use buildings
- To minimize the visibility of mechanical equipment and service access from the streets edge excluding Knox boxes & sprinkler connections
- To respect the established context of traditional commercial storefront buildings
- To generate pedestrian activity along the street edge and positively contribute to the integrity of the streetscape

Development in the Frankfort Downtown Historic District shall be compatible with historical structures and shall relate in terms of building massing and orientation. Similarly, buildings will convey the traditional widths of earlier structures in this area. New buildings that are larger than those seen historically shall be clearly divided into modules and the architectural skin shall be designed to the extent that the building appears to be in scale with its neighbors. Building materials shall match the range of materials used historically and the pedestrian scale established at the street level should be maintained. Many traditional structures are two to four stories in height and this scale must be expressed in new construction.

Redevelopment and infill projects shall integrate quality building materials with architectural detailing that will contribute to the desired character of the Downtown Historic District.

Courthouse Square

The primary focal point of the Frankfort Downtown Historic District is the Clinton County Courthouse. The Frankfort Downtown Historic District is a series of blocks surrounding the Courthouse, which contain many buildings that are similar to traditional storefront structures and also contains a mix of other building types. New buildings must draw upon the design traditions exhibited by historical commercial storefront buildings and include zero setbacks with the individual storefronts that are visually interesting to pedestrians and that are detailed to reflect the traditional scale of building in the Downtown Historic District. New construction that abuts any historical structure shall respect established design traditions and development patterns. Larger

buildings must contain some reduced volumes that are similar in height to the adjacent historical structure to ensure compatibility in mass and scale.

In addition to the design goals established for the Downtown Courthouse Square, one goal is to establish a pedestrian-friendly street edge that is primarily of buildings at the sidewalk edge, although in some cases landscaped areas and courtyards may also occur.

Frankfort Downtown Historic District Design Guidelines

The Frankfort Downtown Historic District Design Guidelines promote redevelopment and new construction in a manner that respects the traditional design for the Downtown Historic District while accommodating new, creative design and architecture concepts. The design guidelines are based upon the desire and goal of promoting quality development and improving the City's image. The vision is an attractive, pedestrian-oriented small town atmosphere where buildings and sites convey a sense of permanence, attention to detail, quality and investment.

Downtown Frankfort's sense of time and place, which is expressed through our historical and traditional buildings, as well as this unique and cherished character will be respected and protected. When a new building does occur, it should be in a manner that reinforces the basic character-defining features of the Downtown Historic District. Such features include the siting of the building, the orientation of the building to the street, architectural and landscape materials and the general alignment of architectural elements and details along the length of a city block. How these variables are integrated into new development or redevelopment project determine whether or not a building is compatible with existing development. Protecting the compatibility, character and orderliness of all downtown development within the Frankfort Downtown Historic District will strengthen downtown's image creating an inviting environment, and sense of identity. The design guidelines are intended to provide direction for developers and designers as to how future construction in Frankfort Downtown Historic District shall be designed. These standards are not intended to slow or restrict development, but rather to add consistency standards are not intended to slow or restrict development, but rather to add consistency and predictability about the quality and function of the future of Downtown Frankfort.

Building Alignment

Many structures in downtown areas contribute to the overall "street facade" because each building aligns along the front (or street) lot line and each building usually occupies the entire width of the parcel. The objective is to use buildings, parks and landscaping to define the street line and sets a tone of pedestrian experience while creating a sense of enclosure along streets. A gap in the length of facades at the street line will create an area of low activity, low commercial potential and interrupts the pedestrian's experience in the same way a vacant lot will, and should be avoided whenever possible.

1.1 Maintain the alignment of buildings exhibited by existing, traditional buildings in the Downtown Historic District.

- In the Frankfort Downtown Historic district, the buildings shall be aligned with the street edge to create a zero setback. The front of building facade shall be aligned with the sidewalk edge, when feasible. A minimum of 70% of the front wall should be at the sidewalk edge. For all buildings, any facade facing a public street shall be considered a primary facade.
- In the event of building demolition and removal, the street edge shall be defined with new construction; landscaping or other approved pedestrian oriented features consistent with Historical Downtown Streetscape Design Guidelines.

1.2 Orient the primary entrance of a building toward the street.

- A building shall have a clearly-defined primary entrance that is easily recognizable from the street. Buildings that are set back from the front property line shall integrate accessible paved walks that line the building to the street and sidewalk. There shall be at least one entrance for any facade containing at least 66 feet of frontage facing a public street.
- Parks and landscaped areas shall have a clearly-defined primary entrance that is recognizable from the street.

Architectural Character

While it is important that a new building be compatible with the traditions exhibited by existing buildings in Downtown Frankfort, the new building must exhibit the character of buildings in its immediate area.

2.1 New designs that respect traditional building styles are required.

- A new design that draws upon the fundamental similarities among older buildings is vital to the historic preservation. This will allow the new project to be constructed as a product of its own time, yet be compatible with its historical neighbors.
- The literal imitation of older historical styles is discouraged

2.2 A new building should incorporate a base, middle and a cap

- Traditionally, buildings were composed of these three basic elements. Modern interpretations of this design concept results in visual continuity along the street edge.
- The building base typically contains large display windows, kick plates below the windows, sign band, and building entrance.
- The building "middle" will include windows with thoughtful solid-to-void ratios that reflect the window patterns exhibited by other buildings in the character area.
- The cap typically includes architectural detailing such as a cornice that is integrated with the roof form and downspouts/gutters for storm water diversion.

2.3 Redevelopment project objective is to preserve and strengthen the unique, memorable, distinctive, and historical setting of downtown.

- Additions to historical buildings shall respect the architecture of the existing building. Materials, massing, colors, and detailing of the existing building shall guide the design of the additions. Additions shall also be compatible with the historical architectural features of adjacent historical

buildings, including compatibility with historical building materials, color, signage, storefront organization.

- Historical architectural features of existing buildings shall be retained and repaired, rather than removed. If these features are severely damaged, they shall be replaced with features identical in appearance to the original features.
- Buildings shall be detailed with materials that vary between base wall material and trim. Trim and detailing must include some of the following: wood moldings and trim, decorative brick trim, glazed terra cotta trim, metal moldings, pressed metal, cast concrete or stone trim.
- All building sides, visible from public streets must include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side facades is not permitted.

Mass, Scale and Form

Building heights vary in the Frankfort Downtown Historic District and yet there is a strong sense of similarity in scale. This is in part because most buildings are within two to four stories in height. In addition, most buildings have features at the lower levels that are similar in scale. First floors, for example, are similar in height. Upper stories are defined by moldings, which align the block and contribute to a perceived uniformity in height to pedestrians. The dominate scale of two to four stories should be maintained. This may be accomplished by literally constructing a building within this traditional height range.

3.1 A new building shall maintain the alignment of key horizontal elements along the block.

- Window sills, moldings and mid-belt cornices are among those elements that will align

3.2 Floor-to-floor heights must appear to be similar to those seen traditionally.

- In particular, the windows in new construction must appear similar in height to those seen traditionally.

3.3 A larger building should be divided into "modules" that are similar in scale to buildings seen historically.

- If a larger building is divided into "modules," they should be expressed three-dimensionally throughout the entire building.

3.4 Step the mass of a tall building down to a lower height as it approaches traditional buildings nearby.

- When designing a tall building, the alignment of building elements is particularly important. Although a new building may be taller than surrounding buildings, the first several stories should visually relate in scale to the surrounding historical context. Individual modules should step down to meet lower, adjacent buildings.

3.5 Maintain the perceived building scale of two to four stories in height.

- Develop a primary facade that is in scale and alignment with surrounding historical buildings. Height shall not exceed 60 feet with a minimum of two stories.

Exterior Building Materials and Colors

Traditionally, a limited palette of building materials, primarily brick and stone, was used in the Frankfort Downtown Historic District. This palette of materials must continue to dominate new and/or redevelopment projects. New materials also may be considered; however, they must relate to those materials used historically in scale, texture, matte finish and detailing. Historical paint palettes are available for reference.

4.1 Materials should appear similar to those used traditionally.

- Sheet metal, corrugated metal are not acceptable as exterior wall materials on brick, concrete or masonry buildings within Frankfort Downtown Historic District.
- Masonry, including stone and brick, is preferred for new construction
- Wood and metal used for windows, door and storefront surrounds and will be integrated in new construction.
- Metal siding is expressly prohibited as are all types of plastic and imitation materials. Also prohibited are corrugated fiberglass, aluminum siding, mirror or metalized reflective glass, plywood, masonite, chip board siding, exterior insulated finish systems (EIFS), vinyl, cinder block, and split-faced block. Dryvit shall not be used as a primary material on the street level, but may be used on upper levels and as a decorative element.
- Pole barns and manufactured/modular structures are not permitted unless construction and design standards can be met.

4.2 New materials may also be considered. If applied to new construction, they must appear similar in character to materials used on traditional, older buildings. New materials must also be detailed to express human scale.

- New materials should have demonstrated durability
- Large expanses of featureless siding and roofing will not be permitted.
- New material will be considered on a case-by-case basis. If used, they appear similar in character to those used historically.

4.3 A simple material finish is encouraged for a large expanse of wall plane.

- A matte, or non-reflective, finish is preferred. Mirrored glass, is not permitted as a primary material.
- Finishes that are intended or designed to reflect light and glare are not permitted.

4.4 A wide variety of colors is apparent throughout downtown, but traditional light or muted colors with a pastel or earth tone hue are generally acceptable.

- All finished natural wood tones are permitted.
- Bright, heavily saturated and/or reflective shades of red, blue, green, orange, or black are considered out of character for the Downtown area and are prohibited.
- Florescent and day-glow colors of any shade are also expressly prohibited.

Storefronts

Storefronts require the same sort of regular inspections and routine maintenance that other window and door components do. Repair or replacement of deteriorated storefront features and materials requires careful attention to retaining or matching the original design in detail, dimension, material, and color. The loss of distinctive storefront materials, such as wood or tile, diminishes the storefront's contribution to the building's architectural character.

Because the storefront is such a prominent feature for most mixed use buildings, it was frequently modified or altered by business owners in an effort to make a new or more modern visual statement. When modifications conceal original storefront features, such as transoms, bulkheads, or display windows, their removal should be considered and is encouraged. Any changes that have reduced the size of an original storefront opening in the building facade or filled in the opening completely are inappropriate, and their removal should be considered and is encouraged.

If an inappropriate storefront has completely replaced the original storefront, a new storefront based on accurate documentation or the original is required. If accurate documentation is not available, the new design must be compatible with the building in scale, size, material and color.

5.1 Storefront guidelines

- Retain and preserve storefronts that contribute to the overall historical character of a building, including functional and decorative features as transoms, display windows, doors, recessed entries and signs.
- Protect and maintain historical storefront features and materials through appropriate methods:
 - Inspect regularly for signs of moisture damage, rust, fungal or insect infestation, cracked glass, and structural damage or settlement
 - Provide adequate drainage to prevent water from standing on flat, horizontal surfaces and collecting on decorative elements
 - Clean painted surfaces regularly using the gentlest means possible, and repaint only when the paint film is damaged or deteriorated
 - Retain protective surface coatings, such as paint or stain, to prevent damage to storefront materials from moisture or ultraviolet light
- Repair historical storefront features using recognized preservation methods for patching, consolidating, splicing and reinforcing
- If replacement of a deteriorated detail or element of a storefront feature is necessary, replace only the deteriorated detail or element rather than the entire feature. Match the original detail or element in design, dimension, detail, texture, color, and material. Use compatible substitute materials only if the original material is not technically feasible.
- If replacement of an entire storefront feature is necessary, replace it matching the original feature in design, dimension, detail, texture, color, and material. Use compatible substitute materials only if using the original material is not technically feasible.
- If a storefront feature or an entire storefront is missing, replace it with a new feature or storefront based on accurate documentation. If accurate documentation is not available, then utilize a new design compatible with the building size in scale, size, material and color.
- Repaint storefront features in colors that are appropriate to the building and the district.

- If desired and historically appropriate, introduce fabric awnings that are compatible with the storefront in scale, form, and color. It is not appropriate to install awnings that damage or compromise the storefront's character-defining features.
- It is not appropriate to clean storefronts with destructive methods such as sandblasting, power washing, and using propane or butane torches. Clean using gentle methods such as low-pressure washing with detergents and natural bristle brushes. Chemical strippers can be used only if gentler methods are ineffective.
- It is appropriate to remove objects and later renovations to reveal original storefront openings
- Replacing or covering wooden storefront with contemporary substitute materials such as aluminum or vinyl or steel sheeting is not permitted

Windows and Upper-Story Windows

A pattern exists along the streets in the Frankfort Downtown Historic District with the repetition of evenly-spaced, similarly-sized, street level and upper-story windows. These also give a building a sense of human scale-even for taller structures. Using window sizes and proportions that are familiar to the pedestrian helps projects to relate to the overall size of a building. The alignment and similar scale of these street level and upper-story windows are traditional components of a building that should be integrated into new development or redevelopment projects.

6.1 Street level windows are required of all structures, including the sides of structures occupying corner lots.

- Windows shall begin between two (2) and four (4) feet above the sidewalk and may extend vertically to the top of the first level
- Street level windows shall be designed to engage the pedestrian and invite visual inspection of the interior of the establishment as well as to view displays of merchandise.
- A minimum of 10% of the window area (each pane to be calculated individually) may be taken up by opaque signage of any kind. Stenciled signage or other signage types that allow visual penetration through the lettering is encouraged.
- One way or mirrored reflective tint or glazing is prohibited.

6.2 Upper-story windows with vertical emphasis are encouraged.

- A typical, upper-story window is twice as tall as it is wide. These proportions are within a limited range; therefore, upper-story windows in new construction or redevelopment projects should relate to the window proportions seen historically.

6.3 Windows should align with others building windows in a given block.

- Windows, lintels and their trim elements shall be compatible with those on adjacent traditional buildings.

Entries

The rhythm created by the repetitive use of recessed building entries that occur along the streets in the Frankfort Downtown Historic District creates shadows along the street, which establishes a sense of pedestrian scale. Recessed entries provide visual clues regarding the location of building entrances. This architectural detail shall be continued in future infill and redevelopment projects in the Frankfort Downtown Historic District. Building entrances and access features must not dominate the street, but contribute to the streetscape of the entire block.

7.1 Building entrances should appear similar to those used historically.

- Clearly define the primary entrance with traditional architectural detailing, landscape features such as ornamental paving, planters and/or planting beds or canopies.
- A contemporary interpretation of a traditional building entry, which is similar in scale and overall character to those seen historically, is required.

7.2 Locate the primary building entrance on the building facade that faces or abuts the street.

- A primary building entrance shall be at or near street level.

Pedestrian Interest

Frankfort Downtown Historic District will continue to develop as a pedestrian-oriented environment. Streets and sidewalks shall contain elements that create a comfortable area for walking and relaxing. Buildings with zero setbacks that flank the street edge should be visually interesting to invite exploration by pedestrians. Display windows that are illuminated in the evening hours, interesting and creative signage and welcoming storefronts result in a pleasant ambience that encourages pedestrian traffic during the daytime and evening hours.

8.1 A building should express human scale through materials and forms.

- Because downtown buildings are typically located very close to the street, it is important that architectural detailing include elements that reduce the overall mass of the building. Downtown buildings are experienced at close proximity by the pedestrian and in order to maintain a comfort level among the streetscape edge, the architecture must not overwhelm the pedestrian.

8.2 Design the ground floor level of a project to encourage pedestrian activity.

- Provide at least one of the following along the street edge:
 - A storefront with a recessed entrance
 - Display windows with the appropriate lighting
 - Public Art
 - Landscaping and/or seasonal planters consistent with the Historical Downtown Streetscape standards
 - Pedestrian seating
 - Prominent building address

- Use traditional elements such as kick plates and transoms on commercial storefronts.

Mechanical Equipment and Service Utilities

Utility service boxes, telecommunication devices, cables, conduits, vents, chillers and fans are among the variety of equipment that may be attached to a building which can affect the character of the area. Trash receptacles, dumpsters and recycling storage areas also are concerns. To the greatest extent feasible, these devices must be screened from public view and negative effects on any historical resource should be avoided. Knox boxes, sprinklers and life safety devices are an exception.

9.1 Minimize the visual impact of mechanical equipment on the public way.

- Screen equipment from view by integrating architectural screen walls into the site design or by positioning screening devices such as fencing and/or landscape elements in appropriate locations.
- Do not locate window air conditioning units on any building facade that faces a street.
- Use low-profile mechanical units on rooftops that are not visible from public ways. Mechanical units will be set back from the buildings edge and located in areas that are not visible or obtrusive.
- Satellite dishes will not be visible from the street. Residential developments and individual residential units will avoid locating private satellite dishes on any building facade that abuts a street.

9.2 Minimize the visual impacts of utility connections and service boxes.

- Locate them on secondary walls to the sides or rear of a building, when feasible.

9.3 Locate standpipes and other service equipment to ensure that they will not damage historical facade materials.

- Cutting channels into historical facade materials damages the historical building fabric and is not allowed.
- Avoid locating such equipment on the front facade.

9.4 Minimize the visual impacts of trash storage and service areas.

- Locate service areas away from major pedestrian routes; they must be placed them in the rear of a building.
- Dumpsters should be screened from view.

9.5 Minimize visual impacts of drive-in and drive-thru facilities.

- Drive-thru facilities should be located to the rear of properties away from the Courthouse Square.
- Drive-thru facilities should be buffered with landscaping.

END OF GUIDELINES

**HISTORICAL PRESERVATION COMMISSION
CITY OF FRANKFORT, INDIANA**

RESOLUTION NO. HPC 17-01

**A RESOLUTION ADOPTING REVISED
STANDARDS FOR FRANKFORT HISTORIC DISTRICT**

WHEREAS, the Historical Preservation Commission of the City of Frankfort, Indiana (the "Commission") adopted its Resolution No. HPC 16-02 on November 1, 2016, which resolution among other things, adopted and recommended to the Common Council of the City of Frankfort for its approval, the Historical Standards for the Frankfort Downtown Historic District (Revised November 1, 2016); and

WHEREAS, the Commission now desires to amend the said Historical Standards for the Frankfort Downtown Historic District only as to the second paragraph appearing under the heading "Procedures" appearing on page 3 of the standards;

NOW, THEREFORE, BE IT RESOLVED, that the second paragraph under the heading "Procedures", as it appears on page 3 of the Historical Standards for the Frankfort Downtown Historic District (Revised November 1, 2016) is now amended and restated in its entirety to read and provide as follows:

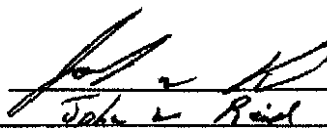
"Any proposed exterior changes or alterations with a building designated under the zoning codes of the City of Frankfort for commercial or business use in the Downtown Historic District shall have a recommendation provided by the Design Committee of the Frankfort Main Street, Inc. to help lend integrity to the Downtown Historic District. Proposed alterations or changes shall be made available to Frankfort Main Street, Inc. at least forty-eight (48) hours before the commencement of any HPC meeting where construction or alteration decisions are to be made concerning the Downtown Historic District. Any recommendations or response from the Design Committee of the Frankfort Main Street, Inc. must be made within the forty-eight (48) hour time frame before commencement of the HPC meeting."

that a complete copy of the Historical Standards for the Frankfort Downtown Historic District (Revised January 3, 2017) is attached hereto and made a part hereof.

BE IT FURTHER RESOLVED, the Commission recommends approval by the Common Council of the foregoing amendment in connection with Ordinance No. 16-22 pending before the Common Council.


Adopted this 3 day of January 2017.

HISTORICAL PRESERVATION

BY: 
John R. Reid, President

COMMISSION

Printed Name / Title


Douglas L. Montgomery
Printed Name / Title