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Courthouse Area Design Review Board  
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## COURTHOUSE AREA DESIGN OVERLAY ZONE REVIEW APPLICATION

167 West Main Street, 145-151 West Main Street  
**Property Address:** & 100 North Upper Street

|                   |   |                        |   |
|-------------------|---|------------------------|---|
| <b>Applicant:</b> | Perfido Weiskopf Wagstaff + Goettel                 | <b>Property Owner:</b> | 21c Lexington, LLC                                  |
| <b>Address:</b>   | 408 Boulevard of the Allies<br>Pittsburgh, PA 15219 | <b>Address:</b>        | 710 West Main St. Suite 200<br>Louisville, KY 40202 |
| <b>Phone:</b>     | 412-391-2884  | <b>Phone:</b>          |   |
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| <b>Email:</b>     | apitassi@pwwgarch.com                               | <b>Email:</b>          | cgreenberg@21chotels.com                            |

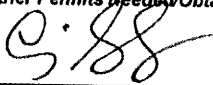
**Proposed Design Change:**


Exterior renovations include refurbishment of existing windows, new windows, storefront, new entrance canopy and new exterior facade (Upper Street only)

**Purpose of Design Change:**

Comprehensive rehabilitation of the First National Bank Building, including the Upper Street Annex, the Main Street Annex and the Fayette Building into a full service luxury hotel including ballroom, meeting and conference spaces, restaurant and lounge, gallery spaces and fitness center.

**Other Permits Needed/Obtained:** Building Permit

  
Owner's Signature

  
Applicant's Signature

Date Issued

Date

7/25/12

Date

Design Review Board Use Only

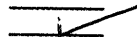
Case Number:

8-2012

Date Received:

7/25/12

Staff Approval  
Referral to Board



Board Meeting Date:

8/15/12

DECISION

Approve

Approve with Conditions

Disapprove

Comments:

Design Review Officer

Date

The proposed 21c Lexington project consists of the comprehensive rehabilitation of the First National Bank Tower, including its two annexes, and the adjacent Fayette Building. The project will convert the structures into a full service luxury hotel with ballroom, meeting and conference spaces, restaurant, lounge, gallery spaces and a fitness center.

Originally constructed in 1912, the existing First National Bank Tower is a 15 story structure designed by McKim, Mead and White. In 1933, the first of two existing adjacent buildings, known as the Main Street or Tower Annex, was annexed to the tower as a single bay, three story building adjacent to the Tower on Main Street. The second adjacent building, known as the Upper Street Annex, is located to the north of the tower on Upper Street and was annexed sometime after 1933. While only a three story building, the Upper Street Annex facade is four stories in height. The final structure included in the proposed project is the three story Fayette building, dating from 1872. While originally a five-bay building, only two bays remain.

Proposed work on the Bank Tower includes restoration of the original windows, storefronts, and metal relief panels. The non-original Main Street entrance storefront and canopy will be removed and replaced with what will become the main entrance to the hotel. On the Upper Street side of the building the existing non-original entry storefront will be removed and replaced, forming the restaurant entry.

Proposed exterior work on the Main Street Annex is limited to replacement of the existing windows.

Proposed work on the Fayette building includes replacing the 1978 storefronts. The new storefront design will better reflect the original storefronts with recessed entries and retractable awnings. The storefronts will offer views into gallery spaces on hotel's first floor. On the upper floors of the Fayette building, the existing non-original windows will be replaced with two-over-two double-hung windows to match the original historic design. On the Wrenn Court elevation, windows will be infilled at the location of the new ballroom. All non-original windows will be infilled with brick flush with the existing wall.

Proposed work on the Upper Street Annex includes replacement of the majority of the existing facade to allow for new windows at a new fourth level. The existing stone "frame" will remain, while the inset facade and entry frame will be removed. The new facade design will incorporate ribbon windows at the second, third, and new fourth floor, keeping in style with the existing facade. A street level storefront will be added, providing views into the restaurant's display kitchen. A new stone frame around the entry door will recall the original design, while being scaled down and eliminating an undesirable floor elevation change above the existing entry frame.

Proposed changes at the sidewalk include removal of the existing non-original planters on the west facade of the bank tower, as well as removal of the Upper Street Annex planters. A portion of the original areaway on the west side of the bank tower will be reopened at the exterior basement stair and a new guardrail will be provided at the opening. New paving will be provided along the west facade.

At the Bank Tower roof level, an addition adjacent to the existing penthouse will form part of a 2-story guest suite and will provide access to a private terrace. On the roof of the Fayette building, a mechanical penthouse and outdoor mechanical equipment will be added. The penthouse will be setback from the face of the building. All new penthouses will be of an EIFS finish to juxtapose with the existing masonry finishes and will be set back from the roof edges. Penthouses and rooftop equipment will have limited visibility from grade level, with no visibility from within the Main Street /Upper Street block in which the building sits.