



Lexington-Fayette Urban County Government
COURTHOUSE AREA DESIGN OVERLAY ZONE REVIEW BOARD

Jim Gray
Mayor

Derek J. Paulsen, Ph.D.
Commissioner

Design Review Officer Report

Applicant:

Brett Construction Co. - Case No. 6-2012

Address:

163 West Short Street, Suite 100 (Traditional Bank)

Scope of Work:

To review an application for an Authorization Permit to remove a window

Background:

On May 16, 2012, the Board approved an Authorization Permit to replace two windows and a door on the Upper Street façade and to add signage.

During the construction in the non-historic addition on the back of the building, the contractor uncovered significant interior damage around an existing non-historic window on the Upper Street façade. This window was not part of the approved Authorization Permit. The contractor determined that due to the extent of the interior damage, the exterior wall was structurally unsound. In order to make the wall structurally sound and to secure the building, the window was removed without an Authorization Permit.

The Design Review Officer observed this work on a Saturday morning and advised the applicant's employee of the design overlay review process. The Officer also shared the drawings that had been submitted with the original application and the work that was approved by the Authorization Permit.

The applicant has submitted revised drawings indicating the non-historic window that was removed from the Upper Street façade and is requesting approval of an Authorization Permit after completion of the work.

Findings:**The application complies with the following Design Guidelines:**

3.1 Preserve character defining features that are intact.

3.6 Design an alteration to be compatible with the historic character of the property.

- Avoid alterations that would hinder the ability to interpret the historic significance of the original building.

3.7 Avoid alterations that damage historic features.

The applicant has preserved the character defining features that are intact, has not hindered the ability to interpret the historic significance of the original building and has not damaged historic features. The applicant removed a non-historic window from a non-historic addition on the back of the building as a health, safety and welfare concern for the occupants of the building.

Recommendation:

The approval of an Authorization Permit to remove a non-historic window from a non-historic addition on the back of the building on the Upper Street façade.