



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:

Case No. 2-2012 – Murphy+Graves Architects

Address:

101 West Main Street

Scope of Work:

To review an application for an amendment to and re-issuance of the Authorization Permit to renovate the façades to include the following:

- Add a cornice above the second story windows on the Main and Limestone facades.
- Retain the roof vents on the Main Street façade for ventilation of the roof.
- Remove all fabric canopies with the exception of the separate storefront currently occupied by Sam's Hot Dog Stand.

Background:

On February 15, 2012, the Board voted to approve an Authorization Permit to renovate the façade of the building with the following condition:

The following elements shall be eliminated from the design:

- Faux attic vents
- Arched window crossheads above all second floor windows.
- The cornice rosettes under the mid-belt cornice
- Light fixtures attached to the Main Street and Limestone facades

In response, the applicant has eliminated all of the above with the exception of the attic vents on the Main Street façade, which are now functional and necessary for the ventilation of the roof area.

Findings:**The amended application meets the following Design Guidelines:**

- 2.3 New interpretations of traditional building styles are encouraged.
- 2.9 Materials should appear similar to those used historically.
- 2.16 A fabric awning is encouraged.
 - The awning should fit the opening of the building.
 - Simple shed shapes are appropriate for rectangular openings.
 - Use colors that are compatible with the over all color scheme of the façade. Solid colors or simple, muted-stripe patterns are appropriate.
- 3.4 For a commercial storefront building, a rehabilitation project should preserve these character defining elements:
 - Cornice molding
- 3.18 Preserve the character of the cornice line of an historic building.

Recommendation:

Approval of the amendment to and re-issuance of the Authorization Permit to renovate the façades.