

**LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**  
**Department of Planning, Preservation & Development**  
**Courthouse Area Design Overlay Zone Review Board**

**Jim Gray**  
**Mayor**

**Derek J. Paulsen, Ph.D.**  
**Commissioner**

November 13, 2012

Mr. Nick Ebbitt  
Parkboy Properties, LLC  
4889 Pleasant Lane  
Lexington, KY 40515

RE: Case No. 11-2012 – 121-123 Cheapside (Rear-North Mill Street façade)

Dear Mr. Ebbitt,

This letter is to confirm that the Courthouse Area Design Overlay Zone Review Board met on November 7, 2012 to review the subject application for an Authorization Permit to replace the existing aluminum windows with insulated, aluminum clad wood windows, to add operable wood shutters on the windows and to add a wood surround on the North Mill Street entrance.

The Board voted unanimously to approve the application as recommended in the Design Review Officer report, subject to the following conditions:

- The window openings shall not be modified to accommodate the replacement windows.
- The replacement windows shall be true divided light.

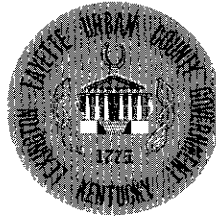
I have attached the Authorization Permit, the Design Review Officer report and the materials that were submitted with your application. Please contact me if you have any questions or require additional information.

Sincerely,

Billy F. Van Pelt, MBA, RLA  
Design Review Officer

C: Dewey Crowe, Director – Division of Building Inspection  
Nancy Marinaro – Division of Building Inspection

Attachments



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. 11-2012 – Parkboy Properties, LLC

**Addresses:**

121-123 Cheapside (Rear-North Mill Street façade)

**Purpose of Work:**

The renovation of the North Mill Street façade will enhance the streetscape on what now appears to be the service side of the building.

**Scope of Work:**

The replacement of the existing aluminum windows with insulated, aluminum clad wood windows, the addition of operable wood shutters on the windows and the addition of a wood surround on the North Mill Street entrance.

**Background:**

A Design Review Officer approved Authorization Permit was issued on September, 7, 2010 for the installation of a fabric awning over the primary entrance on the Cheapside façade.

**Findings:**

**The application meets the following Basic Principle of Design in the Courthouse Area:**

Principle 3: Relate to traditional buildings in the area

- Traditional buildings combine to establish a sense of continuity in the area, while also accommodating variety in design and detail. As properties are improved, they should enhance the overall image of the Area as a place to do business. Each building can help contribute to this visual continuity while also meeting an individual owner's needs.

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

2.9 Materials should appear similar to those used historically.

- Wood and metal were used for window, door and storefront surrounds and should be continued in new construction.

2.13 Building entrances should appear similar to those used historically.

- A contemporary interpretation of a traditional building entry, which is similar in scale and overall character to those seen historically, is encouraged.

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

3.7 Avoid alterations that damage historic features.

3.25 If material replacement is necessary, use materials similar to those used historically.

- Wood and metal were used for window, door and storefront surrounds.

**Recommendation:**

**Approval for an Authorization Permit** to replace windows, add shutters and to renovate the entrance.

Condition:

1. The window openings shall not be modified to accommodate the replacement windows.
2. The replacement windows shall be true divided light.

Billy Van Felt, Design Review Officer  
Courthouse Area Design Review Board  
200 East Main Street, 9th Floor  
Lexington, Kentucky 40507  
Phone (859) 425-2227  
Fax (859) 358-0400 425-2274

COURTHOUSE AREA DESIGN OVERLAY ZONE  
REVIEW APPLICATION

Property Address: 120 NORTH MILL

Applicant: PARKBOY PROPERTIES Property Owner: NICK EBBITT  
Address: 4889 PLEASANT GROVE Address: 4889 PLEASANT GROVE  
LEX 12-1 40515 LEX 12-1 40515  
Phone: 859 492 9911 Phone: LEX 12-1 40515  
Fax: 859 272 9569 Fax: SAME  
Email: NATJLE1@KOL.COM Email: SAME

Proposed Design Change:

FACADE CHANGE WINDOWS, SHUTTERS, TRIM  
AROUND DOOR  
AWNING

Purpose of Design Change:

IMPROVE APPEARANCE

Other Permits Needed/Obtained:

Nick Ebbitt  
Owner's Signature

Date Issued

Date

10/17/12

Applicant's Signature

Date

Design Review Board Use Only

Case Number:

11-2012

Date Received:

10/17/12

Staff Approval  
Referral to Board

☒

Board Meeting Date:

11/7/12

DECISION

Approve

Approve with Conditions

Disapprove

Comments:

SEE ATTACHED LETTER.

Billy Van Felt  
Design Review Officer

Date

11/13/12



120 NORTH MILL

Original & Designer's PAT

Plugging & Repairing PAT

U.S. District Court, New York

Quote

[http://ss.srv.lowes.com/m2o\\_w/mediumQuote.jsp?projectId=11...](http://ss.srv.lowes.com/m2o_w/mediumQuote.jsp?projectId=11...)

278-5971

[Back to Quote](#)

Date: 10/30/2012

LOWE'S HOME CENTERS, INC. #607  
4055 NICHOLS PARK DR.  
LEXINGTON, KY 40503  
USA  
(859) 971-8300



Project #: 366427163  
Customer Name: GLENN BRYANT  
Customer Phone: (859) 983-1167  
Customer Address: 3001 TULIP TRACE  
LEXINGTON, KY 40503  
USA

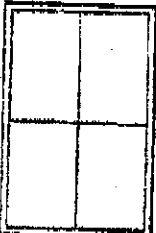
Description: windows

ATTN: GLENN  
FROM: LARRY  
RE: Revised window  
Quote

Line Item  
Frame Size

Product Code  
Description

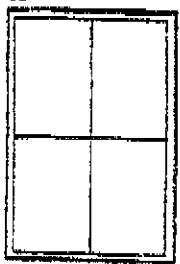
Unit Price Quantity Total Price

0001	Manufacturer: Pella Windows & Patio Doors
Frame Size = 54" W x 83" H	Division: Millwork
RO Size = 54 3/4" W x 83 3/4" H	Product: Windows
	Type: Fixed Frames / Special Shapes
	Manufacturer: Pella Windows & Patio Doors
	Material: Aluminum Clad Wood
	Frame: Aluminum Clad Wood Frame
	Energy Star (R) Qualified Products Only: No - I would like to view all available product offering.
	Product Style: Custom
	Product Configuration: Rectangle Impact Glazing
	Room Location: Dining Room
	Opening Type: Exact
	Frame Size Width: 54"
	Frame Size Height: 83"
	Rough Opening Width: 54 3/4"
	Rough Opening Height: 83 3/4"
	Exterior Color: Black
	Exterior Paint Grade: Seasoncast EnduraClad
	Exterior Paint Seasoncast Warranty: Yes
	Wood Type: Pine - Standard
	Interior Finish: Painted-ready for site finishing
	Glazing: Impact Glass
	Tempered Glass: Yes
	Gas Filled: Argon
	Grid Type: 1-1/4" Colonial Wood Removable
	Interior Grid Color: Primed
	Exterior Grid Color: Primed
	Grid Style: Traditional
	Lite Pattern: 2w2h

2

Quote

[http://satsrv.lowes.com/m2o\\_a/mediumQuote.jsp?projectId=11...](http://satsrv.lowes.com/m2o_a/mediumQuote.jsp?projectId=11...)

	Attachment Method: Nail Fin Attachment Method Application: Factory Applied Wall Depth: 4 9/16" Applied Series: Support Will this product be installed by Lowe's?: No Lead Time: 35 Part Numbers: ICFVAUNIT ~ CFWMUN) (1)	
0002 Frame Size = 54" W x 80" H RO Size = 54 3/4" W x 80 3/4" H 	Manufacturer: Pella Windows & Patio Doors Division: Millwork Product: Windows Type: Fixed Frames / Special Shapes Manufacturer: Pella Windows & Patio Doors Material: Aluminum Clad Wood Frame: Aluminum Clad Wood Frame Energy Star (R) Qualified Products Only: No - I would like to view all available product offering. Product Style: Custom Product Configuration: Rectangle Room Location: Living Room Opening Type: Exact Frame Size Width: 54" Frame Size Height: 80" Rough Opening Width: 54 3/4" Rough Opening Height: 80 3/4" Exterior Color: Black Exterior Paint Grade: Standard EnduraClad Wood Type: Pine - Standard Interior Finish: Primed-ready for site finishing Glazing: Advanced Low E Glass Tempered Glass: Yes High Altitude: No Gas Filled: Argon Grid Type: 1-1/4" Colonial Wood Removable Interior Grid Color: Primed Exterior Grid Color: Primed Grid Style: Traditional Lite Pattern: 2w2h Attachment Method: Nail Fin Attachment Method Application: Factory Applied Wall Depth: 4 9/16" Applied Series: Support Will this product be installed by Lowe's?: No Lead Time: 31 Part Numbers: WCFVAUNIT CFWMUN) (1)	3

Quote

[http://ssrsrv.lowes.com/m2o\\_a/mediumQuote.jsp?projectId=11...](http://ssrsrv.lowes.com/m2o_a/mediumQuote.jsp?projectId=11...)

0003 Frame Size = 54" W x 48" H RO Size = 54 3/4" W x 48 3/4" H	<b>Manufacturer:</b> Pella Windows & Patio Doors <b>Division:</b> Millwork <b>Product:</b> Windows <b>Type:</b> Fixed Frames / Special Shapes <b>Manufacturer:</b> Pella Windows & Patio Doors <b>Material:</b> Aluminum Clad Wood <b>Frame:</b> Aluminum Clad Wood Frame <b>Energy Star (R) Qualified Products Only:</b> No - I would like to view all available product offering. <b>Product Style:</b> Custom <b>Product Configuration:</b> Rectangle <b>Room Location:</b> Dining Room <b>Opening Type:</b> Exact <b>Frame Size Width:</b> 54" <b>Frame Size Height:</b> 48" <b>Rough Opening Width:</b> 54 3/4" <b>Rough Opening Height:</b> 48 3/4" <b>Exterior Color:</b> Black <b>Exterior Paint Grade:</b> Standard EnduraClad <b>Wood Type:</b> Pine - Standard <b>Interior Finish:</b> Primed-ready for site finishing <b>Glazing:</b> Advanced Low E Glass <b>Tempered Glass:</b> Yes <b>High Altitude:</b> No <b>Gas Filled:</b> Argon <b>Grid Type:</b> 1-1/4" Colonial Wood Removable <b>Interior Grid Color:</b> Primed <b>Exterior Grid Color:</b> Primed <b>Grid Style:</b> Traditional <b>Lite Pattern:</b> 2w2h <b>Attachment Method:</b> Nail Fin <b>Attachment Method Application:</b> Factory Applied <b>Wall Depth:</b> 4 9/16" Applied <b>Series:</b> Support <b>Will this product be installed by Lowe's?:</b> No <b>Lead Time:</b> 21 <b>Part Numbers:</b> WCFVAUNIT CFWMUNI (1)
---	--

Salesperson: LARRY BELL (S0607LB1)

Project Total: **3** + TAX

Accepted by: \_\_\_\_\_

Date: 10/30/2012

Print this Page



278-5971

OMZR130A

LOWE'S HOME CENTERS, INC.  
SLK 0607

PAGE: 1

## PROJECT ESTIMATE

SHUTTER HDWE

CONTACT: BRYANT, GLENN  
CUST #: 58162843SALESPERSON: BELL, LARRY  
SALES #: 524102ATTN: Glenn  
From: Larry

PROJECT NUMBER: 364342644

DATE ESTIMATED: 10/30/12

Revised shutter  
quote

QTY	ITEM #	ITEM DESCRIPTION	VEND PART #	PRICE
14	330221	ST-418B-BK HINGE SET	ST-418B-BK HINGE SET	=====
14	330221	SS-002-SD S HOLDBACK	SS-002-SD S HOLDBACK	=====
TOTAL FOR ITEMS				=====
FREIGHT CHARGES				=====
DELIVERY CHARGES				=====
TAX AMOUNT				=====
TOTAL ESTIMATE				=====

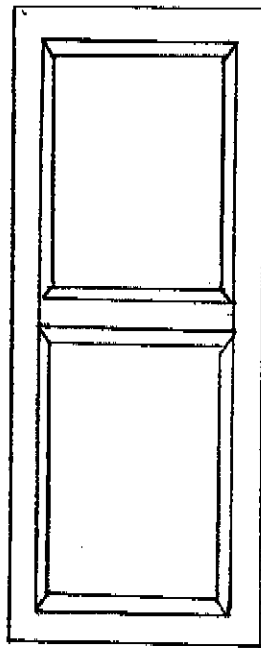
This Quote is valid until 11/29/12.

MANAGER SIGNATURE

DATE

THIS ESTIMATE IS NOT VALID WITHOUT MANAGER'S SIGNATURE.  
THIS IS AN ESTIMATE ONLY. DELIVERY OF ALL MATERIALS CONTAINED IN THIS  
ESTIMATE ARE SUBJECT TO AVAILABILITY FROM THE MANUFACTURER OR SUPPLIER.  
QUANTITY, EXTENSION, OR ADDITION ERRORS SUBJECT TO CORRECTION. CREDIT  
TERMS SUBJECT TO APPROVAL BY LOWES CREDIT DEPARTMENT.

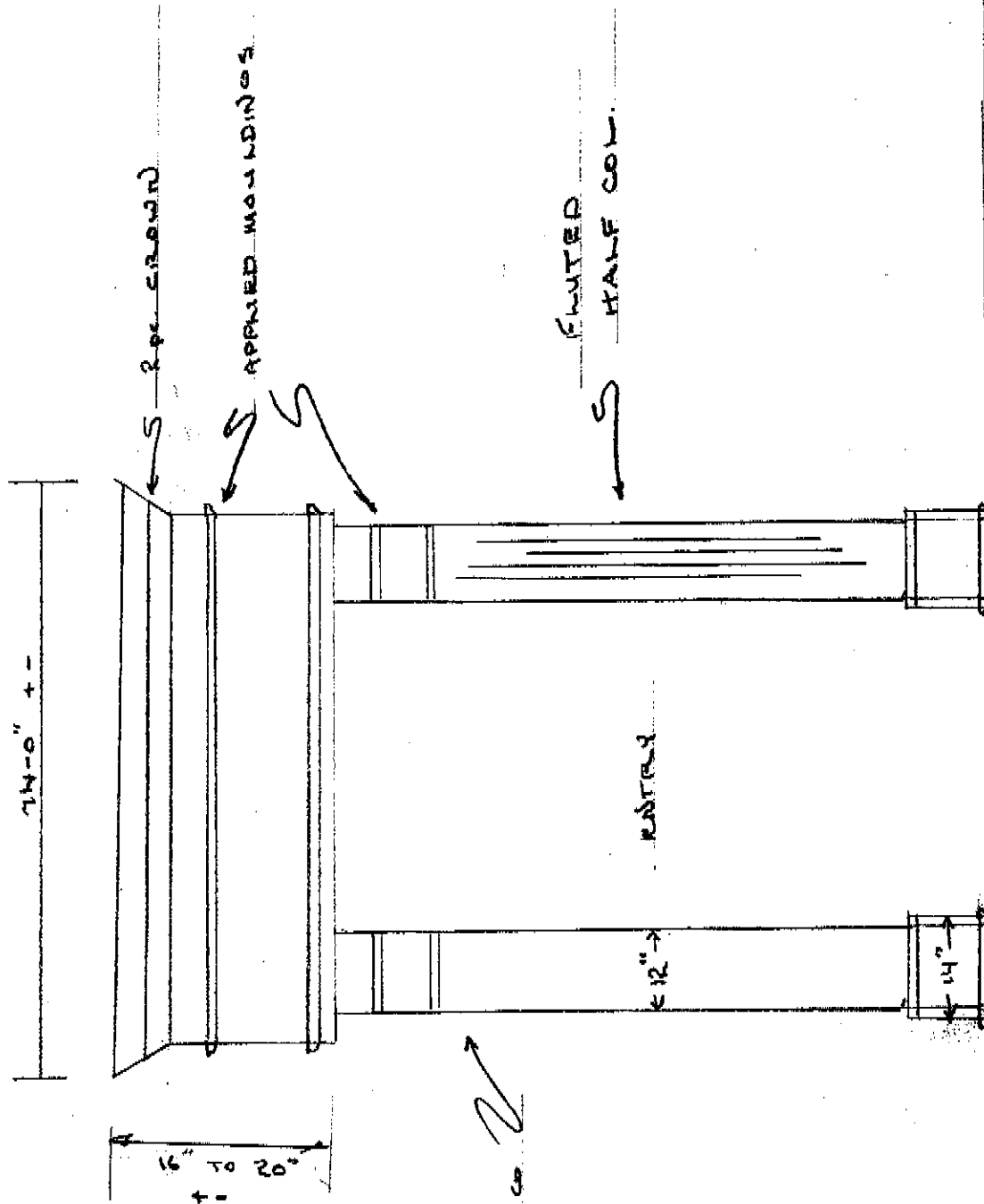
LOWES IS A SUPPLIER OF MATERIALS ONLY. LOWES DOES NOT ENGAGE IN THE PRACTICE  
OF ENGINEERING, ARCHITECTURE, OR GENERAL CONTRACTING. LOWES DOES NOT ASSUME  
ANY RESPONSIBILITY FOR DESIGN, ENGINEERING, OR CONSTRUCTION, FOR THE  
SELECTION OR CHOICE OF MATERIALS FOR A GENERAL OR SPECIFIC USE, FOR  
QUANTITIES OR SIZING OF MATERIALS, FOR THE USE OR INSTALLATION OF MATERIALS;  
OR FOR COMPLIANCE WITH ANY BUILDING CODE OR STANDARD OF WORKMANSHIP.



SHUTTERS (OPERABLE)

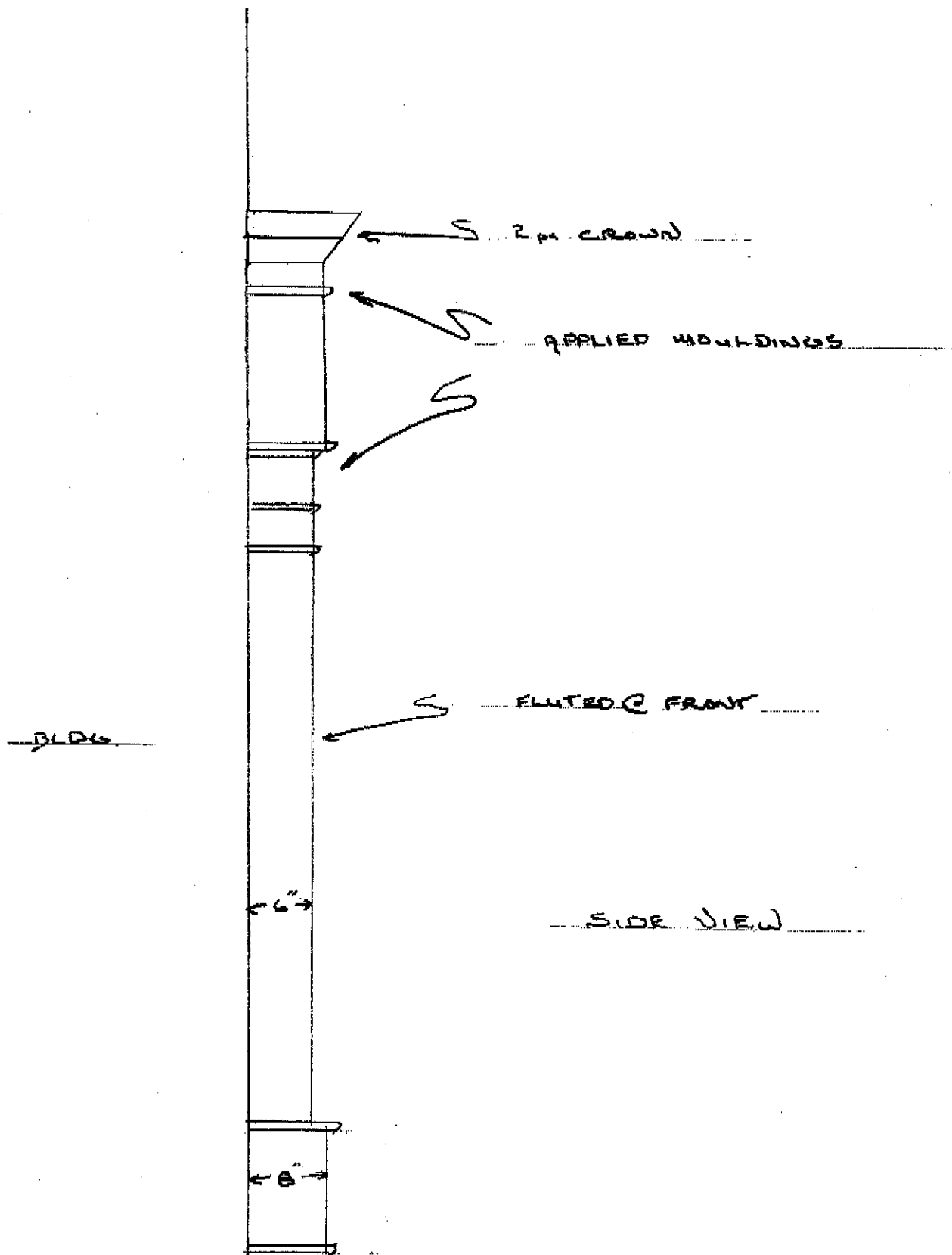
SOLID WOOD RAISED PANELS

NOTE: TO DRAP EXISTING STONE  
NOT TO SCALE



120 N. Mill St

I



NOTE: NOT TO SCALE