



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. 9-2012 – Pasa Holdings, LLC

**Addresses:**

131-133 North Limestone

**Purpose of Work:**

Improve the appearance of the building, improve customer flow and to attract pedestrians by opening the interior to the sidewalk and to increase the amount of natural light into the business.

**Scope of Work:**

To renovate the storefront by installing new, full light, stained wood door units and transoms, to replace the existing siding with natural limestone cladding and to add a blue tinted concrete mid-belt cornice; and on the rear façade, to replace the existing windows with aluminum clad wood windows; and to add aluminum clad wood windows to blocked window openings.

**Background:**

The existing (Giacomo's) storefront was approved by the Courthouse Area Design Review Board on April 11, 2007.

**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.

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

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.

2.15 Develop the ground floor level of a project to encourage pedestrian activity.

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.

3.10 An alternative design that is a contemporary interpretation of a traditional storefront is appropriate.

3.11 Maintain a historically significant storefront opening.

- The size and shape of the storefront are important characteristics that contribute to the integrity of an historic commercial building.

3.21 Historic building materials and craftsmanship add textural qualities, as well as visual continuity and character to the streetscape, and should be preserved.

- Brick and stone are the dominant building materials and their character and finish should be preserved.

3.22 Protect historic material surfaces.

3.24 Do not cover or obscure original façade materials.

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

- Brick and stone were the primary wall materials for most buildings. Wood and metal were used for window, door and storefront surrounds.

**Recommendation:**

**Approval for an Authorization Permit** to renovate the storefront by installing new, full light, stained wood door units and transoms, to replace the existing siding with natural limestone cladding and to add a concrete mid-belt cornice; and on the rear façade, to replace the existing windows with aluminum clad wood windows; and to add aluminum clad wood windows to blocked window openings.

**Conditions:**

1. The natural limestone cladding shall not be tinted with any color.
2. The concrete mid-belt cornice shall not be tinted with any color.
3. The applicant shall submit final drawings, details and specifications prior to issuance of the Authorization Permit.

**Option:**

1. The stained wood door and transom units may be substituted with aluminum clad wood units.