



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:

Albert + Burnworth Architecture - Case No. 5-2012 - Amendment

Address:

249 West Short Street (Parlay Social)

Scope of Work:

To review an application for an amendment to an Authorization Permit for the addition of a stair tower, exterior emergency stairs, a 5th floor outdoor terrace and restrooms.

Background:

On May 16, 2012, the Board approved an Authorization Permit for the addition of a 4th story and a rooftop terrace.

Findings:

The application complies with the following Design Guidelines:

- 2.6 Floor-to-floor heights should appear to be similar to those seen historically.
- 2.9 Materials should appear similar to those used historically.
- 2.11 Upper-story windows with vertical emphasis are encouraged.
- 3.26 An addition should be compatible in scale, materials and character with the main building.
- 3.27 An addition should not damage or obscure historically or architecturally important features.
- 3.28 Design an addition such that the historic character can still be interpreted.

- 3.29 An addition should be subtly distinguishable from the historic building.
- 3.31 An addition may be made to the roof of a building if it does the following:
- An addition should be set back from the primary, character defining façade, to preserve the perception of the historic scale of the building.
 - Its design should be modest in character, so that it will not attract attention from the historic façade.
 - The addition should be distinguishable as new, albeit in subtle way.

Recommendation:

The approval of an Authorization Permit for the addition of a stair tower, exterior emergency stairs, a 5th floor outdoor terrace and restrooms.

Conditions:

- The final selection of the outdoor terrace surface material shall be submitted for the Design Review Officer to approve prior to the issuance of the Authorization Permit.
- The applicant shall submit drawings and specifications for any exterior light fixtures for the Design Review Officer to approve prior to the issuance of the Authorization Permit.