



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. 3-2013 – Robin Campbell d.b.a. Cheapside Bar and Grill

**Addresses:**

129-131 Cheapside

**Scope of Work:**

To construct a pergola with retractable awning panels, exterior lighting, fans and a bar on the existing second level deck.

**Purpose of Work:**

“To provide shade, airflow and ambiance for patrons...to reflect and enhance the character of our vibrant downtown entertainment district and to keep up with the public demand for fresh, new vibrant spaces-designed for their enjoyment.”

**Background:**

An Authorization Permit was issued on January, 6, 2009 to renovate and expand an addition to the building and to renovate the patio.

**Findings:**

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

2.9 Materials should appear similar to those used historically.

3.7 Avoid alterations that damage historic features.

**Recommendation:**

**Approval for an Authorization Permit** to construct a pergola with retractable awning panels, exterior lighting, fans and a bar on the existing second level deck.

**Conditions:**

Refer to the following Design Guidelines:

2.9 Materials should appear similar to those used historically.

2.20 Minimize the visual impacts of site and architectural lighting.

- Lighting fixtures should be appropriate to the building and its surroundings in terms of style, scale and intensity of illumination.
- White lights, such as incandescent, that cast a color similar to daylight are preferred.

2.21 Prevent glare by using shielded and focused light sources.

- Provide shielded and focused light sources that direct light downward.
- ....those that direct light upward should not be permitted.

1. The light fixtures on the pergola shall be down lights only.
2. The barrier on the bar top shall be glass, not plexiglass, without etching.
3. The bar top shall not be internally illuminated.
4. The bar top shall not have “decorative L.E.D. edge lit panels” as submitted in the application.
5. Revised drawings and specifications for the pergola light fixtures shall be submitted to the Design Review Officer for approval prior to issuance of an Authorization Permit.