



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 – 101 West Main, LLC

Address:

101 West Main Street

Scope of Work:

To review an application for the re-approval of and the re-issuance of the Authorization Permit to renovate the façades.

Background:

On February 15, 2012, the Board voted to approve an Authorization Permit to renovate the façades 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.

On August 15, 2012, the Board voted for an amendment to and the re-issuance of an 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 the ventilation of the roof.
- Remove all fabric canopies with the exception of the separate storefront currently occupied by Sam's Hot Dog Stand.

Findings:

The re-approval and the re-issuance of the Authorization Permit meet the following Design Guidelines:

General Design Guideline: It is important to note that, while emphasis is placed on respecting historic resources, change is anticipated in the area; it is not to be “frozen in time.” However, alterations and new construction should occur in a manner that respects the traditional design context.

- 2.3 New interpretations of traditional building styles are encouraged.
- 2.9 Materials should appear similar to those used historically.
- 2.13 Building entrances should appear similar to those used historically.
 - Clearly define the primary entrance with a canopy or other architectural or landscape feature.
 - A contemporary interpretation of a traditional building entry, which is similar in scale and overall character to those seen historically, is encouraged.
- 2.14 Locate the primary building entrance to face the street.
- 2.15 Develop the ground floor level of a project to encourage pedestrian activity.
- 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.
- 2.20 Minimize the visual impacts of site and architectural lighting.
 - All exterior light sources should have a low level of luminescence.
 - Lighting fixtures should be appropriate to the building and its surroundings in terms of style, scale and intensity of illumination.
- 2.21 Prevent glare by using shielded and focused light sources.
 - Provide shielded and focused light sources that direct light downward.

- 2.22 Minimize the visual impact of mechanical equipment on the public way.
- Screen equipment from view.
 - Do not locate window air conditioning units on the building's primary façade.
- 2.23 Minimize the visual impacts of utility connections and service boxes.
- 3.4 For a commercial storefront building, a rehabilitation project should preserve these character defining elements:
- Display windows
 - Transom
 - Entry
 - Upper-story windows
 - Cornice molding
 - Mid-belt cornice
- 3.10 An alternative design that is a contemporary interpretation of a traditional storefront is appropriate.
- 3.14 Maintain recessed entries where they are found.
- Restore the historic recessed entry if it has been altered.
- 3.15 Where an entry is not recessed, maintain it in its original position, when feasible.
- 3.18 Preserve the character of the cornice line of an historic 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 surfaces.
- Do not use harsh cleaning methods, such as sandblasting, that could damage the finish of historic materials.

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

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

6.13 Indirect lighting is preferred for a sign.

- Indirect lighting, that which is directed at a sign from an external, shielded lamp, is preferred.

Recommendation:

The re-approval of and re-issuance of the Authorization Permit to renovate the facades of the building.