



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-issuance of the Authorization Permit to include a modification of the roofline and the corner entrance.

**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.

On May 15, 2013, the Board voted for the re-approval of and the re-issuance of the Authorization Permit to renovate the façades.

**Findings:**

**The re-issuance of the Authorization Permit with the modification of the roofline and the corner entrance meets the following Design Guidelines:**

- 2.2 Orient the primary entrance of a building toward the street.
  - A building should have a clearly defined primary entrance. For most commercial buildings, this should be a recessed entryway.
  - A secondary public entrance to commercial spaces is also encouraged on a larger building.
- 2.3 New interpretations of traditional building styles are encouraged.
- 2.9 Materials should appear similar to those used historically.
  - Masonry was the traditional material and is preferred for new construction. This includes stone and brick.
  - 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.
  - Clearly define the primary entrance with a canopy or other architectural or landscape feature.
- 2.15 Develop the ground floor level of a project to encourage pedestrian activity.
  - Provide at least one of the following along primary pedestrian ways:
    - A storefront.
  - Include traditional elements such as display windows, kickplates and transoms on commercial storefronts.
- 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
- 3.6 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.
- 3.10 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.

- 3.17 If the original kickplate is missing, develop a sympathetic replacement design.
- Wood, metal and masonry are appropriate materials for replacements.
  - Coordinate the color of the kickplate with other trim elements on the building.
- 3.18 Preserve the character of the cornice line of an historic building.
- 3.20 A simplified interpretation also is appropriate if evidence of the original is missing.
- Appropriate materials include stone, brick and stamped metal. Concrete and resin cast products may also be used.
- 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.

**Recommendation:**

Approval of the re-issuance of the Authorization Permit with the modification of the roofline and the corner entrance with the following condition:

- The applicant shall submit a final rendering of the corner entrance incorporated into the approved design to the Design Review Officer prior to the issuance of the Authorization Permit.