



Architectural Design Review

CentrePointe - Lexington, Kentucky

**Presented to
The Courthouse Area
Design Review Board**

May 5, 2014



Intersection of Limestone and Main



Main Street



Detail View, Main Street Retail



Intersection of Upper and Main



Intersection of Limestone and Vine



Vine Street



Detail View, Intersection of Upper and Vine



This sidewalk cafe gives public access to the landscaped motor court/courtyard at the interior of the block

GENERAL DESIGN GUIDELINES

2.1 Maintain the alignment of buildings at the sidewalk edge.

Pedestrian-friendly motor court



GENERAL DESIGN GUIDELINES

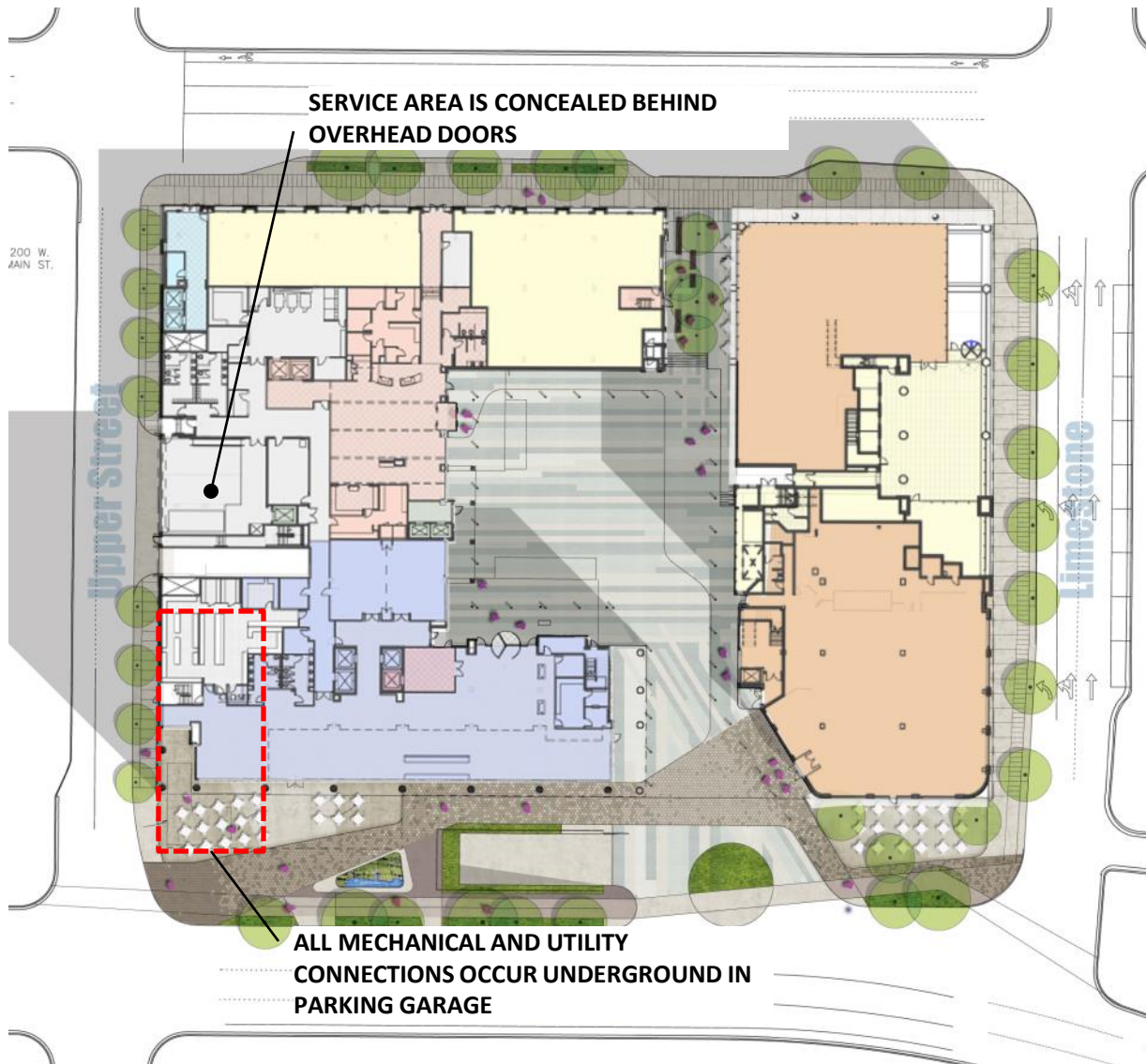
2.2 Orient the primary entrance of a building toward the street.

2.14 Locate the primary building entrance to face the street.



GENERAL DESIGN GUIDELINES

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



GENERAL DESIGN GUIDELINES

2.22 Minimize the visual impact of mechanical equipment on the public way.

2.23 Minimize the visual impacts of utility connections and service boxes

2.25 Minimize the visual impacts of trash storage and service areas.



- Rusticated base
- Polychrome brickwork
- Stone inlay
- Cornices
- Corner glazing
- Cantilevered balconies
- Steel elements

GENERAL DESIGN GUIDELINES

2.3 New interpretations of traditional building styles are encouraged.



GENERAL DESIGN GUIDELINES

2.4 A new building should incorporate a base, a middle and a cap.





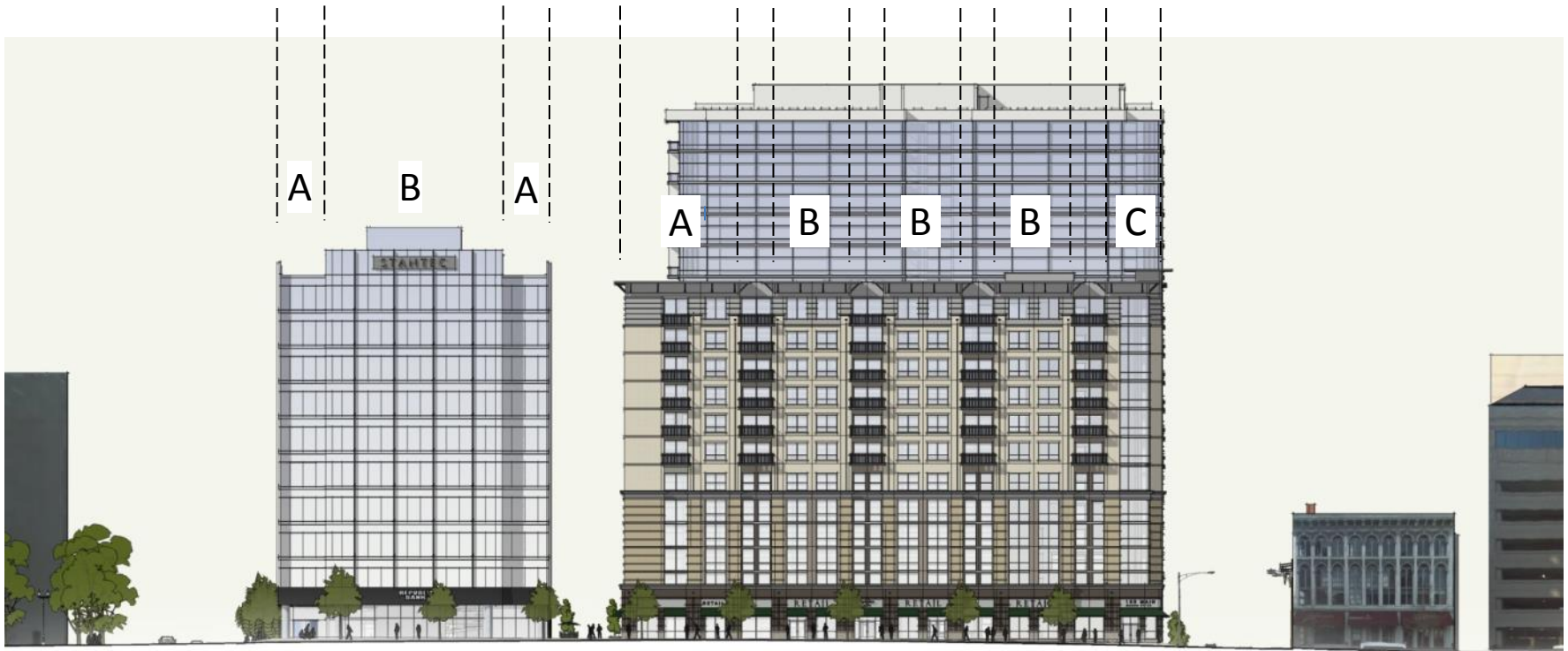
GENERAL DESIGN GUIDELINES

2.5 A new building should maintain the alignment of horizontal elements along the block.

2.6 Floor-to-Floor heights should appear to be similar to those seen historically.

GENERAL DESIGN GUIDELINES

2.7 Consider dividing larger buildings into “modules” that are similar in scale to buildings seen historically





GENERAL DESIGN GUIDELINES

2.7 Consider dividing larger buildings into “modules” that are similar in scale to buildings seen historically.

2.8 Maintain the established building scale of two to four stories in height.

Mid-height band at the “four story mark”

Upper stories set back from street



Brick

Aluminum

Cast Stone
Appearance

Stone Inlay

Steel

Stucco

Brick

GENERAL 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.

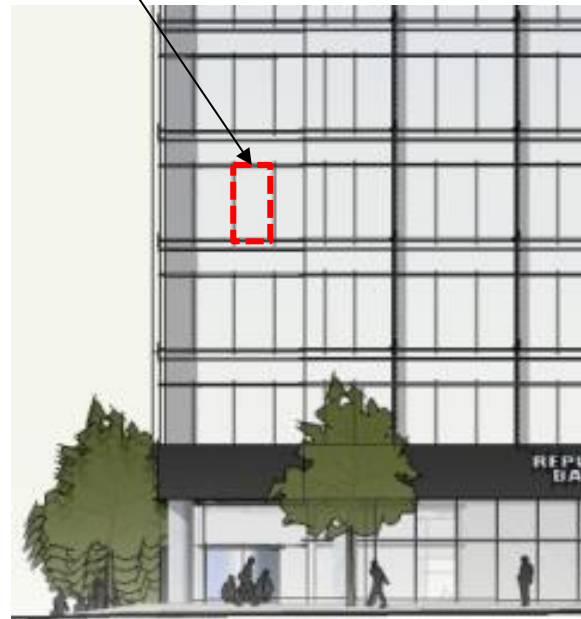


Aluminum

Stone



1:2 Proportion



GENERAL DESIGN GUIDELINES

2.11 Upper-story windows with vertical emphasis are encouraged.

2.12 Windows should align with others in a block.



GENERAL DESIGN GUIDELINES

2.13 Building entrances should appear similar to those used historically.

2.16 A fabric awning is encouraged.

2.18 Mount awnings to accentuate character-defining features of window openings.

