



**LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**  
**Department of Planning, Preservation & Development**  
**Courthouse Area Design Overlay Zone Review Board**

**Jim Gray**  
**Mayor**

**Derek J. Paulsen, Ph.D.**  
**Commissioner**

**May 20, 2015**

**Minutes**

Call to Order: 2:00 p.m.

Location: Council Chamber, LFUCG Center, 200 East Main Street

Voting Members: Luther Andal – Chair  
Graham Pohl – Vice-Chair  
Billie Dollins  
Martin Summers  
Kevin Atkins

Non-Voting Member: Commissioner Derek J. Paulsen, PhD - Design Review Officer

Staff: Elizabeth Overman – Department of Planning  
Tracy Jones – Department of Law

Guests: Chip Crawford  
Javier and Aimee Lanza  
Andre Regard

**I. Call the meeting to order**

Chair Andal called the meeting to order.

**II. Attendance**

Chair Andal asked the Board and staff to sign the attendance sheet.

### **III. Approval of the minutes for May 14, 2014**

#### **BOARD ACTION**

On a motion made by Mr. Atkins, seconded by Mr. Pohl, the Board voted unanimously (4-0) to approve the May 14, 2014 minutes. Mr. Andal did not vote since there was no tie.

### **IV. Case No. 1-2015 – 111 Cheapside, 1<sup>st</sup> Floor**

Commissioner Paulsen referred the Board to the Design Review Officer's report provided to them and noted it includes discussion items regarding historic properties, and said he is recommending approval of this authorization permit.

Mr. Crawford and Ms. Lanza made their presentation to the Board. Mr. Pohl asked if the transom glass is leaded glass and Mr. Crawford replied no. Mr. Pohl voiced concern about placing anchors into the stone building to hold an awning. Mr. Crawford replied there are three existing holes from prior use. Chair Andal suggested they take public comment before moving into further Board discussion. Mr. Regard spoke and said he is the neighbor of 111 Cheapside and wholeheartedly supports the project, and wishes Mr. and Mrs. Lanza the best of luck. Board discussion ensued and Mr. Pohl asked if the glass doors will be 10 feet high and Mr. Crawford said they will be 9.6-10 feet. Mr. Summers asked the reason for 10 feet doors and Mr. Crawford said there is 14 feet of space and they hope to maintain a three foot transom. Mr. Summers suggested making the doors higher so they align with the lines in the surrounding stone columns. Mr. Crawford said a 10 foot door is standard and they are trying not to shorten the transom. Mr. Summers said it is important from a design perspective that the doors align with the column lines. Mr. Andal advised the Board to consider the awning that will be added which may delineate the view of the column lines. He voiced concern that requiring the business owner to order custom made doors rather than standard may be financially burdensome. Mr. Crawford said they have been working fast to prepare for this meeting and the drawings may not be exact, so the lines may align with the doors. Mr. Pohl and Mr. Summers encouraged Mr. Crawford to bring exact drawings in the future. Mr. Pohl suggested the awning could be placed in the bulkhead rather than the stone façade. Mr. Atkins asked Mr. Crawford what the restaurateur's timeframe is and he stated the goal is to open in September in time for Breeder's Cup. Mr. Atkins asked Commissioner Paulsen if the Board can approve the permit with the condition that Mr. Crawford present him drawings showing the doors match the column lines, and he responded yes. Mr. Pohl asked about the kickplate and Mr. Crawford responded it will be approximately 18-24 inches. Mr. Summers encouraged Mr. Crawford to ensure kickplate aligns with the column lines as well. Mr. Crawford voiced his client's desire to receive Board approval today under the condition he receive final approval of discussed changes from the Design Review Officer. The Board agreed and gave the following conditions:

(1) Where fastenings are removed and new ones added into the stone, the applicant(s) shall consult with the Historic Preservation staff to identify materials / solutions to be used for fastening to the stone or filling holes in the stone to ensure that said materials are compatible with the stone and that locations of new holes be planned to minimize damage to existing stone

details. The applicant(s) shall report how these goals will be accomplished to the Design Review Officer prior to executing the work.

(2) The applicant(s) shall include in the design for the new window / door system a dominant, projecting horizontal trim element that aligns with the existing horizontal datum immediately above the existing wooden door (to the left of the new work, viewed from the exterior). Drawings showing this element shall be approved by the Design Review Officer prior to executing the work.

(3) The applicant(s) shall incorporate a detail in the window / door system that recalls the existing kickplate, and this reinvented kickplate shall be of a similar scale to the existing kickplate, and the solution shall be approved by the Design Review Officer prior to executing the work.

(4) Drawings submitted to the Design Review Officer shall be accurate in scale.

#### BOARD ACTION

On a motion made by Mr. Atkins, seconded by Mr. Summers, the Board voted unanimously (4-0) to approve the Authorization Permit. Chair Andal did not vote since there was no tie.

#### **V. Election of Officers**

Mr. Atkins suggested the current slate of Mr. Andal as Chair and Mr. Pohl as Vice-Chair be reconfirmed.

#### BOARD ACTION

On a motion made by Mr. Atkins, seconded by Ms. Dollins, the Board voted unanimously (4-0) to re-elect the current slate of officers. Chair Andal did not vote since there was no tie.

#### **VI. Adjournment**

Having completed all business, Chair Andal declared the meeting adjourned.