

1701 Nicholasville Road
Seven Parks Historic District

W. Douglas Back, Owner
Abel Care, Applicant

Scope of Work
Install signage

Additional Background

In 2013, the first floor tenant of this building requested that the Board grant a Certificate of Appropriateness for the installation of signage to identify the location of the care center. At that meeting, they received a Certificate of Appropriateness to conduct the following work:

1. Install an internally lit sign citing the unique nature of this building and because of other commercial properties along the Nicholasville corridor.
2. Front signage should not exceed the width of the bay window below it and raised at least two brick widths above the flashing of the bay window roof and the rest of the signage be reduced accordingly.
3. The applicant can choose either the Arcadia Park side of the building where the signage should be reduced to not exceed the size of the bay window or the side wall signage on the parking lot side not to exceed the 4' by 8' pre-existing condition.
4. All signage should come back to staff before the COA is issued and if needed should come back to the Board.

The Urgent Care clinic installed signage on the free standing sign post and has put signage on the south side of the building. This wall mounted sign can hold two different businesses. The Urgent Care clinic put their sign below with a future upstairs tenant installing new signage in the upper area. Per Building Code, signage has to be located on the correlating floor.

Background

At this time, the new tenant on the second floor is requesting signage. They have made application to install new signage on the south facing existing sign holder in the top slot. They are also requesting to install new signage on the north side of the building. They are requesting a Certificate of Appropriateness to install a 9' by 3', flat metal sign centered over an existing bay window. It will be lit by a spotlight previously installed.

They are interested in placing signage on the front elevation of the building. However Building Inspection has stated that any new signage on the front of the building needs to be combined with the existing signage. They stated that on the front of the building two separate signs cannot be installed. This proposal will come back at another time.

Guidelines

V. Guidelines for signs

DESIGN PRINCIPLE: Signs should be appropriate for buildings and sites in their design and placement as well as meeting the LFUCG’s sign ordinance, which is administered by the LFUCG Division of Building Inspection. Historic signs should be preserved and maintained. New signs should be compatible to the building, site, street and district.

Signs include free-standing, projecting, roof and wall or window mounted signs of the following types: Advertising, attraction board, bulletin board, business, construction, directional, government, historic marker, incidental, identification, information, menu based, nameplate, political, real estate, marquee, awning and canopy.

Signs:

- A. that are historic, such as painted wall signs, should be preserved and maintained.
- B. can consist of materials such as wood, metal or fiberglass and may be painted or applied lettering. Sandblasted wood signs are appropriate. Plastic substrate signs, plywood signs or unfinished wood are not recommended.
- C. should be sized in proportion to the building and relate to and compliment, not overwhelm, the site, building and street. Avoid oversized signs.
- D. should be located at traditional sign locations for buildings and sites.
- E. should have hardware anchored into mortar not masonry.
- A. should use spot or up-lit lighting. Internally-lit signs are not allowed.
- B. that are wall-mounted should be installed so that they do not have an adverse affect on the surface to which they are mounted.
- C. should not obscure, cover or disfigure architectural features and details of any structure or site.
- D. that are obsolete should be removed from historic sites and structures unless they are historic signs.
- E. shall not obscure the view to or from a historic site or building.
- F. In all cases, sign restrictions imposed by the Lexington-Fayette Zoning Ordinance shall be strictly applied. Additional restrictions imposed by the BOAR are intended to further refine sign restrictions for historic areas.

Findings

The proposal to install a wall sign on the North side of the building requires further discussion Guideline V.C. states: “Signs should be sized in proportion to the building and relate to and compliment, not overwhelm the site, building and street. Avoid oversized signs.” Staff finds the proposal to install a wall sign of any design on the North (Arcadia Park) wall of this historic structure to be inappropriate for the building, site and this residential street. This elevation is on Arcadia and not the commercial side of Nicholasville Road. This building is an introduction to the historic character of Seven Parks Historic District.

Findings (cont'd)

In addition, the selection of the area above the existing bay window for the wall sign not only ignored the traditional location (above the entry) but also obscures the architectural feature of the roof line above the existing bay window. Guidelines V.D and V.H. respectively state: “Signs should be located a traditional sign locations for buildings and sites” and “Signs should not obscure, cover or disfigure architectural features and details of any structure or site.”

Recommendation

Staff recommends disapproval as submitted.

Deadline for Board Action

October 11, 2016