

MAYOR JIM GRAY



LEXINGTON

JIM DUNCAN
DIRECTOR
PLANNING

DESIGN REVIEW OFFICER REPORT

Case Number: Case No. 2-2017

Applicant: Rebecca Burnworth

Owner: The Legato Group, LLC

Addresses: 155 N. Limestone

Scope of Work:

To review an application to remove the existing aluminum storefront system in its entirety. Install a new mahogany wood storefront with moveable windows and front door. Install bench seating integrated with the new window system, place landscape planters in ROW, install accent lighting, and install an awning.

Purpose of Work:

To provide patrons with additional seating, protection from weather via the awning and to build a more solid storefront. The existing transom is in bad repair and is not weather tight.

Background:

This is the first application to the CDRB for this property.

Findings:

The applicant has indicated a desire to alter the existing storefront (Exhibit A) to allow for an operable window system to complement a new interior program (see application attached, Exhibit B). This request includes removing the storefront



Exhibit A- Existing Elevation



and transom entirely, and no alterations are proposed for second floor or above.

The existing storefront, located below the original transom, was altered and replaced in 1968 as identified by Historic Preservation. The current storefront system has no historically significant materials intact due to previous building renovations. This includes a recessed entry (Exhibit C). The proposed plan acknowledges the historic configuration in the new design.

The proposed storefront has been described as an operable mahogany and glass system that will provide sightlines in and out of the first floor space that will encourage an engaging pedestrian street front. The applicant indicated the operable windows would be full height, spanning from above the kickplate (1'-6" above finished floor) to the top of the existing transom (10'-6" above finished floor). The applicant submitted the following statement about the new design referencing Exhibit D images:



Exhibit C- Existing Recessed Entry

I am attaching some of our inspiration photos for the facade design. It is kind of a combination of these three. We think it important to express the three parts of the facade - the bottom, middle and top (transom). The intention is to open the middle and the top, while still expressing the transom line. The bottom would stay stationary, much like the bench expressed in the photo "facade idea 3." The WAY in which we are opening the storefront is much like the photo titled "facade idea 1."



Facade Idea 1



Facade Idea 2



Facade Idea 3

Exhibit D- Applicant's Submitted Façade Precedents

The proposed alterations are in support of the following guidelines:

Pedestrian Interest (p.35: CADRB General Design Guidelines)

The area should continue to develop as a pedestrian-oriented environment...buildings also should be visually interesting to invite exploration by pedestrians. A building should express human scale through materials and forms that were seen traditionally.

- a. *DG 2.15: Develop the ground floor level of a project to **encourage pedestrian activity**. Provide at least one of the following along the primary pedestrian ways- a storefront,*



display case, public art, or landscaping. Include traditional elements such as display windows, kickplates and transoms on commercial storefronts, and avoid a blank wall or vacant lot appearance.

Character Defining Features (p.42: CADRB Design Guidelines for Historic Properties)

- a. *DG 3.4: For a commercial storefront building, a rehabilitation project should **preserve these character defining elements: Display windows, transom (see note about transom below), kickplate, entry, upper-story windows, and cornice molding***

Storefronts (p.46: CADRB Design Guidelines for Historic Properties)

Many downtown storefronts have components seen traditionally on commercial buildings. The repetition of these standard elements creates a visual unity on the street that should be preserved.

- a. *DG 3.8: **Preserve the historic character of a storefront when it is intact.** This will help maintain the interest of the street to pedestrians.*
- b. *DG 3.10: **An alternative design that is contemporary interpretation of a traditional storefront is appropriate.** Where the original is missing and no evidence of its character exists, a new design that uses the traditional elements may be considered. It must continue to convey the characteristics typical storefronts, including the transparent character of the windows, recessed entries (see entry notes below), and cornices to name a few.*

Windows and Doors (p.48: CADRB Design Guidelines for Historic Properties)

- a. *DG 3.11: **Maintain an historically significant storefront opening.** The size and shape of the storefront are important characteristics that contribute to the integrity of an historic commercial building. Avoid altering the shapes of these features. (see transom and entry notes below)*

Kickplates (p.48: CADRB Design Guidelines for Historic Properties)

- a. *DG 3.17: If the original **kickplate** is missing, **develop a sympathetic replacement design.** Wood, metal and masonry are appropriate materials for replacements.*

Entries (p.49: CADRB Design Guidelines for Historic Properties)

The repetition of recessed entries provides a rhythm of shadows along the street that helps establish a sense of scale and identifies business entrances. This pattern should be maintained.

- a. *DG 3.14: **Maintain recessed entries where they are found.** Restore the historic recessed entry if it has been altered. **Avoid positioning an entry flush with the sidewalk.***

The applicant has also indicated a desire for an awning to provide shade and shelter to guests of the venue, and to provide an identifiable element from Limestone. The awning would project into the ROW 4'-0" and it will not interfere with street lights or trees as designed. The CADRB Guidelines encourage the inclusion of awnings, and the proposal adheres to the following guidelines:

Awnings and Canopies (CADRB General Design Guidelines)

Historically awnings and canopies were noteworthy features of buildings in the Courthouse Area and their continued use is encouraged.

- a. *DG 2.16: **A fabric awning is encouraged.** Operable awnings are encouraged on historic buildings. The awning should **fit the opening of the building.** Simple shed shapes are appropriate for rectangular openings.*
- b. *DG 2.18: On an historic building, mount an awning or canopy to **accentuate character defining features** of window openings.*



One architectural element of this ca. 1928 commercial façade is worthy of more in-depth consideration. After discussion and consideration, the applicant would like to pursue the removal of the historic transom, and the submitted statement is found in an attached message (Exhibit E) for the board's consideration. The applicant acknowledges the requirement to express the three parts of the facade - the bottom, middle and top (transom) with the new design. However, only with the removal of the transom could the window units open fully as illustrated in the submitted design.

The existing elevation includes the original prismatic glass transom (Exhibit F). As the transom is significant element, the local Department of Historic Preservation was consulted to inform the findings included within this report. They recognized the transom is in need of major repair, however, due to the element's significance to the building's façade it should be preserved if possible, as the CADRB Guidelines state.

Windows and Doors (p.48: CADRB Design Guidelines for Historic Properties)

- a. DG 3.11: *Maintain an historically significant storefront opening. The size and shape of the storefront are important characteristics that contribute to the integrity of an historic commercial building. **Avoid altering the shapes of these features.***

Character Defining Features (p.41: CADRB Design Guidelines for Historic Properties)

Character-defining features of historic properties collectively establish a sense of place, provide human scale and add rich detail to the street and should be preserved. Typical features include: original wall materials, decorative cornices, vertically-oriented upper-story windows, larger first-floor opening, and trim around openings.

- b. DG 3.1: **Preserve character-defining features that are intact.** *Don't remove or damage character-defining features, and preserve intact features with appropriate maintenance techniques.*
- c. DG 3.2: **Repair those features that are damaged.** *Use methods that will not harm the historic materials.*
- d. DG 3.3: **Replace features that are missing or beyond repair.** *Reconstruct only those portions that are beyond repair. **Reconstruct the original element based on adequate evidence (preferred option).** If evidence is missing, a simplified interpretation of similar elements may be considered.*
- e. DG 3.4: *For a **commercial storefront building**, a rehabilitation project should preserve these character defining elements: Display windows, **transom**, kickplate, entry, upper-story windows, and cornice molding*



Exhibit F- Existing Transom



The rehabilitation of the historic prismatic glass transom should be sought. Once repaired and reinstalled, the original brick molding (exterior trim around windows and doors) design should be carried over to the rehabbed installation (Exhibit G). This brick molding is appropriate for the transom, but may be simplified below as the original storefront system is no longer intact.



Exhibit G- Existing Brick Molding

In studying the case exhibits, the Planning staff has taken all factors into consideration and recommends the following:

The Staff Recommends: ***Approval of an Authorization Permit*** to remove the existing aluminum storefront system in its entirety. Install a new mahogany wood storefront with operable windows, bench seating integrated with the new window system, an awning, planters, and accent lighting as submitted.

With the following conditions:

- The historic prismatic glass transom is to be retained and repaired.
- Any additional design alterations may be reviewed and approved by Design Review Officer unless design varies significantly from approved design.

