



MINUTES
Courthouse Area Design Review Board
August 18, 2021 at 2:00 p.m.

I. CALL TO ORDER

Chair Erin Hathaway called the meeting to order at 2:00 pm via video teleconference.

Due to the COVID-19, State of Emergency, this meeting is being held via live video teleconference pursuant to 2020 Senate Bill 150, and in accordance with KRS 61.826.

II. ATTENDANCE

Board members present: Erin Hathaway, Jill Leckner, Nicole Ware and Samantha Castro were present via video teleconference. Mr. Ken Michul was also present via teleconference, but unable to use the video option until later (approximately 2:15 p.m.)

Staff members present: Traci Wade, Planning Services Mgr.; Autumn Goderwis, Senior Planner, Design Review Officer, Donna Lewis, Planning Services and Keith Horn, Department of Law.

III. APPROVAL OF MINUTES

Chair Hathaway called for a motion to approve the minutes from the May 19, 2021 meeting.

Board action: A motion was made by Ms. Castro, seconded by Ms. Leckner and carried 4-0, (Mr. Michul absent), to **approve** the minutes from the May 19, 2021 meeting.

IV. POSTPONEMENTS AND WITHDRAWALS

There were none.

V. APPLICATIONS FOR AUTHORIZATION PERMITS

- A. Case No. 4-2021, Nathan Zamarron, 201 W. Short St.** - Requested to install a plaque related to the "Unlearn Fear + Hate" artwork and lighting on the western building façade.

Staff presentation – Ms. Goderwis directed the Board's attention to the presentation on her screen, which she shared. She presented the Design Review Officer's report and displayed aerial views of the subject property, describing its location. Ms. Goderwis mentioned that the Historic Preservation Downtown Lexington Building Inventory lists this building as a "significant" structure, meaning that it contributes to the character of the block and contributes to the character of downtown based on its historic qualities. She commented that this building is listed on the National Register of Historic Places as well, as a "contributing" structure in the Downtown Commercial District.



Ms. Goderwis briefly explained the background of the subject property and the proposed project before the Board at this time. She displayed renderings of the project and described the plaque and lighting that the applicant wished to install, as well as the location on the building they wished to place them.

Ms. Goderwis stated that the Office of Historic Preservation staff was consulted regarding this application, and they noted that while the plaque was large; it would not be out of scale on the overall size of the building. She said that the Office of Historic Preservation recommended that particular care be taken in the installation of the plaque and light fixture; that the hardware should be installed in the mortar joints and not in the brick itself so as to protect the historic brick façade.

Representation – Mr. Nathan Zamarron, on behalf of LexArts, was present via video teleconference and briefly explained the proposed project. He indicated that the installation techniques mentioned previously will be adhered to during the installation process. Mr. Zamarron said that he had contacted the State Historic Preservation Office to start the approval process prior to installation.

Board comments and questions – Ms. Castro expressed her appreciation for the hard work that had been done on this project.

Ms. Ware indicated that she would abstain from voting on this application due to a conflict of interest.

Ms. Leckner asked the applicant if they were following the Design Guidelines regarding the color of the lighting. Mr. Zamarron replied that they are looking at an LED light, but they will research the Guidelines and select the proper warmth of the color.

Board action – A motion was made by Ms. Castro, seconded by Ms. Leckner and carried 3-0 (Ware recused, Michul absent), to **approve Case No. 4-2021, Nathan Zamarron, 201 W. Short St.** - Request for an authorization permit to install a plaque related to the “Unlearn Fear + Hate” artwork and lighting on the western building façade, based on staff’s recommendation and subject to the two conditions as listed below:

1. Any necessary approval from the State Historic Preservation Office be obtained prior to installation of the plaque.
2. The installation of the plaque and light fixture shall be done in a manner that does not deface the brick façade. The installation hardware shall be installed in the mortar joints and be small enough in diameter to not damage the brick façade.

B. Case No. 3-2021 (Darren J. Taylor), 111-113 Cheapside – Requested to construct a “detached, glass-floored addition to the front of the building to serve as ‘floating’ balcony-type entertaining space. Alterations to the building include making two windows into doors on the second level of exact appearance, scale, and detailing as the existing windows.”

Staff presentation – Ms. Goderwis directed the Board’s attention to the presentation on her screen, which she shared. She displayed aerial views of the subject property and described its location downtown. Ms. Goderwis gave a brief history of the building and mentioned that it was listed as “outstanding” in the Historic Preservation Downtown Lexington Building Inventory. She also noted that it is listed on the National Register, individually and as a part of the Downtown Commercial National Register District. Ms. Goderwis presented the Design Review Officer’s report, and displayed recent photos of the building and its surroundings.

Ms. Goderwis informed the Board that the Office of Historic Preservation was consulted regarding this application and the staff indicated that the proposed addition would adversely affect the historic building for the following reasons:

- Will dominate the historic structure
- Will impact the streetscape and disrupt the view of the historic structure
- Will result in the removal of two historic windows and stonework
- Will likely require widening and lengthening the window opening to create code-compliant door openings

Ms. Goderwis explained that staff recommended disapproval of this application due to the fact that the proposed project does not meet the Design Guidelines.

Representation – Mr. Darren J. Taylor, applicant, was present via video teleconference on behalf of the property owners, but was initially unable to use the video feature. He gave an overview of the application.

Board comments – Ms. Hathaway stated that she appreciated the innovative approach in re-thinking space for downtown, but she was hesitant due to the territory being in the public right-of-way.

Ms. Castro stated that she agreed with Ms. Hathaway and she had concerns regarding the historic façade of the building, especially the removal of windows.

Ms. Leckner commented that she felt adding floor area into the public right-of-way changed the character of the public space. She asked if it was the applicant's priority to have public space over the sidewalk. Mr. Taylor responded it was the applicant's point of view that being elevated and outside would give the nicest urban view in Lexington, with a mix of all different types of architectural styles.

Ms. Castro mentioned the issue of women in dresses or skirts standing on the floor of a glass "floating" balcony. Mr. Taylor responded that the material of the floor is made of frosted glass and you cannot see through it, but the light can filter through.

Ms. Leckner asked what was going to happen with the fire escape. Mr. Taylor replied that one proposal is to remove the fire escape add an exterior stairway to the back of the building in the alley as a means of egress.

Support – Mr. James Frazier, attorney, was present via video teleconference. Mr. Frazier stated that he was not present in the capacity as attorney however; he was present in his capacity as Chairman of the Downtown Lexington Management District. He stated he was in support of the application.

Board comment - Ms. Ware commented that she felt there was a better way to modify the façade to have a better use of the upper floors of this historic building.

Ms. Hathaway stated she would be cautious to suggest moving people to a second floor from the first floor.

Board action – A motion was made by Ms. Castro, seconded by Ms. Leckner and carried 5-0, to **disapprove Case No. 3-2021 (Darren J. Taylor), 111-113 Cheapside** – Request to construct a "detached, glass-floored addition to the front of the building to serve as 'floating' balcony-type entertaining space. Alterations to the building include making two windows into doors on the second level of exact appearance, scale, and detailing as the existing windows", based on staff's recommendation.

VI. SUMMARY OF STAFF APPROVED AUTHORIZATION PERMITS

There were none.

VII. ADJOURNMENT

Board action – A motion was made by Ms. Castro, seconded by Ms. Leckner and carried 5-0, to adjourn at 2:47 p.m.

****Meetings of the Courthouse Area Design Review Board are broadcast live by GTV3 and recorded for archival purposes. Recorded copies of each meeting are available from the GTV3or CADRB staff.***

