

22-COA-0173

927 E. Main Street

Butchertown Architectural Review Committee
Bradley Fister, Planning & Design Coordinator
May 31, 2023



Proposed Design

- proposed new construction of a 4-story mixed use building with a full basement. The fourth story is setback approximately 54' from the front of the building.



CASE SUMMARY

- 5-10-22 pre application site visit with applicant and owner.
- 7-20-22 application was received and was considered complete.
- 1-18-23 BT ARC was scheduled for proposed demolition and new construction, meeting was canceled due to fire inside the building proposed to be demolished.
- 1-30-23 staff conducted a site visit with the property owner and city inspector, at which time the city inspector issued an emergency demolition permit due to the level of damage to the building that had incurred.
- 5-11-23 updated plans for new construction were submitted by applicant.
- 5-18-23 updated plans for new construction were submitted by applicant.
- 5-31-23 BT ARC scheduled to hear proposed new construction.



Site Photo
May 24, 2023



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HARDWOODS
MOULDINGS
REDWOOD
ROOFING

Google Photo
July 2007



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Google Photo
August 2011



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Google Photo
January 2018



22-COA-0173



Google Photo
May 2022



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Site Photo
January 2023



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Site Photo
January 2023



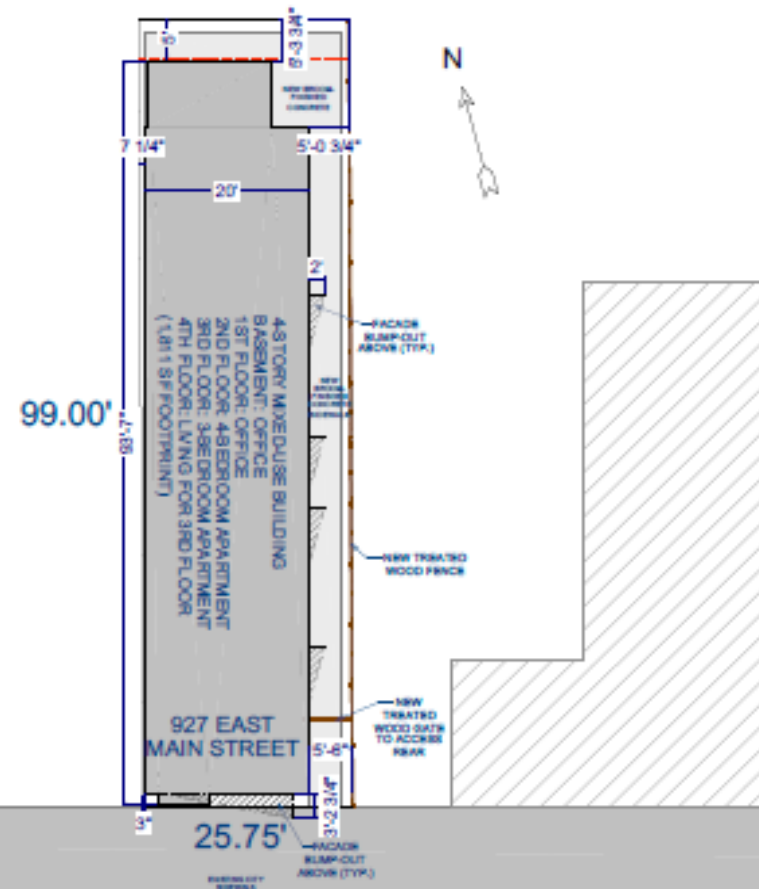
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Site Photo
January 2023



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Site Plan May 18, 2023



EAST
MAIN
STREET

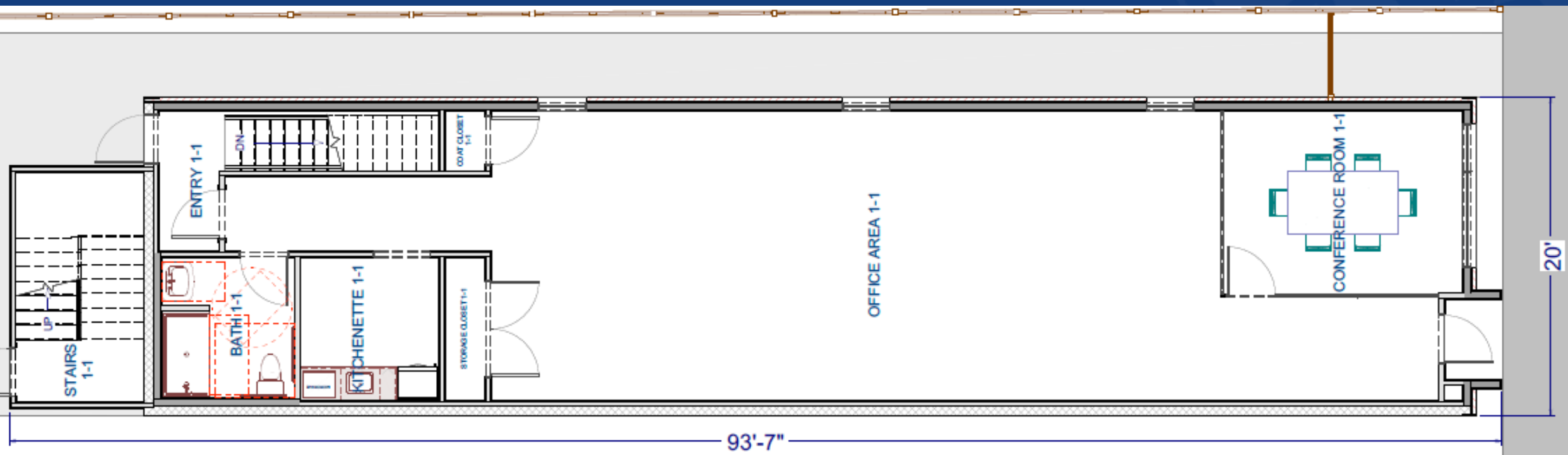
PROPOSED SITE PLAN
1/8" = 1'-0"

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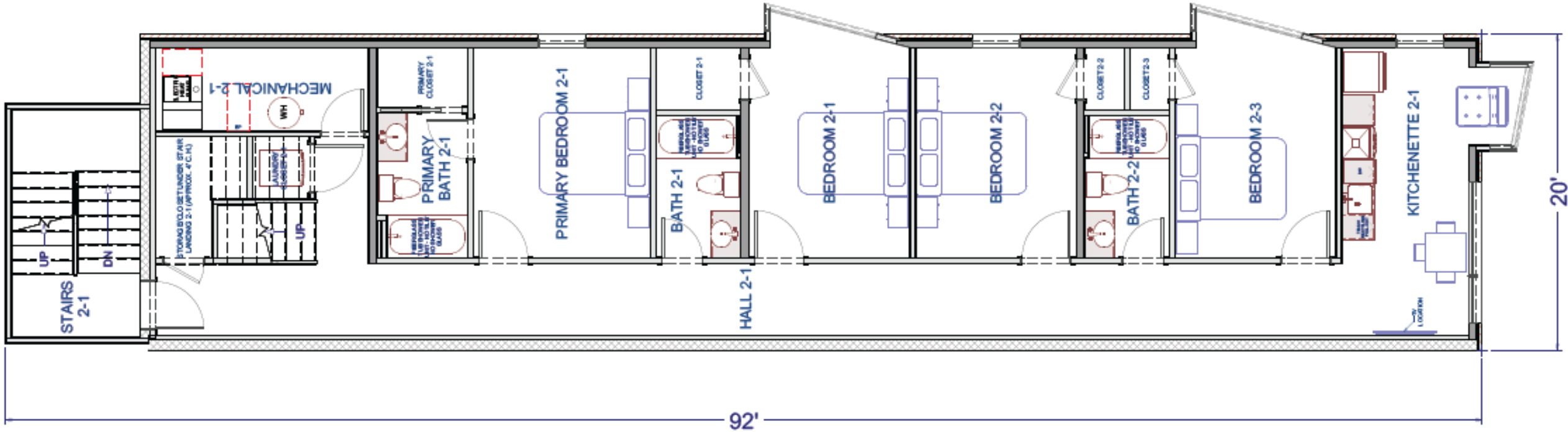
Basement Floor Plan May 18, 2023



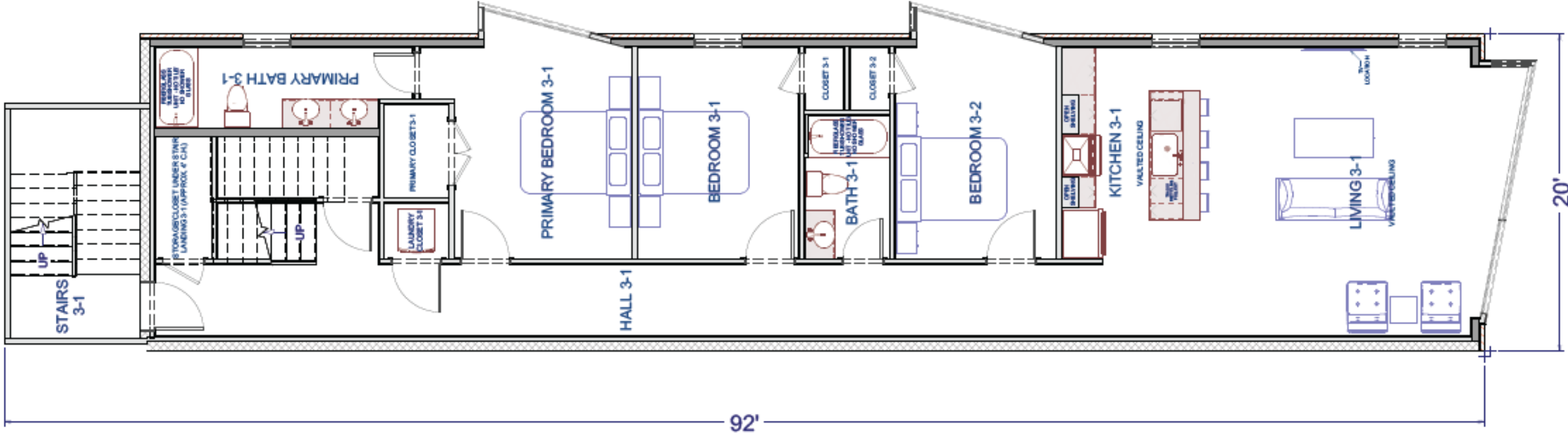
First Floor Plan May 18, 2023



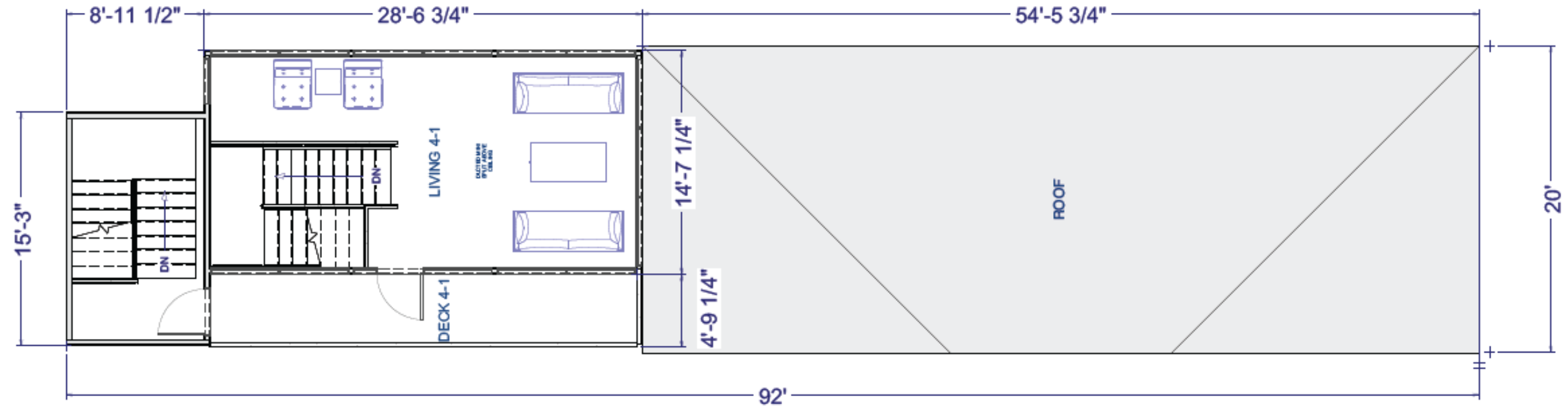
Second Floor Plan May 18, 2023



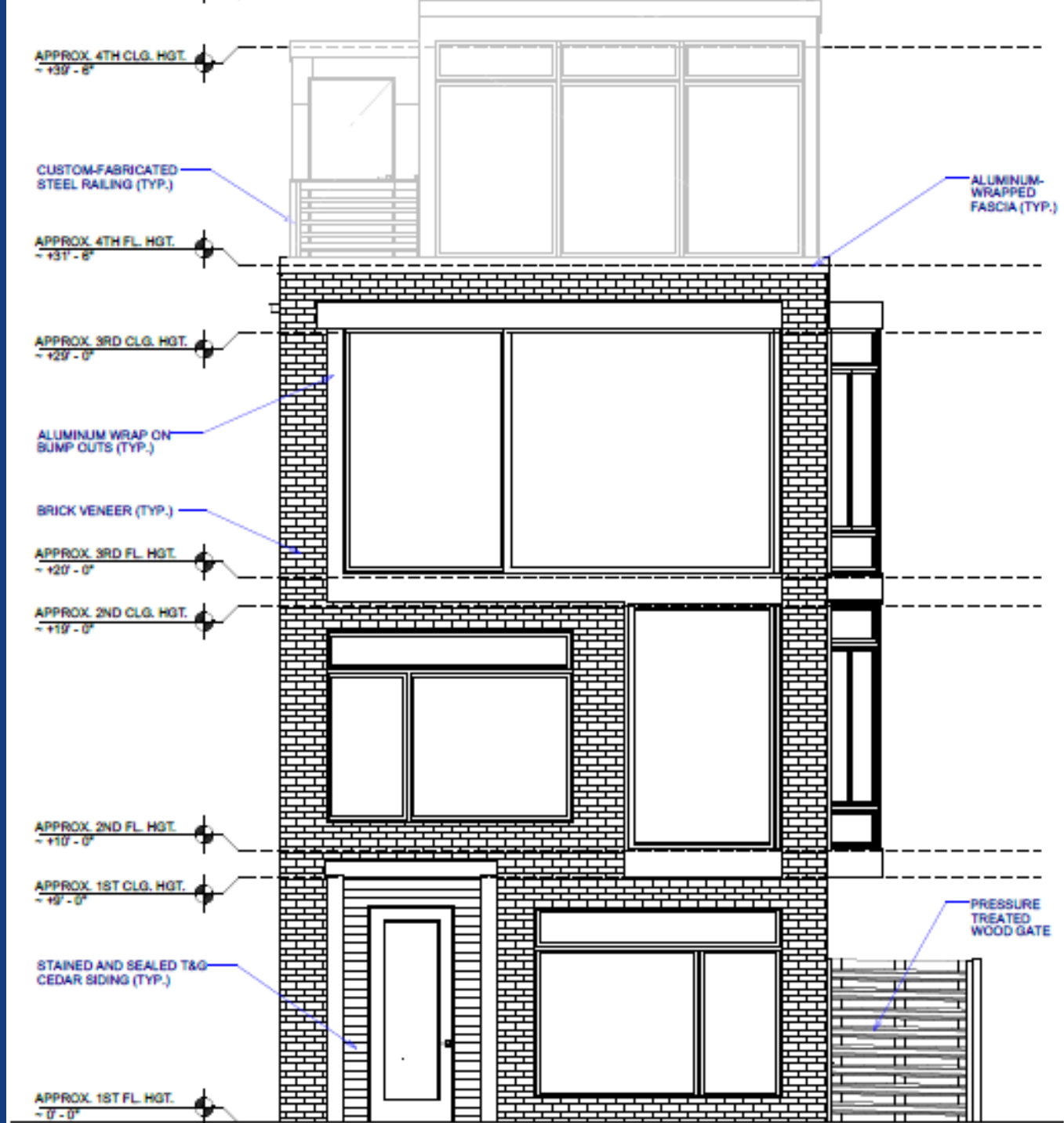
Third Floor Plan May 18, 2023



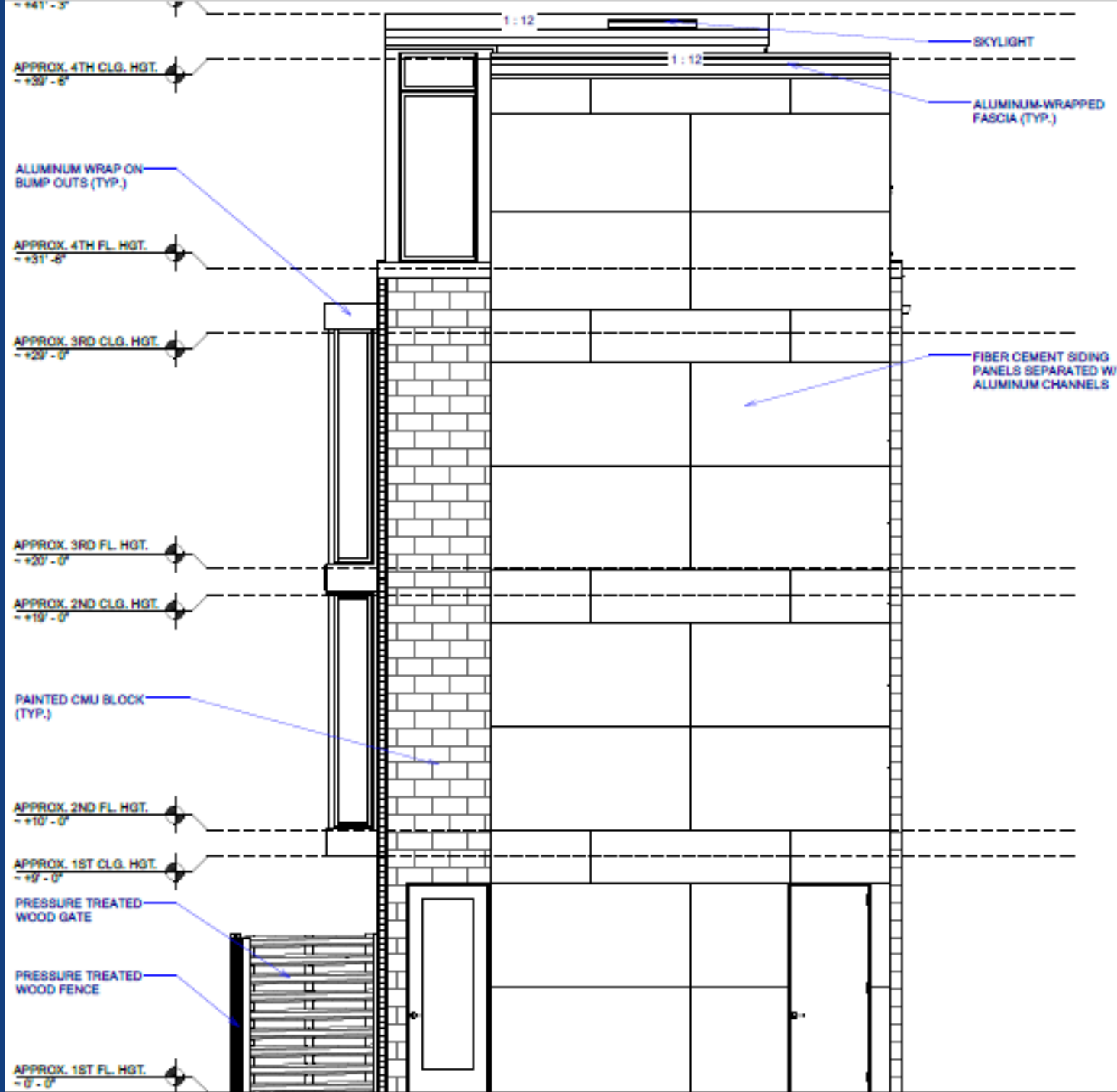
Fourth Floor Plan May 18, 2023



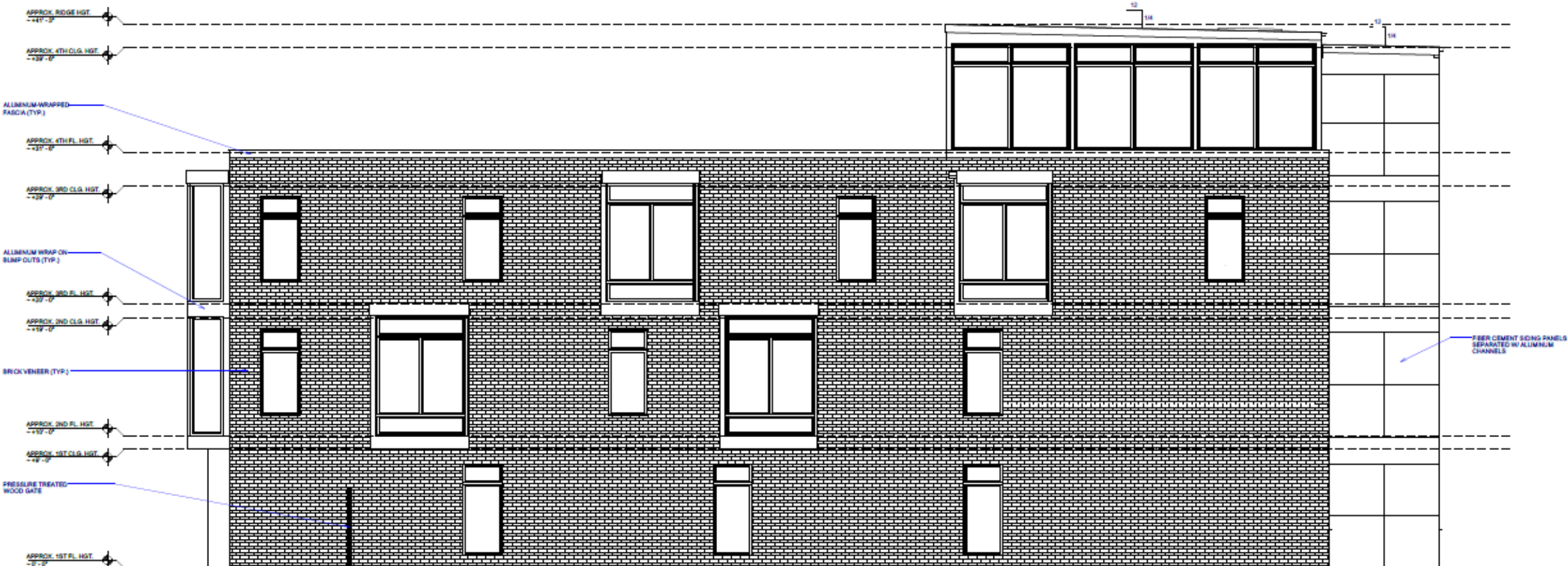
South Elevation May 18 2023



North Elevation May 18, 2023



East Elevation May 18, 2023



Rendering
May 18, 2023



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Rendering
May 18, 2023



22-COA-0173

Rendering
May 18, 2023



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STAFF RECOMMENDATION

- On the basis of the information furnished by the applicant, staff recommends the application for a Certificate of Appropriateness be approved with the following conditions:



PROPOSED CONDITIONS OF APPROVAL

1. The west elevation CMU wall shall be covered with a mural approved by Landmarks staff. The proposed mural should also be reviewed by Metro's Commission on Public Art (COPA).
2. The third story picture windows shall be reduced to a scale similar to the first and second story windows.
3. All window glazing shall be clear.
4. The fiber cement panels on the rear elevation shall be treated in a way that breaks up the massing. That can be further architectural detail, paint, etc.

PROPOSED CONDITIONS OF APPROVAL

5. Final landscaping details shall be submitted to staff for review and approval.
6. The applicant shall start the proposed privacy fencing a minimum of 2' behind the front corner of the building, with the finished side facing outward. The fencing shall be painted or stained within 6 months of construction.
7. Prior to installation, final exterior lighting fixture details shall be submitted to staff for review and approval and shall include cut sheets for all exterior lighting fixtures.

PROPOSED CONDITIONS OF APPROVAL

8. The applicant shall make provisions for storm water management on the site.

9. The applicant shall position fixtures, utilities, and mechanical equipment, such as HVAC equipment and units, satellite dishes, and overhead wiring, on secondary elevations where they do not detract from the character of the site.

10. The applicant shall provide a plan to staff for waste receptacles and their screening for approval prior to construction beginning.

11. Historic concrete mix shall be used for all sidewalks.

PROPOSED CONDITIONS OF APPROVAL

12. The applicant shall work with a planner to determine required parking for the proposed commercial office space. Just because the proposal is approved by the ARC, it does not mean that the proposal meets all LDC requirements.

13. Signage was not reviewed as part of this application. Signage shall be reviewed and approved under a separate application(s) prior to installation.

14. If the design or scope of the project changes in any way, the applicant shall contact staff for review and approval prior.

