



Bardstown Road/Baxter Avenue Corridor Review Overlay District

Report of the Urban Design Administrator to the Committee

From: David R. Marchal, AIA, Urban Design Administrator
Meeting Date: September 21, 2021

Case No: 21-OVERLAY-0014
Classification: Non-Expedited

GENERAL INFORMATION

Property Address: 1553 Bardstown Road

Applicant: Eric Claypool
8801 Hermitage Court
Louisville, KY 40202

Owner: 1553 Bardstown Road, LLC
156 N Galt Avenue
Louisville KY

Description of proposed exterior alteration

Renovation of existing building into a restaurant including new front porch approximately 20' deep, vestibule, door & window opening modifications in existing walls, and ground level patio for outdoor dining. A large tree in front of the existing building will be removed for the new work. A small addition is proposed at the rear of the building along with a larger stair and ramp for accessible entry. The parking area is to remain as is. The existing front pathway and stair to sidewalk will be replaced in kind.

Communications with Applicant, Completion of Application

The application was received on June 2, 2021 with various communications regarding design and process. The application was determined to be complete and classified as requiring Non-Expedited review by Urban Design Administrator on September 1, 2021. The Committee will review the application at Noon on September 21, 2021.

FINDINGS

Guidelines

The following design guidelines, approved for the Bardstown Road/Baxter Avenue Corridor Review Overlay District, are applicable to the proposed exterior alteration: **Building Design, Site Planning, Parking, and Historic Preservation**. The report of the Design Staff's findings of fact and conclusions with respect to these guidelines is attached to this report.

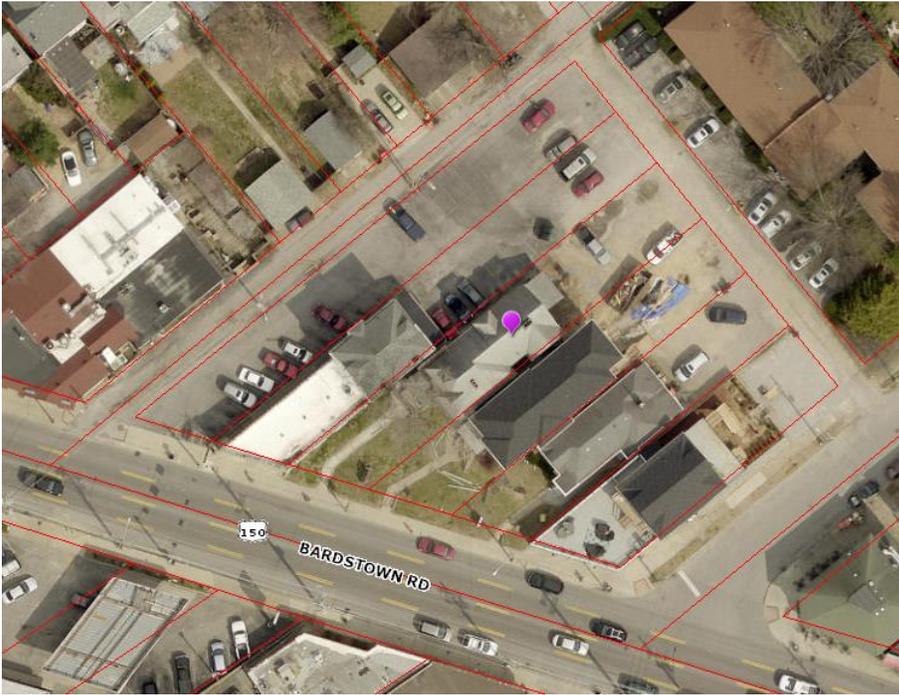
The following additional findings are incorporated in this report:

Site Context

The project site is located on the north side of the 1500 block of Bardstown Road. Adjacent east are two similar era residential type structures that maintain a residential setback from Bardstown Road. The three structures are historic although they have been greatly modified over time such that they exhibit extensive loss of trim detail, siding, windows and doors. Even though there has been loss of historic fabric and material, the subject structure and its neighbors still contribute to the character of the corridor as strong examples of early residential structures. The property immediately east, 1555 Bardstown Road, was recently approved for a front addition by the Committee. Immediately west is a residential structure that is an example of a historic home with a one-story commercial front addition that are common on the Corridor. Although a feature of the district, this structure is an example where the front addition has completely obscured the original historic building. Across the street are single story commercial structures built to the sidewalk.

The rear of the subject site is completely paved for parking and vehicular use with access from the alley. The neighboring properties east and west are similarly fully paved in the rear.

The existing tree has been reviewed by Metro staff with the conclusion that it is actually an invasive species that is generally encouraged to be removed. It is also very close to the building and its removal and sensitive replacement could also be a benefit to the structure.



Subject Property (LOJIC 2021)



1553 Bardstown Road front



1553 Bardstown Road front



1553 Bardstown Road rear



1553 Bardstown Road rear

CONCLUSIONS

The project meets the general intent of the Bardstown Road / Baxter Avenue Corridor Review Overlay District's Design Guidelines. The building is being converted into a restaurant which is a compatible adaptive reuse that substantially complies with the intent of the applicable Design Guidelines. The proposal is sensitive to the design of the existing character contributing structure and site as well as creating an outdoor space that contributes to the corridor as a whole.

RECOMMENDATION

Considering the information furnished, the Urban Design Administrator recommends **approval** of the application for an Overlay Permit with the following conditions:

1. All new windows and glazing on the front façade shall be no or low tint glazing for increased visibility.
2. Intensity, location, color, and direction of any new lighting outdoor lighting shall be sensitive to nearby residential areas, particularly the rear area.
3. The front patio shall be designed to accommodate to drain to reduce water runoff from the property.
4. The final landscaping/screening design along the front of the new patio shall be such that it provides some screening but, since the patio is at a grade higher than the sidewalk should be low or transparent enough to not fully block the patio and its activity from public view.
5. The existing parking lot is proposed to remain as is, but there is opportunity for the owner to consider a larger parking scheme with his/her neighbors that should be considered for efficiency and appearance.
6. The City Arborist has determined that the existing front yard tree is an invasive species that is best removed. The owner/applicant, however, should consider opportunities for replacement trees in the front yard and rear parking area where possible.
7. Any new signage shall comply with the Signage design Guidelines and be submitted for review and approval.

David Marchal, AIA
Urban Design Administrator

4 Building

Checklist

Existing structures along the Bardstown Road/Baxter Avenue Corridor are encouraged to be renovated and reused. The Overlay Staff can assist a licensed architect or design professional to develop designs that adaptively reuse these structures to meet the needs of new businesses and services. The Overlay Staff will also assist the applicant through the review and approval process.

- + Meets Guidelines NA Not applicable
- Does not meet Guidelines TBD To be determined; insufficient Information
- +/- Meets Guidelines with conditions as noted

B		Finding	Comment
A	Existing structures along the Corridor are encouraged to be renovated and reused. The Overlay Staff can assist a licensed architect or design professional to develop designs that adaptively reuse these structures to meet the needs of new businesses and services. The Overlay Staff will also assist the applicant through the review and approval process.	+	The existing building is being adaptively reused.
B	Buildings should be "pedestrian- friendly". Design building facade elements that promote a pedestrian-friendly environment include building to the edge of sidewalk, large storefront window openings at the ground floor, awnings, canopies, and lighting.	+	The existing building has a deeper setback typical of this residential structure type and less than most commercial buildings. The porch addition and patio will enhance connection to the street
C	All storefront windows and doors at ground level shall have clear glass or light window tinting. Severe window tinting or mirrored glass is not permitted unless pre-approved by staff for "special conditions". Examples of "special conditions" may include restaurant kitchen areas, storage space, and restrooms that would need to be hidden from public view.	+	Although the building glazing is above grade level and set back from the street, no or low tinting enhances visibility
D	New structures should be located at the front property line. Building sites should provide side yards wide enough to allow for maintenance of the building unless common party walls are provided on the lot line.	NA	
E	High quality materials and historically appropriate architectural details at the ground floor/street level of buildings can both accent buildings and provide visual interest for pedestrians and motorists.	+	The design and quality of the materials and details of the additions are mostly relevant in terms of relating to this historic building set back from the street
F	New structures greater than three stories high may be permissible if taller portions are set back from the street frontage so that overall sight lines are compatible, and if the increased height is not intrusive towards adjacent structures.	NA	
G	A visual terminus, such as a cornice at the top of a wall helps articulate the architecture and gives it a completed finished look.	+	The porch addition maintains the cornice line and design language of the existing building
H	Roof forms that are inconsistent with the character of the Corridor include single pitch (shed) roofs, curving roofs. Flat roof forms with parapets are well-suited to the character and image of the Corridor.	+	New porch roof form is consistent with the existing building
I	Outdoor eating or temporary seating located within public sidewalk areas must receive staff approval prior to installation. A 4' wide pedestrian zone is required in the public "right-of-way" sidewalk area.	NA	The outdoor seating is not in the public sidewalk
J	All new mechanical equipment that is visible from a public right-of-way should be installed to have a minimal impact on adjacent properties and from public view. Replacement of existing mechanical equipment is considered general maintenance and will not require a staff review. Additional permits and approvals by other government agencies or authorities may be required.	NA	
K	Permanent service counters, service bars, decks, or similar structures may not be constructed in front of a building's primary street facing façade.	+	The new porch is being constructed as a front addition to the building and not a service counter or deck. The new patio is at grade level

6 Site Planning, Parking

Checklist

Site planning is an important part of any project. Your site should incorporate attractive and maintainable landscaping to enhance the hardscape of the building. Plants can be used in minimizing the visual impact of parking lot and service areas along BROD.

- + Meets Guidelines NA Not applicable
- Does not meet Guidelines TBD To be determined; insufficient Information
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Guideline	Finding	Comment
A Development plans shall minimize the adverse visual impact of utility lines on the Corridor. Underground lines or service from the alley, where feasible, is encouraged.	NA	
B Combining existing, small, under-utilized lots to create shared parking areas that are more efficient and more accessible is strongly encouraged.	NA	The existing parking lot is proposed to remain as is, but there is opportunity for the owner to consider a larger parking scheme with his/her neighbors that should be considered for efficiency and appearance
C Parking areas and drive-thru's should be located to the side or rear of structures.	NA	
D Parking areas adjacent to the public sidewalks must use landscaping, trees, colonnades or other construction, to maintain the building line created by structures along the sidewalk. Side parking lots which exceed 40% of the total linear lot frontage adjacent to right-of-way shall provide a 36" high masonry, stone, or concrete wall that makes reference to a similar design within the surrounding area extending from the principal structure across the front of the parking area. Surface parking lots with no principal structure shall provide the 36" wall as described. The 36" tall wall can wrap around any existing or proposed monument signage to maintain visibility.	NA	
E Adequate perimeter landscaping, fencing, or a combination of both is required to help screen parked vehicles from full public view. The screening height shall be 36" above finished grade of parking lot. This height will enable drivers of vehicles to safely see and avoid other pedestrians and vehicles while screening most of the parked vehicles' mass.	NA	
F New development projects should provide adequate and significant screening to adjacent residential structures. Opaque landscape buffers and other forms of screening shall be used to minimize noise and lighting impact.	NA	
G Intensity, location, color, and direction of outdoor lighting shall be sensitive to nearby residential areas.	NSI	Exterior lighting shall comply
H Fencing and screening shall be constructed of materials compatible with the principal structure.	NA	
I Chain link fencing must not be visible from Bardstown Road/Baxter Avenue.	NA	
J The number and width of curb-cuts on the Corridor should be minimized to promote pedestrian circulation. Existing continuous curb-cuts should be reduced to widths necessary for vehicular traffic.	NA	
K Patios, plazas, or outdoor spaces, constructed, created, or installed in front of a structure that replaces existing turf and/or landscaped areas, shall use permeable pavers, pervious concrete, or equivalent permeable hard surface to reduce water runoff from the property.	NSI	The new patio shall be designed to comply
L Minimum 4'-0" wide landscape buffer area containing a 36" minimum height (at maturity) screen shall run along 90% of the lineal area in front of the patio, plaza, or outdoor space that faces the street. This landscape buffer area shall include permanent landscaping material such as trees (minimum 1-3/4" caliper size at time of planting), shrubs (minimum 18" height at time of planting), groundcover, and /or perennials. Fences,	+/tbd	The topography of the site is such the front yard rolls down to sidewalk level providing a natural screening/barrier to the new patio. Additional landscaping along the front edge of the patio can serve to partially visually screen and define the

	planters, and/or walls (maximum height of 36") are permitted within the landscape buffer area. Landscape buffer plantings shall be installed prior to occupancy or use of the patio, plaza, or outdoor space.		patio area but should be careful to not fully screen the new activity and primary structure from the view from the public way. Final design should be submitted for review and approval to ensure same
M	Existing trees located within the property or adjacent property along the street, alley, or access easement shall be preserved and protected unless the City Arborist determines they are not healthy or are dangerous and should be removed. Removed trees should be replaced with appropriate trees approved by the City Arborist. The replacement trees shall be sized at a minimum of 1-3/4" caliper (at time of planting). Replacement tree(s) shall be planted within three months of the tree(s) removal or during the next planting season, whichever comes first.	+/-	The City Arborist has determined that the existing front yard tree is an invasive species that is best removed. The owner/applicant, however, should consider opportunities for replacement trees in the front yard and rear parking area where possible
N	The construction or installation of a deck or structure built off the ground and over existing landscaped areas in front of a building's primary façade is prohibited. Balconies located on the second or third floors of buildings that are cantilevered or bracketed, scaled to match the building's façade, and utilize contextual materials are appropriate.	NA	The new porch structure is built at a level with the floor of the existing structure, with foundations extending down to the ground.

7 Historic Preservation

Checklist

Historic buildings (65 years of age or older) help to anchor the District to our community's history. Buildings can serve as reminders to future generations how Louisville's citizens lived and worked in the past while serving business and residential requirements today through adaptive reuse. These buildings can serve as future adaptive reuse opportunities. Contributing historical structures are structures that have unique designs, are constructed with unusual materials, or served the public in a manner that was important to the local area. Such structures also add character to the pattern of established development in the Corridor. Given the significant role of historic structures in the Corridor, demolition of any structure will entail stringent review.

- + Meets Guidelines NA Not applicable
- Does not meet Guidelines TBD To be determined; insufficient Information
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Guideline	Finding	Comment
A Changes to the exterior of contributing historical structures and other structures within the Corridor which were constructed in the last 65 years and that have not been significantly altered shall be reviewed in accordance with the standards established for contributing historic structures by the U.S. Secretary of the Interior, but the Planning and Design Director or Committee may relax these standards in the interest of accomplishing the intentions of the guidelines	+	The historic building is being adaptively reused. The proposed porch, patio, and modifications to the front of the structure are designed so that they will complement the design of the structure and site. The porch, although almost 20' deep, does maintain the character, design, and view to the original structure. The existing front door location and entry pathway retain the original connection to the public way. The rear addition and entry stair and ramp are also sensitive to the structure.
B The design of new or substantially remodeled structures which are adjacent to contributing historic structures should be compatible with them and should incorporate similar design details or references where appropriate.	+	The design of elements to this remodeled structure – rear addition, front porch, and patio complement the historic building itself and its historic neighbors. The historic building to the east, in fact, has also been approved for a front addition
C No application to demolish any contributing historical structure or structure built within the last 65 years shall be approved by the Urban Design Administrator	NA	