



**Bardstown Road/Baxter Avenue Corridor
Review Overlay District**

**Overlay District Permit
Report of the Urban Design Administrator/Staff**

Case No: 18BROD1006
Classification: Expedited

GENERAL INFORMATION

Property Address: 1300 & 1306 Bardstown Road

Applicant: Jennifer Caummisar-Kern
Accurus Engineering
2780 Jefferson Centre Way
Jeffersonville, KY 47130
502-291-7627
Jenniferc@accuruseng.com

Owner: Jeff Sleadd
Mass Storage Fund 1, LLC
7400 Park Place, Suite 1
Louisville, KY 40222
520-291-5588
isleafdd@gmail.com

Architect: Edward Eiche
10011 Tuppence Trace
Louisville, KY 40223
502-797-1441

Estimated Project Cost: not provided

Description of proposed exterior alteration:

The applicant seeks approval for the renovation and repurposing of the structures located at 1300 and 1306 Bardstown Road. The two buildings will be renovated and approval for the following changes are requested:

- Existing garage door at 1306 Bardstown Road to be removed and replaced with a new overhead staging door with tinted glass panels.
- Relocating the existing historic plaque
- A new entrance door at 1306 Bardstown Road
- A new full glass wood door at the second story of 1306 Bardstown Road to allow for access to new balcony at second story. Balcony to have metal railings

General repair and maintenance is proposed for the 1300 Bardstown Road building, including restoration of the existing windows and cleaning of existing brick and stone at facade.

Communications with Applicant, Completion of Application

The application was received by Develop Louisville Staff on May 14, 2018. A revised set of drawings was submitted to Develop Louisville on June 11, 2018. The application was determined to be complete and classified as requiring Expedited Review by Urban Design staff on June 11, 2018.

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** 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

1300 and 1306 Bardstown Road are located on the south side of Bardstown Road, at the intersection of Bardstown Road and Rosewood Avenue. The site is zoned C-Commercial. 1306 Bardstown Road was built as a police station by architect JB Hitchings in 1900. Next door, 1300 Bardstown was built as a telephone switching building in 1917 and later served as the home for the Louisville Ballet.

CONCLUSIONS

The two existing structures are being renovated and most of the work falls under the category of general maintenance. The addition of a second story balcony does not detract from the building's historic façade. The project as proposed meets the intent of the Bardstown Road / Baxter Avenue Corridor Review Overlay District's Design Guidelines.

DECISION

Considering the information furnished, the Urban Design Administrator finds that the proposal substantially complies with the Overlay Design Guidelines and therefore approves the application for an Overlay Permit **with the following Condition:**

1. **Per Building Design Guideline #3 - All storefront windows and doors at ground level shall have clear glass or light window tinting.**


The foregoing information is hereby incorporated in the overlay district permit as approved and is binding upon the applicant, his successors, heirs or assigns. This permit does not relieve the applicant of responsibility for obtaining the necessary permits and approvals required by other governing agencies or authorities.

6.14.18

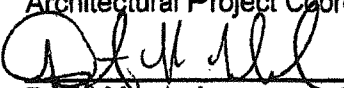
Date

6/14/2018

Date



Burcum Keeton
Architectural Project Coordinator



David Marchal
Urban Design Administrator

Building Design

- + Meets Design Guidelines
- Does Not Meet Design Guidelines Information

NA Not Applicable
NSI Not Sufficient

SPECIFICATIONS	DESIGN REVIEW GUIDELINES	REVIEW RESULTS
1. Existing Structures	Existing structures along the Bardstown Road / Baxter Avenue corridor are encouraged to be renovated and reused.	+
2. Pedestrian -Friendly	Design building façade elements that promote pedestrian – friendly environment include; building to the edge of sidewalk, large storefront window openings at the ground floor, awnings, canopies, and lighting.	+
3. Storefront Windows	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.	+/- Garage doors propose tinted glass
4. Building Setback	New structures should be located at the front of the 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
5. Building Materials	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.	+
6. Building Height	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 increased height is not intrusive towards adjacent structures.	NA
7. Building Façade Details	A terminus, such as a cornice at the top of a wall helps articulate the architecture, and gives it a completed finished look.	NA
8. Roofs	Roof forms that are inconsistent with the character of the Bardstown Road / Baxter Avenue Corridor include: single pitch (shed) roofs, curving roofs. Flat roof forms with parapets are well-suited to the character and image of the Bardstown Road / Baxter Avenue Corridor.	NA
9. Outdoor Eating Areas	Outdoor eating or temporary seating located within public sidewalk areas must receive staff approval prior to installation. A 4'-0" wide pedestrian zone is required in the public "Right of Way" sidewalk area.	NA
10. Mechanical Equipment	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
11. Permanent Service Counters	Permanent service counters, service bars, decks, or similar structures may not be constructed in front of a building's primary street facing façade.	NA

Historic Preservation

- + Meets Design Guidelines
- Does Not Meet Design Guidelines Information

NA Not Applicable
 NSI Not Sufficient

SPECIFICATIONS	DESIGN REVIEW GUIDELINES	REVIEW RESULTS
1. Changes to Contributing Historic Structures	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 United States Secretary of the Interior, but the Planning and Design Director or Committee may relax these standards in the interest of accomplishing the intentions of these Guidelines.	+
2. Design of Remodeled Structures	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.	+
3. Demolition	<p>No application to demolish any Contributing Historical Structure or structure built within the last 65 years shall be approved by the Urban Design Administrator unless the applicant demonstrates to the satisfaction of Urban Design Administrator and the Historic Preservation Officer:</p> <p>(a) That the rehabilitation of a Structure or construction of a new Structure will have a greater positive impact on the District's economic vitality and appearance than would preservation of the Structure proposed to be demolished and the rehabilitation of the Structure or the construction of the new Structure would not be possible or economically feasible without the demolition of the Structure proposed to be demolished; or</p> <p>(b) That the applicant cannot obtain a reasonable economic return from the property or Structure unless the Contributing Historical Structure or Structure constructed within the last 65 years is demolished in accordance with the application.</p>	NA