

21-COA-0152
1201-05 S. 3rd St.



Old Louisville Architectural Review Committee
Public Hearing

Bradley Fister, Historic Preservation Specialist
September 22, 2021

Request

Certificate of Appropriateness:

The applicant requests approval to adaptively reuse a previous mid-century dry cleaning building to become a restaurant/coffee shop. The exterior renovation seeks to maintain and enhance the mid-century character, eliminating curb cuts to provide usable outdoor dining space, and engaging the street wall on all sides of the property.

Request

The typical 3rd St. front yard curbing will be continued along the 3rd and Oak St. property lines and backed by a continuous low hedge. Entry points will be clearly defined and sidewalks align with the main building entrances. A dining porch and pergola are proposed to be added to the building along with new paving and landscaping in the outdoor areas. A small water feature is proposed to define the entry courtyard.

Request

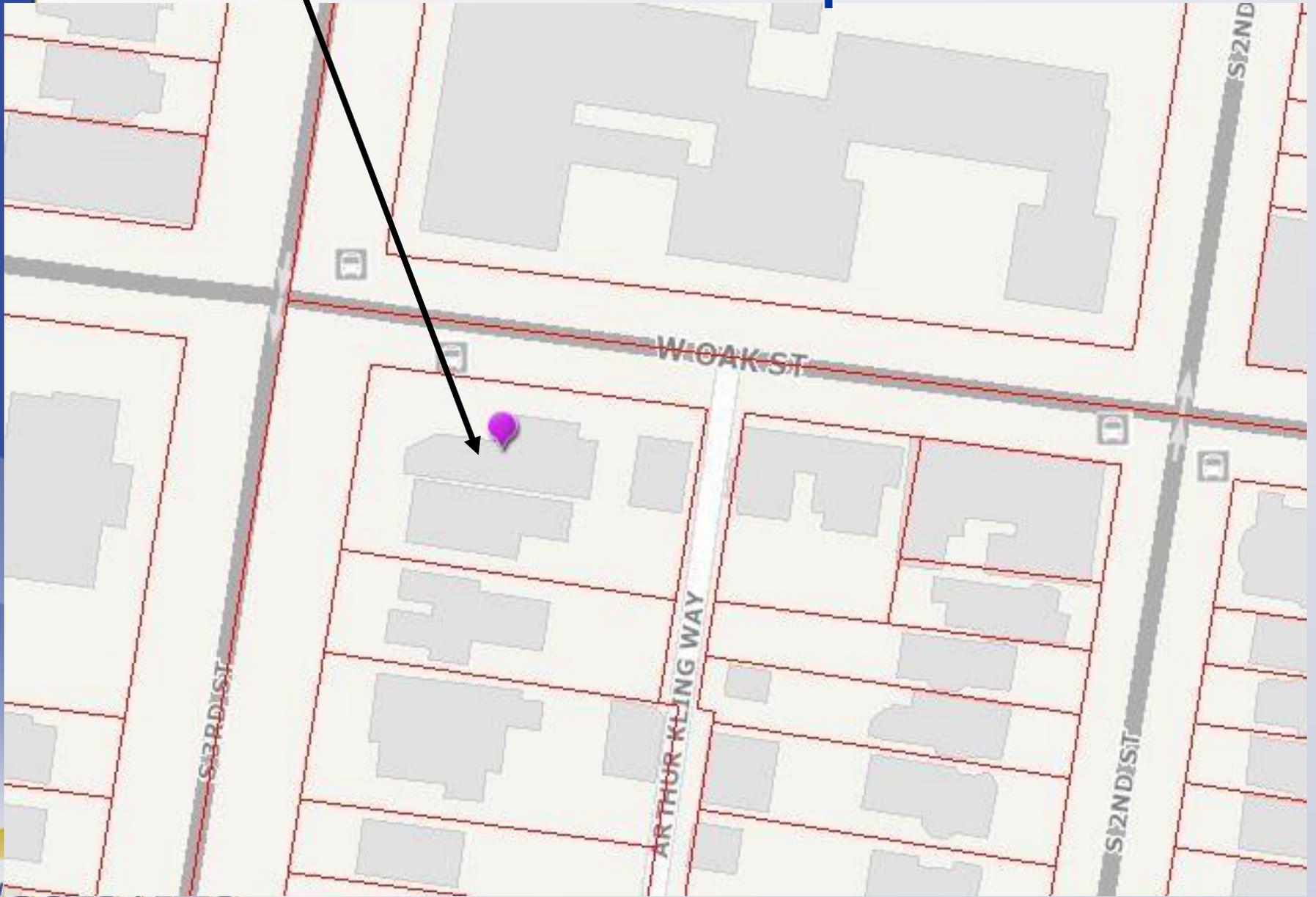
At the point where the pergola is proposed to adjoin the Oak St. sidewalk, the curb is proposed to end, and become a low, articulated wall for sound attenuation and privacy as well as providing a seat wall on the dining area side. Plantings are proposed to be added to vine over the pergola. At the west end of the pergola, is proposed to be an approximately 400 sf addition to the building, to provide a space for deliveries and enclosed trash storage.

Request

This proposed addition would have access doors onto the public sidewalk. The applicant plans to install a water cascade wall to mask traffic noise. Proposed materials for the addition are to be concrete block and stucco similar to the original building. Along the street edges the grass verge is proposed to be restored along 3rd St., and trees are proposed to be planted at regular intervals along Oak St.

1201-05 S 3rd St.

Site Map



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1201-05 S 3rd St.

Aerial Image



Site Context / Background

The site is located at the corner of the intersection of W. Oak St. and S. 3rd St. The property is zoned TNZD in a Traditional Neighborhood Form District. The Mid-Century-style structure appears to be constructed circa 1950 and is a one-story, concrete block commercial building with large expanses of glass, that appears to have gone relatively unaltered in terms of the materials on the exterior facade as well as openings over the years.

Site Photos



Site Photos



Western section

Site Photos



Center sectio

Site Photos



Eastern section

Site Photos



REC

JUL
PLA
DESIGN

Rear

Site Photos



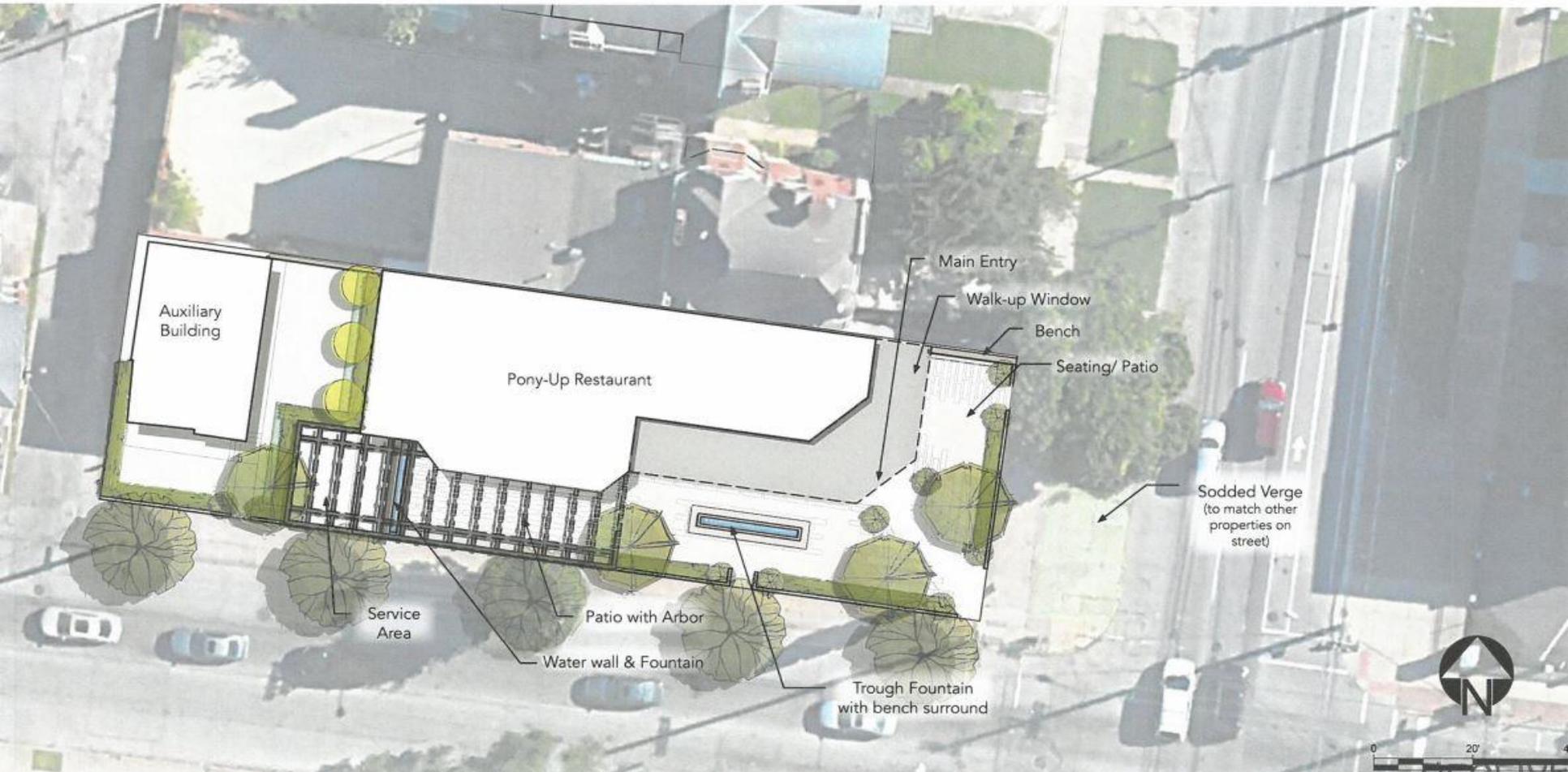
Oak Street frontage

Site Photos

Oak Street frontage



Site Photos



Site Photos

PONY UP LANDSCAPE & SITE DESIGN - Model

BOOKER design
collaborative



Site Photos

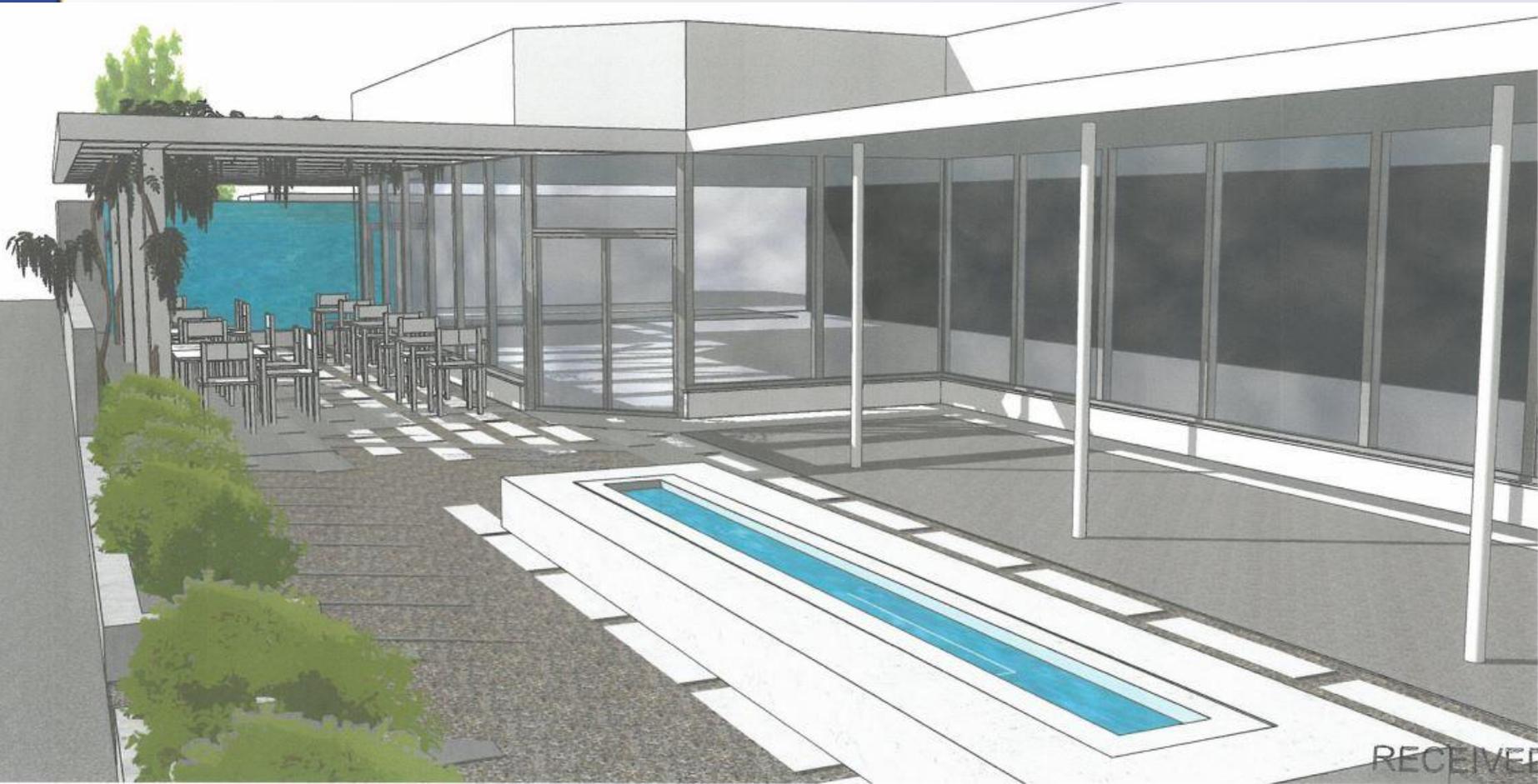


Site Photos



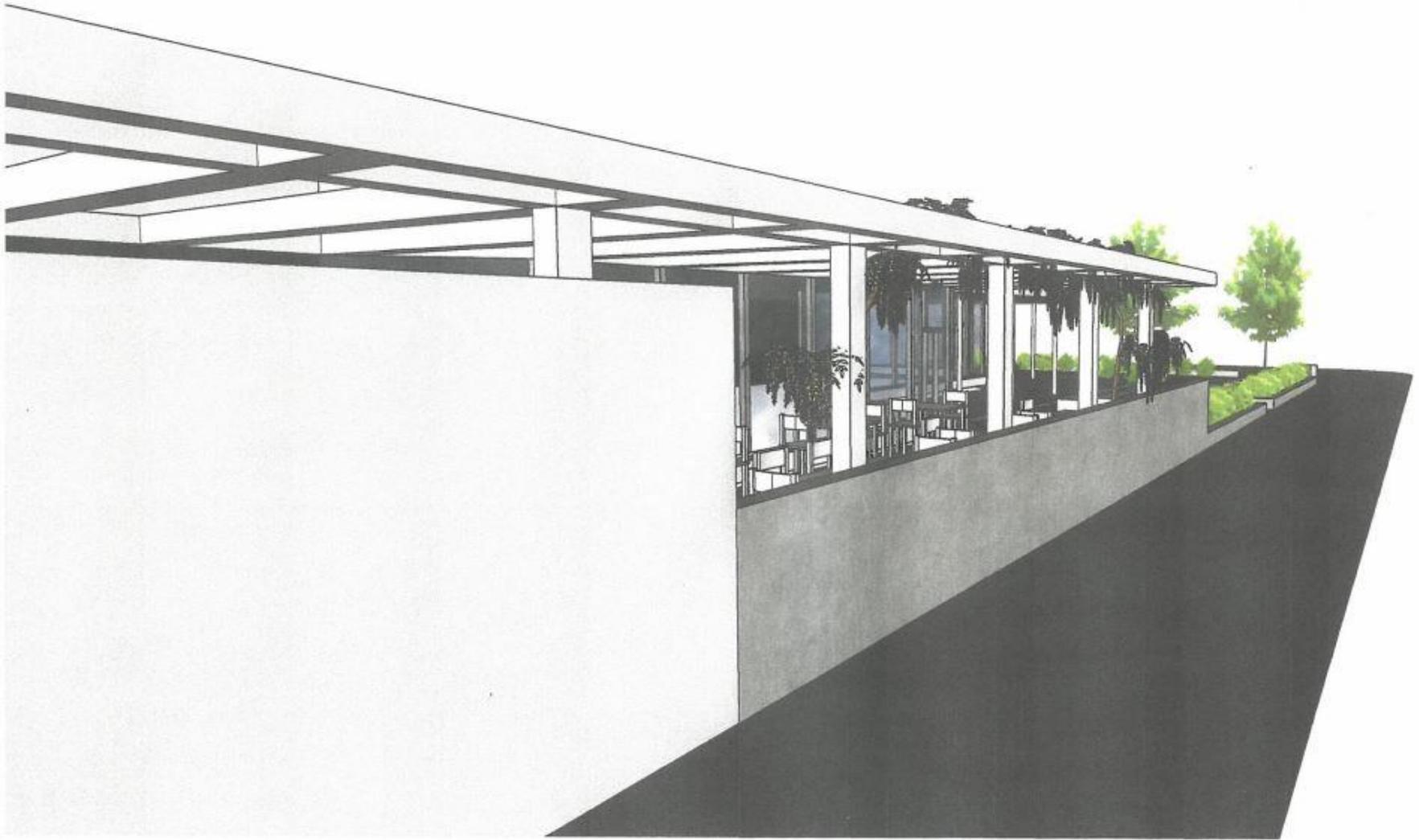
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Site Photos



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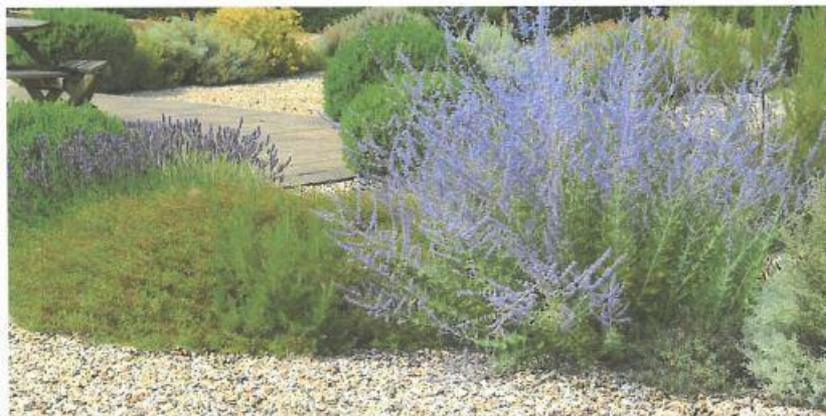
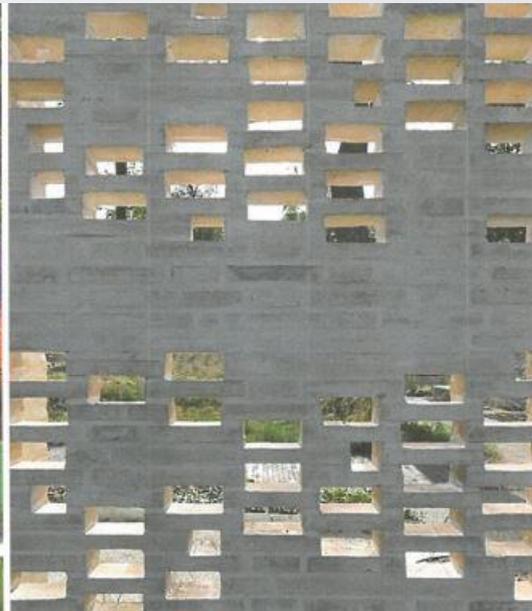
Site Photos



Site Photos



Site Photos



Site Photos



Conclusion

The proposed location of the approximately 42” seating wall along the side of the building that faces W. Oak St. generally does not meet the Old Louisville Design Guidelines for **Site**. The primary conflict with the Design Guidelines relates to **ST10** which states not to install masonry walls in street visible locations unless they are used to retain earth or there is an historic precedent, and **ST16** that states not to install concrete block walls in street visible locations.

Conclusion

This particular site is located along a commercial corridor, however, which has a different context than residential areas. The proposed plan will eliminate curb cuts along the Oak St. Corridor, as well. The location of the proposed walks connect the sidewalk to the front façade and generally does meet the Old Louisville Design Guidelines for **Site. ST3** states to use paving materials that are compatible with adjacent sites and architectural character.

Conclusion

The proposed addition generally does meet the Old Louisville Design Guidelines for **Additon**. In terms of **A1** the proposed addition is generally in proportion with the historic building and district. The proposed addition is generally subordinate to the original building which complies with **A2**. In applying **A3**, the proposed addition is attached to a secondary elevation and does not damage or obscure any character-defining features.

Conclusion

The proposed materials are in keeping with the existing materials, and the proposed new roofline generally compliments the existing form of the building which complies with **A4** and **A5**. The original orientation of the building is generally not altered by the proposed addition and complies with **A7**.

Conclusion

The proposed addition is generally distinguishable which meets the intent of **A10**. The proposed addition is in contradiction to **A9**, the proposed addition due to its use does not have any voids.

Recommendations

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.

Recommendations

- 1. The proposed wall along the Oak St. site side shall be deleted from the plan.**
- 2. The applicant shall use historic concrete mix, for any and all concrete visible from the street**
- 3. The applicant shall provide staff with material cut sheets for all products proposed to be used prior to construction.**
- 4. The applicant shall obtain any and all necessary work permits.**