



Bardstown Road/Baxter Avenue Corridor Review Overlay District

Report of the Urban Design Administrator & Staff to the Committee

Case No: 17BROD1010
Classification: Non-Expedited

GENERAL INFORMATION

Property Address: Himalayan Indian Restaurant
1578 Bardstown Road
Louisville, KY
40205

Applicant: Kishan Dodwani
1578 Bardstown Road
Louisville, KY 40205
502-418-9686
kishan@bellsouth.net

Owner: same as owner

Estimated Project Cost: \$3,000.00

Description of proposed exterior alteration:

The applicant seeks approval for an after the fact façade alteration to the lower half of existing storefront. Limestone veneer has been installed below the lower windowsill.

Communications with Applicant, Completion of Application

In response to a complaint about the alteration, staff visited the site to confirm the extent of work and contacted the owner on August 8, 2017 regarding the overlay process and requirement for prior approval. The application was received on August 9, 2017. The application was determined to be complete and classified as requiring Non Expedited Review on August 14, 2017. The proposed project is scheduled for a hearing and review at a meeting of the Bardstown Road Overlay Committee on October 24, 2017 with notices mailed not less than 10 days before the meeting to the applicant and abutting property owners.

FINDINGS

Guidelines

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

The proposed limestone cladding, as well as existing storefront configuration, does not comply with **Building Design Guidelines 2** *'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.)* and 5 *(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 following additional findings are incorporated in this report:

Background

Previously approved cases for the property are:

11358-BR; July 14, 2008

Approval for installation of railing for a Handicap Accessible ramp and artist's mural along side wall

9274-BR; July 13, 2007

Approval for installation of wrought iron gate to side patio, replacement awnings, and new signage

16165-BR, August 26, 2011

Approval for removal and rebuilding of the storefront to create a more usable glass area along the sidewalk; addition of rear deck and handicap access at rear parking area.

354206-BR; February 14, 2014

Approval for new signage

SI924608-BR; November 20, 2014

Approval for new signage

15BROD1018: November 17, 2015

Denial for storefront alterations

16BROD1004: April 5, 2016

Approval with conditions for storefront alterations. The approved design modifications, however, have not been implemented.

Site context

The structure is zoned C2 and is faces Bardstown Road, 3 lots west from Bonnycastle Avenue. The building has a one story storefront attached to a residential 2 ½ story frame structure. The building is surrounded by one and two story commercial buildings and residential homes converted to commercial buildings.

1578 Bardstown Road has had a storefront presence on Bardstown Road since 1985. It has been a used book store, a coffee and music house, and in 2011 the building underwent a major renovation in which it became a restaurant called 'Steak and Burger'. Throughout each renovation, the sill heights have been maintained, and the storefront windows have remained expanse with minimal division. The storefront was then modified without approval for a tenant that never fully opened. This streetscape rhythm

is seen repeated on either side of 1578 along this block of Bardstown Road (from Bonnycastle to Maplewood) with similar sill heights and storefront window sizes. The pattern continues westwards to Duker Avenue.

CONCLUSIONS

The current storefront configuration (also an after the fact alternation) was first reviewed by the Bardstown Road Overlay Committee under Case 15BROD1018 on November 17, 2015. At that time, the Committee denied the applicants' request as submitted. In April of 2016, a revised design was brought back to the Committee by the applicant (16BROD1004) and was approved with conditions, listed below. These modifications, however, have not been implemented.

1. Proposed glazed elements below the horizontal aluminum band to have exact same profile on sash details and mullions as glazing above
2. Aluminum horizontal band to be diminished in appearance by wrapping or painting with same dark bronze or black color of framing system
3. Glazing to be clear glass
4. Staff to approve shop drawings of window elements before applicant's purchase and installation

Additionally, the property owner has already made the limestone veneer façade changes as requested under this application (17BROD1010).

RECOMMENDATIONS

The stacked limestone material does not comply with the Building Design Guidelines for the Bardstown Road Baxter Avenue Corridor Overlay District. Staff recommends that the application as submitted be denied. Staff also recommends that the limestone veneer shall be removed and the existing storefront modified in accordance with the previous Overlay Permit.

10/18/2017
Date

10/18/2017
Date

Ba
Burcum Keeton
Architectural Projects Coordinator

[Signature]
David R. Marchal, AIA
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.	- . The existing façade mostly meets this guideline however the previous window modifications and limestone do not.
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.	NA
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.	- . The storefront and limestone modifications do not comply
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