

Bardstown Road/Baxter Avenue Corridor Review
Overlay (BROD) District
21-OVERLAY-0037



1703 Bardstown Rd
(Zwanky V, formerly Slay Boutique)

Request

The applicant is requesting an Overlay Permit to redevelop the subject property by renovating the existing building. The scope of work includes the following:

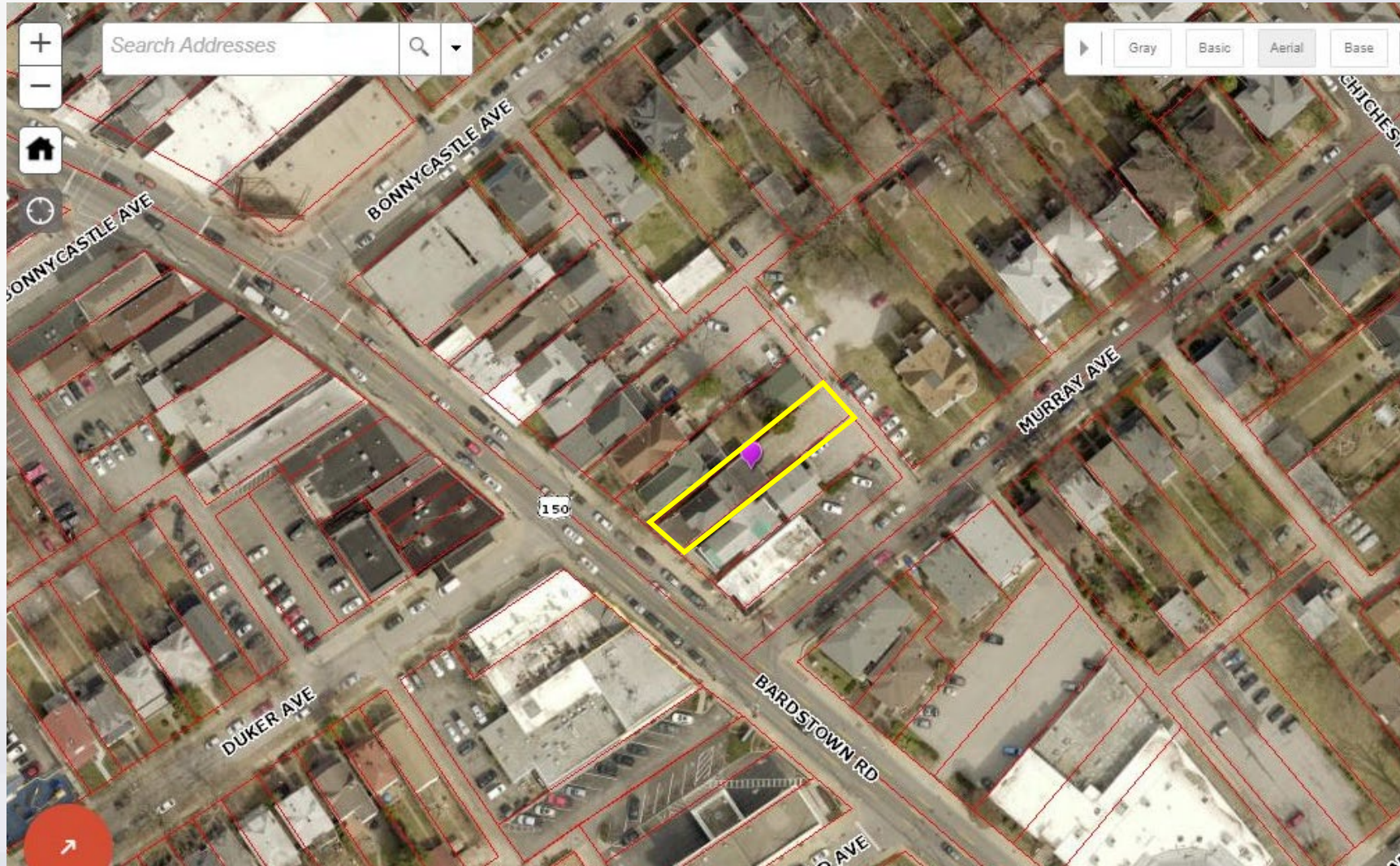
- The replacement of existing dormers with a larger dormer addition and
- Completion of associated building improvements.

Request

The applicant submitted an Overlay Permit application (21-OVERLAY-0022). The Committee reviewed the application on September 21, 2021 and October 26, 2021. It was denied for not meeting Guidelines B and C for Historic Preservation.

Following the denial, the applicant submitted a revised Overlay Permit application (21-OVERLAY-0037). The revised application includes additional details and attempts to address concerns specified by the Committee during the initial review.

Subject Property (LOJIC, Aerial 2019)



Subject Property (Google)



Highlands National Register Map



Existing Conditions



Existing Conditions, August 24, 2021



Previous Conditions, Google, May 2019

Existing Conditions

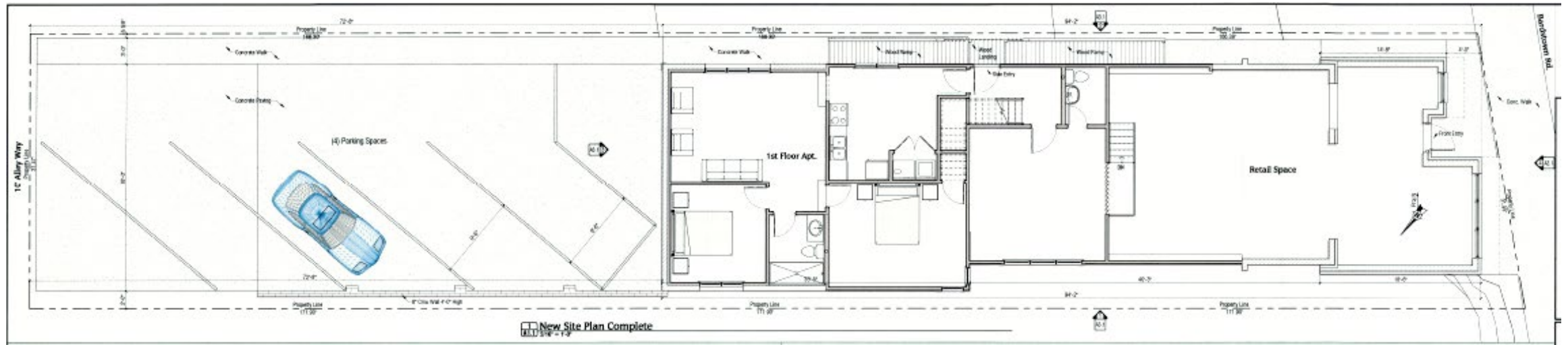


Existing Conditions, August 24, 2021

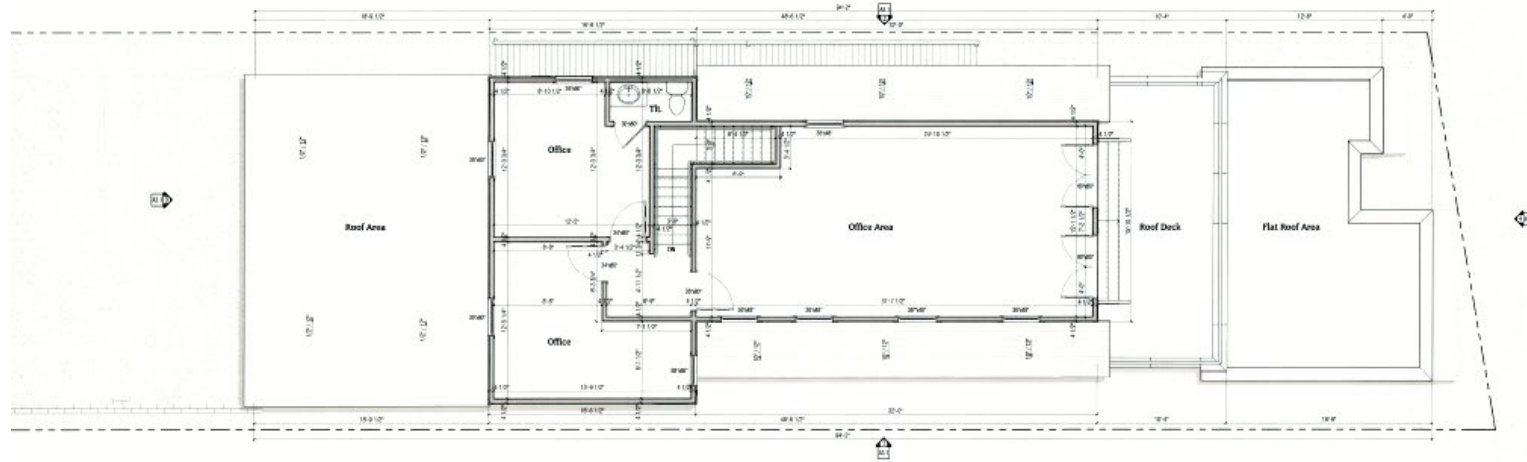


Previous Conditions, Google, May 2019

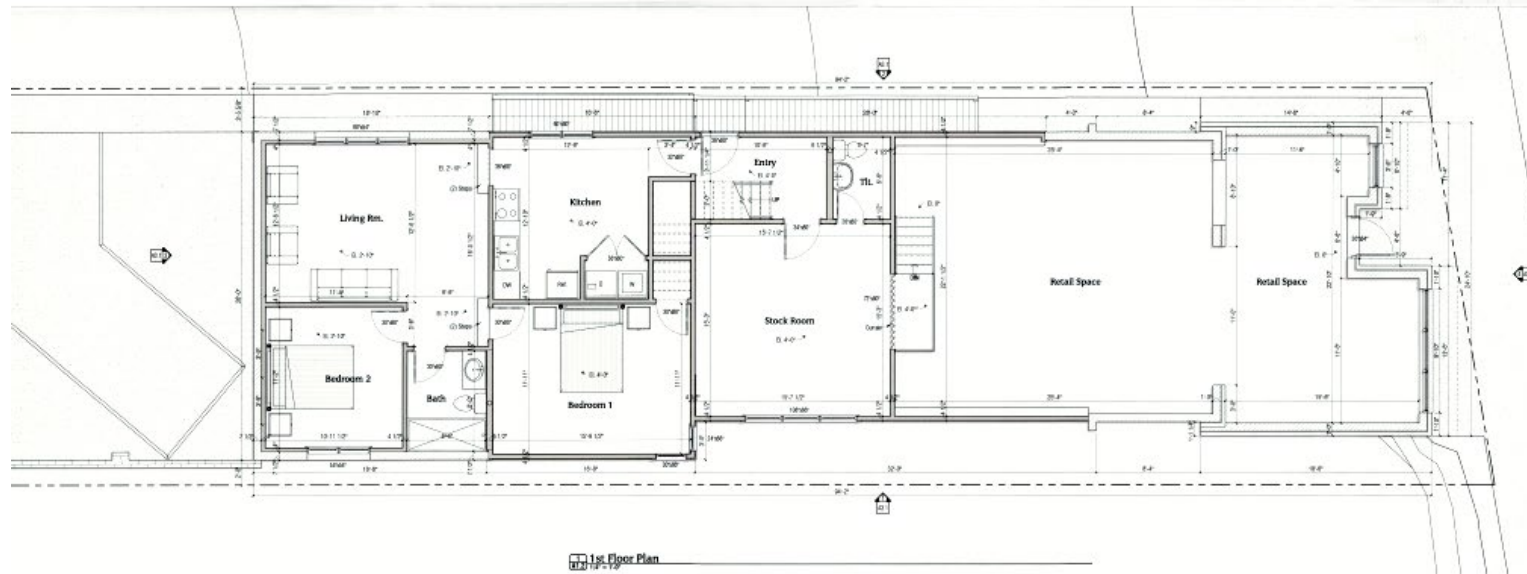
Site/Floor Plan – 11/5/21



Floor Plan – 11/5/21

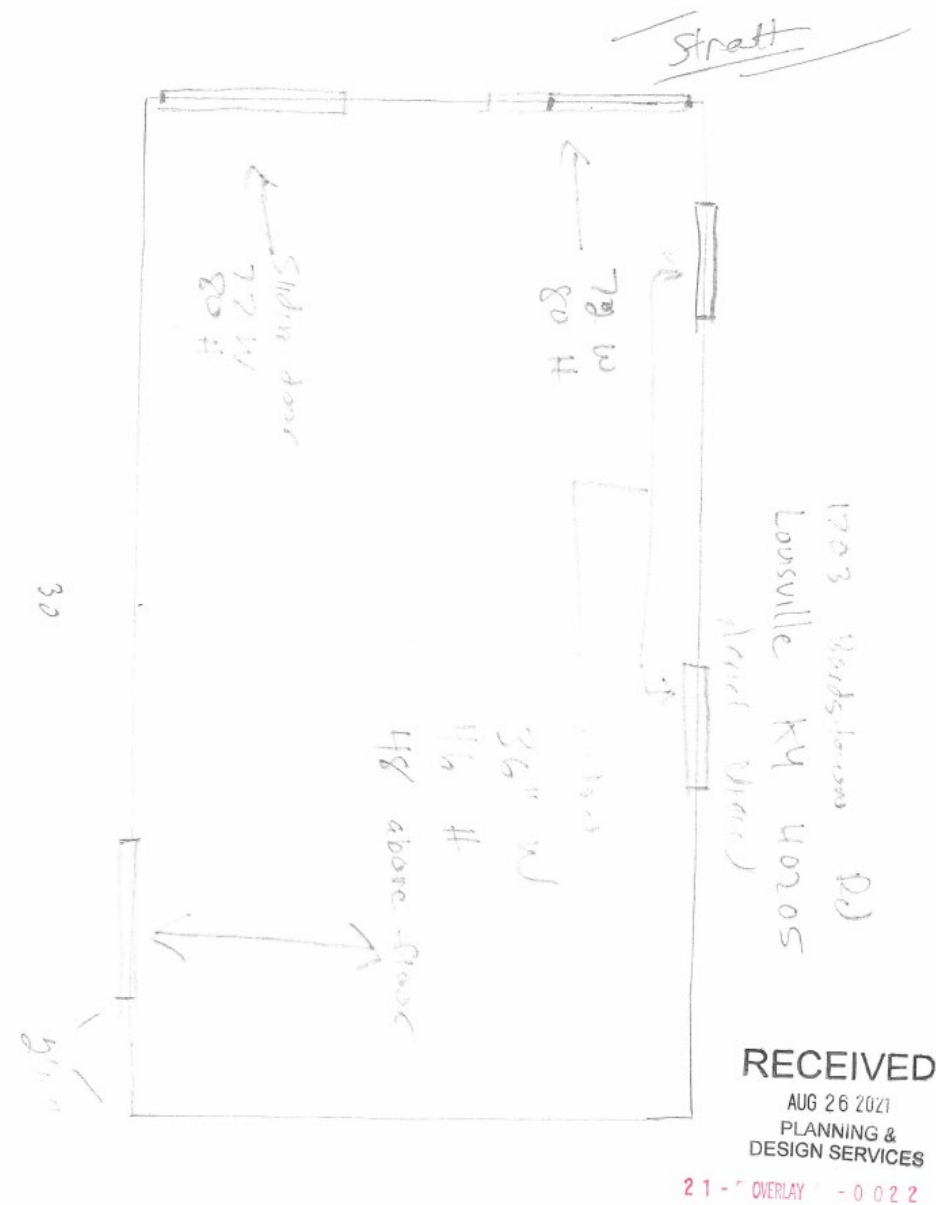


2nd Floor Plan
11/5/21

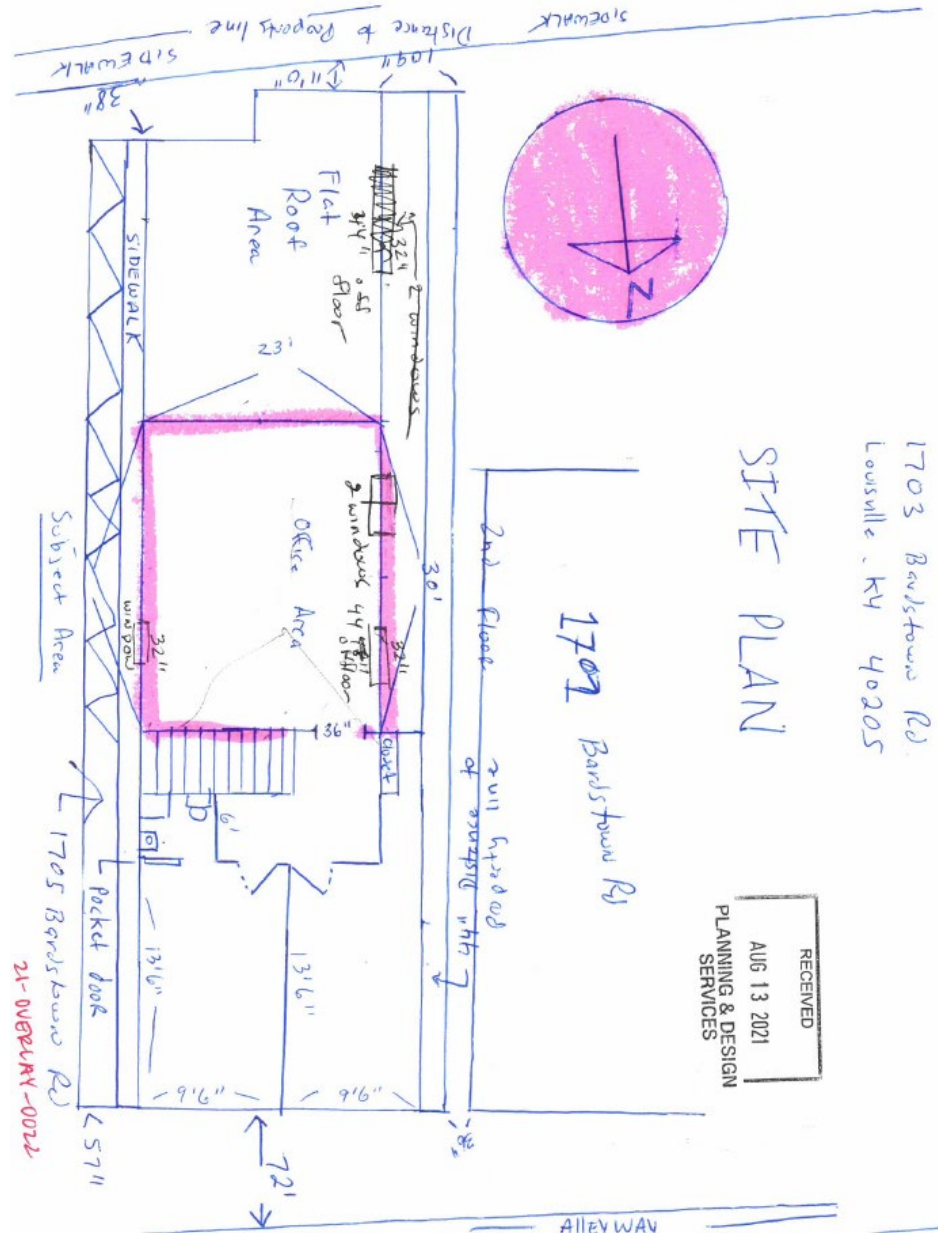


1st Floor Plan
11/5/21

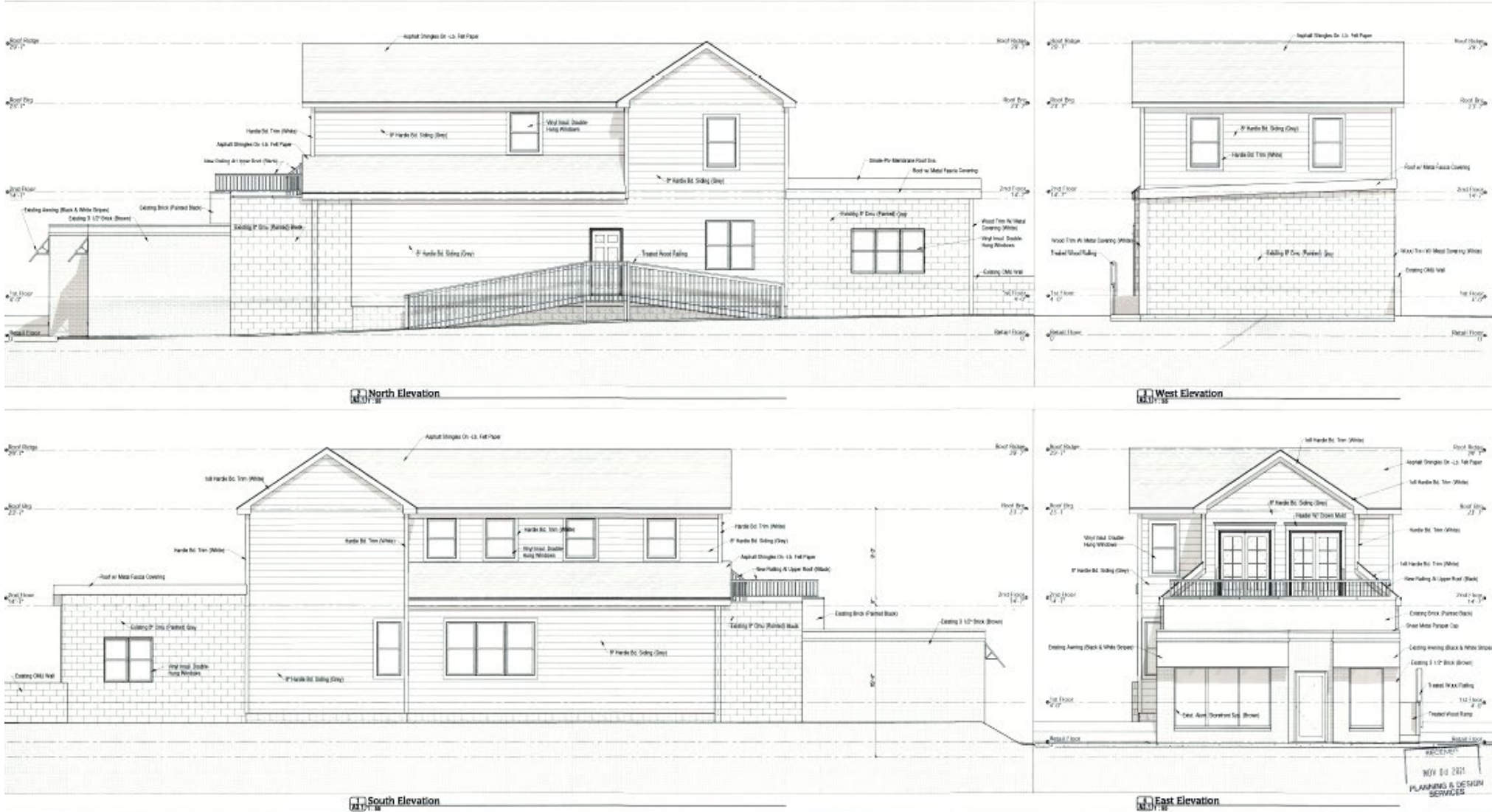
Floor Plan – 8/26/21



Site/Floor Plan – 8/13/21

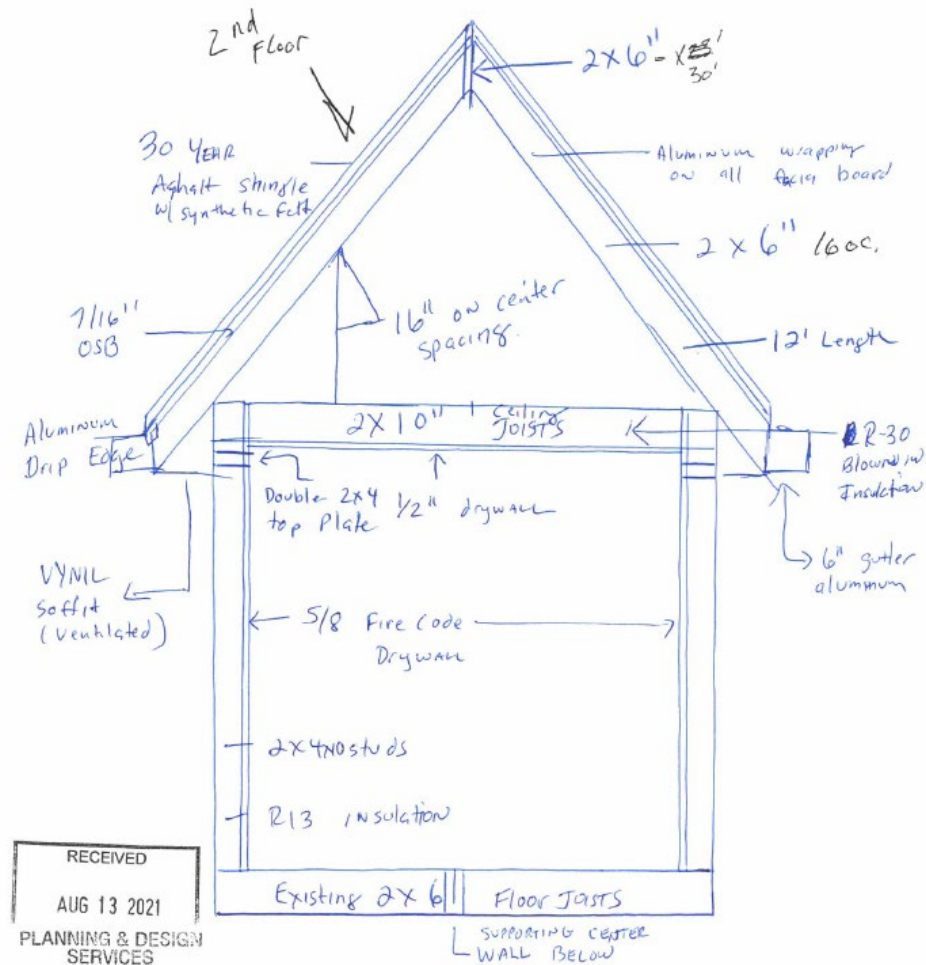


Elevations – 11/5/21



Elevation – 8/13/21

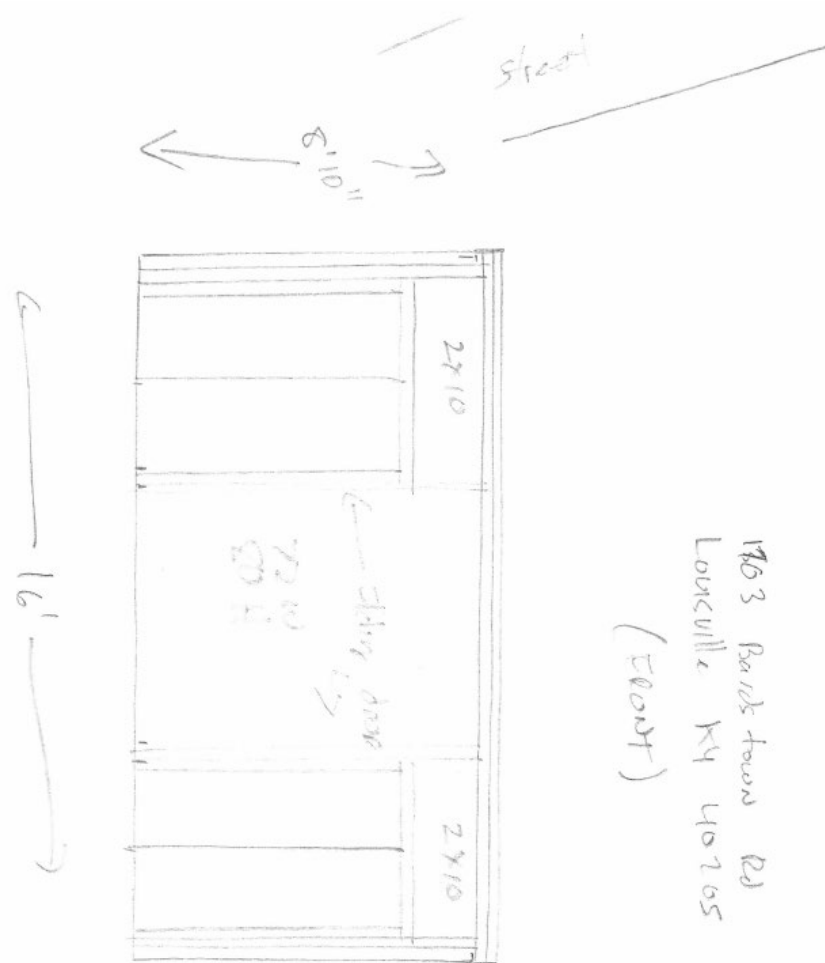
1703 Bardstown Rd
Louisville KY 40205
Roof & Rafter layout



21-OVERLAY-0022

21-OVERLAY-0022

Front Elevation (partial) – 8/26/21



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21 - OVERLAY - 0022

21-OVERLAY-0022

Renderings – 11/5/21



Findings & Conclusions

The following Principles and Design Guidelines are applicable:

4- Building

7- Historic Preservation

Recommendation

Considering the information furnished, the Urban Design Administrator recommends approval with the following conditions:

1. The final design of the openings (doors and/or windows) on the front façade off the dormer addition shall be approved by the Urban Design Administrator prior to installation.
2. The applicant shall install a roofing material on the dormer addition that is in kind to that used on other sloped roofs of the building.
3. Signage and public art not detailed in the application shall be reviewed separately and, if deemed necessary by the Urban Design Administrator, require an additional Overlay Permit.