



Bardstown Road/Baxter Avenue Corridor Review Overlay District

Report of the Overlay Staff to the Committee

Case No: 15BROD1015
Classification: Non-Expedited

GENERAL INFORMATION

Property Address 2325 Bardstown Road

Applicant: David Bright
Bright Built Homes, Inc.
10001 Taylorsville Road
Louisville, KY 40299
502.639.5319
502.266.6202
David@brightbuilt.com

Lessee: Electric Lady Land Inc.
2325 Bardstown Road
Louisville, KY 40205
Ph. 502-291-0588

Design: Hawk Design
Eric Hawkes
502.548.2405
hawkdesignky@gmail.com

Estimated Project Cost: \$

Description of proposed exterior alteration:

The applicant seeks approval for a new roof structure on existing structure. The new roof will be a front gable over the current entrance of the building with a hip roof over the main structure. The roof will have dimensional asphalt shingles in a dark gray color and a ridge vent. A portion of the roof, which is adjacent to another building, will be stick framed gable with a metal roof.

Communications with Applicant, Completion of Application

The application was received on July 29, 2015. The application was determined to be complete and classified as requiring Expedited Review on August 5, 2015.

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**. 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 one story commercial building is located on Bardstown Road at the corner intersection with Dorothy Avenue and is zoned C2 within a Traditional Marketplace Corridor Form District. The structure is surrounded by other one and two story commercial structures and residential homes located on Dorothy Avenue. There was previous case in 2012 for signage approved with the following condition: Applicant shall reduce the existing windows signage to not exceed 25% of the window area addressing Signage Guideline #6 listed below.

Background

According to PVA the structure was built in 1948. The photo below shows a storefront entry to the right side of the building and two rollup garage door openings on the left. The structure has received many modifications over the years including window fenestration and a corner entry.

CONCLUSIONS

The commercial and residential structures surrounding the building at 2325 Bardstown Road have a mix of roof structures mostly side gable roofs, some low pitched and some pierced with dormers and flat roof with parapet. The proposed roof is acceptable for this structure and meets Building Design guideline #8 for Roofs.

RECOMMENDATION

Considering the information furnished, staff finds that the proposal substantially complies with the Design Guidelines of the Overlay and therefore recommends approval of the application for an overlay permit with the following conditions:

1. Incorporate storm-water management provisions into the design of new construction, so that any related runoff will not adversely impact nearby historic resources.
2. Drawings shall be resubmitted to staff with gutters and downspout locations.

3. Any new signage will need approval prior to installation.

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.

Date

8/20/15

Becky Gorman

Historic Preservation Specialist

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.	
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.	
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.	
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.	
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.	
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.	
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.	
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.	

