



Bardstown Road/Baxter Avenue Corridor Review Overlay District

Report of the Urban Design Administrator to the Bardstown Road Baxter Avenue Overlay Committee

Case No: 16BROD1004
Classification: Non-Expedited

GENERAL INFORMATION

Property Address: Brownie's
1578 Bardstown Road
Louisville, KY
40205

Applicant: John Kraft
Neace Ventures
2325 Green Valley Road
New Albany, IN 47150
812-725-4146
jkraft@neaceventures.com

Jason Brown
Brownies "The Shed" Grill and Bar
1578 Bardstown Road
Louisville, KY 40205
502-727-2394
Jason@browniestheshed.com

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

Estimated Project Cost: \$5,000.00

Description of proposed exterior alteration:

An Overlay Permit request 15BROD101018 was heard by the Overlay Committee on November 17, 2015, where the Committee concluded that the installed storefront did not comply with the Overlay Guidelines. The Permit request was then denied. The applicant has since submitted a revised rendering of the storefront, and requests approval for the mitigation of the 'after the fact' window and sill replacement. The

rendering shows windows continuing into the bottom portion of the storefront, where currently plywood paneling exists.

Communications with Applicant, Completion of Application

The application was received on February 26, 2016. The application was determined to be complete and classified as requiring Non Expedited Review on February 27, 2015. The proposed project is scheduled for a hearing at a meeting of the Bardstown Road Overlay Committee for April 5, 2016 at noon, in Room 101 of the Metro Development Center.

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/Background

The structure is zoned C2 and is located on the north side of 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. 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.

Previous 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 2015

Application for storefront changes were denied by BROD Committee

CONCLUSIONS

The applicant proposes to revise the current storefront based on the recommendations made by the BROD Committee on November 17, 2015. The plywood panel at the base of the storefront is proposed to be removed, and a storefront glass system with clear glass and dark framing components are shown; and will match existing configuration of storefront above. This change gives an open and continuous storefront appearance, as seen in many other storefronts along this block of Bardstown Road.

The new design generally complies with the Design Guidelines for the Bardstown Road Baxter Avenue Corridor Overlay District.

Recommendation

Staff recommends that the proposed mitigation complies with the Design Guidelines of the Overlay and therefore the application for an overlay permit should be **approved**.

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.

3.31.16
Date

Burcum Keeton
Burcum Keeton
Architectural Projects Coordinator

3.31.16
Date

David R. Marchal, AIA
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.	+
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.	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.	NA

	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.	NA



