



---

## Bardstown Road/Baxter Avenue Corridor Review Overlay District

### Report of the Urban Design Administrator to the Committee

---

**Case No:** 16BROD1011  
**Classification:** Non-Expedited

#### GENERAL INFORMATION

**Property Address:** 1904, 1906, 1908 Bardstown Road

**Applicant &  
Owner:**

Kevin Oetken  
Nance Realty  
25 West Main Street, Suite 1810  
Louisville, KY 40202  
502-965-4389  
Gheddo1966@gmail.com

**Estimated Project Cost:** \$30,000

#### Description of proposed exterior alteration

The applicant seeks approval for the following building alterations:

1. The applicant seeks approval for the 'after the fact' removal of an existing terra cotta tile roof. The applicant requests approval for the installation of a replacement roof. The new roof proposed is to be of 24 gauge pre-painted standing seam metal panels. Damaged wood decking will be repaired and replaced as needed. The existing terra cotta roof tiles have not been salvaged by owner.
2. The applicant seeks approval for the 'after the fact' removal of existing wood storefront window system and glazing. The applicant requests approval for the removal of the wood storefront system and the installation of new dark bronze anodized thermally broken aluminum storefront system at all five existing openings. Storefront glazing will be of 1" clear insulated glass. The existing transoms and trim above the storefront system will not to be disturbed.
3. The applicant requests installation of three single doors with tempered glass in current door locations.
4. The applicant request the removal of the existing panels below the storefront system. The panels will be replaced with new Luon panels in a similar design as that of the adjacent storefronts.

#### Communications with Applicant, Completion of Application

Staff was made aware of construction to the structure on April 22, 2016. A Notice of Violation and Stop Work Order was issued on the same day. Staff confirmed the

changes with a site visit to the property on April 22, 2016. The applicant was then in contact with Staff and a request for an Overlay Permit submittal was made. Develop Louisville received an application for an Overlay Permit on April 25, 2016. The application was determined to be complete and classified as requiring Non-Expedited Review by Urban Design Staff on May 3, 2016. A Bardstown Road Review Overlay Committee Hearing is scheduled for May 24, 2016 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 and Historic Preservation.**

The report of the Staff's findings of fact and conclusions with respect to these guidelines are attached to this report. The following additional findings are incorporated in this report:

### Site Context



The C2 zoned property is located at the intersection of Bardstown Road and Richmond Drive. The buildings were built in 1920 and consist of a series of attached single story masonry structures with a distinctive terra cotta tile roof. The structures located at 1904, 1906, and 1908 Bardstown Road are considered to be Contributing Historical Structures. Directly adjacent to the property at 1910 Bardstown Road is a two story brick retail and residential structure constructed in 1922. To the west of the property across the alley, is the Calvary Lutheran Church, and across from the property are mainly two story masonry residential structures.

## Background

The structures have not been significantly altered since their construction, until the recent activity as described in this report. An Overlay Permit for this site (Si924273) was approved for a projecting sign in 2014.

## CONCLUSIONS

The structure's terra cotta tile mansard roof is a character defining element. By replacing the tiles with a standing seam metal roof, this distinctive feature will be lost and the historic character of the property will be diminished. The proposed changes to the property at 1904, 1906, and 1908 Bardstown Road adversely affect the directly adjacent historic structure at 1910 Bardstown Road. Although the applicant has submitted a roof inspection report showing areas of disrepair to flashing and coping, the condition of the terra cotta roof tiles were not addressed under the inspector's report.

Staff concludes that the removal and replacement of the tiles was unwarranted. A standing seam metal roof as proposed is an inappropriate replacement material. The conditions of the wood storefront system were also undocumented prior to removal; Staff recommends that a new wood storefront system be installed instead of the proposed dark bronze anodized thermally broken aluminum storefront system in order to maintain the historic integrity of the building.


## Recommendation

Considering the information furnished, the Urban Design Administrator recommends **approval** of the application for an Overlay Permit with the following conditions:

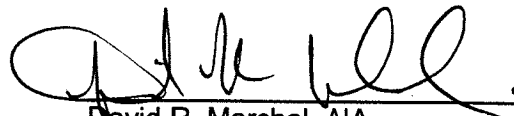
1. New roof materials to be of similar appearance and comparable material to that of the historic terra cotta tile roofing
2. New storefront system to be wood frame
3. New storefront window configuration to match that of the existing historic storefront windows, including sash dimension, muntin configuration, frame dimensions, and trim profiles
4. Proposed storefront doors to be installed as shown on drawing set dated April 26, 2016.
5. Proposed panel system below glazing to match that of existing panel design of 1609 ½ Bardstown Road

*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.*

5/19/2016  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Burcum Keeton  
Architectural Project Coordinator

5/19/2016  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
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. 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

# Historic Preservation

- + Meets Design Guidelines
- Does Not Meet Design Guidelines Information

NA Not Applicable

NSI Not Sufficient

SPECIFICATIONS	DESIGN REVIEW GUIDELINES	REVIEW RESULTS
1. Changes to Contributing Historic Structures	Changes to the exterior of Contributing Historical Structures and other structures within the corridor which were constructed in the last 65 years and that have not been significantly altered shall be reviewed in accordance with the standards established for Contributing Historic Structures by the United States Secretary of the Interior, but the Planning and Design Director or Committee may relax these standards in the interest of accomplishing the intentions of these Guidelines.	-
2. Design of Remodeled Structures	The design of new or substantially remodeled structures which are adjacent to Contributing Historic Structures should be compatible with them and should incorporate similar design details or references where appropriate.	-
3. Demolition	<p>No application to demolish any Contributing Historical Structure or structure built within the last 65 years shall be approved by the Urban Design Administrator unless the applicant demonstrates to the satisfaction of Urban Design Administrator and the Historic Preservation Officer:</p> <p>(a) That the rehabilitation of a Structure or construction of a new Structure will have a greater positive impact on the District's economic vitality and appearance than would preservation of the Structure proposed to be demolished and the rehabilitation of the Structure or the construction of the new Structure would not be possible or economically feasible without the demolition of the Structure proposed to be demolished; or</p> <p>(b) That the applicant cannot obtain a reasonable economic return from the property or Structure unless the Contributing Historical Structure or Structure constructed within the last 65 years is demolished in accordance with the application.</p>	NA