



Bardstown Road/Baxter Avenue Corridor Review Overlay District

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

Case No: 16BROD1013
Classification: Non-Expedited

GENERAL INFORMATION

Property Address: 1064 Bardstown Road
Louisville, KY 40205

Applicant: Bob Gunter
American Louvered Roof
1-888-5491
bgunter@louveredroofs.com

Estimated Project Cost: \$36,250

Description of proposed exterior alteration:

The applicant seeks approval to install a motorized louvered roof system and canopy over the patio area located on the second floor of the building. Framing members are manufactured by Cardinal Aluminum and will have an electrostatic powder coat painted finish. Louver system will be remote control operated. New floor decking proposed for the patio flooring.

The proposed canopy will include a system of 8"x8" aluminum posts anchored to the flooring of the patio. The footprint of the canopy will include 6 aluminum posts, with the canopy measuring 44'-0" wide and tapering in length from 24'-0" to 16'-0" from the edge of the patio adjacent to the building. The proposed height of the canopy roof slopes from 7'-10" to 8'-0". Gutters and downspouts will be incorporated into the roofing system for storm water control.

Communications with Applicant, Completion of Application

The application was received on June 15, 2016. Additional renderings of the project were submitted on June 22, 2016. The application was determined to be complete and classified as requiring Non-Expedited Review on June 23, 2016. A Bardstown Road Review Overlay Committee Hearing is scheduled for August 2, 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:

Awnings & Canopies and 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 site is located on the south side of Bardstown Road the second lot west from the corner intersection at Grinstead Drive and Bardstown Road. The structure is surrounded by one story commercial and restaurant buildings and 1-1 ½ story residential structures, zoned C2 and in a Traditional Marketplace Corridor.

Background

The structure at 1064 Bardstown Road was originally a one story masonry building built in the 1890s. The business Spindletop Drapery most recently occupied the space. In 2014, the Bardstown Road Overlay Review Committee approved the application 14BROD1014 (Oct. 17, 2014) for the adaptive reuse of the existing structure. The original one story masonry structure was preserved and rehabilitated, and a two story addition in a contemporary style was added. The addition was setback from the vertical plane of the historic structure to differentiate between old and new.

CONCLUSIONS

As stated in the Design Guideline Awnings & Canopies #4: *'Metal or glass canopies may be appropriate on some buildings if they are compatible with the design and scale of the building'*. In this instance, Staff finds that the aluminum canopy system proposed will be minimally visible from the street level due to the setback of the second floor patio, and the height of the parapet wall. The aluminum material and dark color of the canopy visually recedes into the dark panels of the contemporary addition. Canopy can be removed and is not a permanent installation.

Recommendation

Considering the information furnished, the Urban Design Administrator recommends **approval** of the application for an Overlay Permit.

7-26-14
Date

7-26-2014
Date

Ba
Burcum Keeton
Architectural Project Coordinator
[Signature]
David R. Marchal, AIA
Urban Design Administrator

Awnings and Canopies

- + Meets Design Guidelines
- Does Not Meet Design Guidelines

NA Not Applicable
NSI Not Sufficient Information

SPECIFICATIONS	DESIGN REVIEW GUIDELINES	REVIEW RESULTS
1. Lettering, Logos, and Symbols.	Lettering, logos, and other symbols shall take up less than 33% of the total area of an awning that is attached to a commercial structure. It is recommended that signs and logos be located on the valance area of awnings that have them.	NA
2. Awning Design and Shapes	Convex or (bull nose) awnings are not allowed. Awnings with back-lit graphics or other kinds of illumination are not allowed.	NA
3. Awning Materials	Approved awning fabric materials include canvas and vinyl.	NA
4. Metal or Glass Canopies.	Metal or glass canopies may be appropriate on some buildings if they are compatible with the design and scale of the building.	+
5. Awning height and projecting design dimensions.	Awnings and canopies are to be installed at a minimum of 8'-0" above finished grade so that pedestrian entry clearances are operationally functional. Awnings must project a minimum of 24" from the building. They should be mounted on the wood or metal framing within a door or window opening (and not on the wall surrounding the opening).	+/-
6. Awning Mounting Locations	In openings with transoms, the awnings should be mounted on the horizontal framing element separating the storefront window from the transom. Awnings should be designed to project over individual window and door openings and not be a continuous feature extending over masonry piers or arches.	NA

Building Design

- + Meets Design Guidelines
- Does Not Meet Design Guidelines

NA Not Applicable
NSI Not Sufficient Information

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.	NA
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.	NA
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.	+ Flat roof at canopy
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	NA

	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.	+/- structure to be constructed in front of the building's primary street façade, located on the second level; not a permanent installation

