



Bardstown Road/Baxter Avenue Corridor Review Overlay District

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

Case No: 16BROD1015
Classification: Committee Review

GENERAL INFORMATION

Property Address 1609 1/2 Bardstown Road

Applicant: Frances Abney
Under the Dryer Salon
1609 1/2 Bardstown Road
Louisville KY 40205
812-406-9942
Ladybug1971@hotmail.com

Owner: Samantha Otto
2014 Bonnycastle Avenue #2
Louisville, KY 40205
502-718-4927
Stotto87@gmail.com

Estimated Project Cost: \$100.00

Description of proposed exterior alteration:

The applicant has painted the masonry on the first floor of the Bardstown Road façade and is requesting approval. The applicant has painted the façade white with teal polka dots. The work was done by a local artist and the applicant intended for the installation to be a Public Art element. The masonry had been previously unpainted.

Communications with Applicant, Completion of Application

Staff was made aware of the painted masonry on May 24, 2016. Staff promptly visited the site to confirm the conditions and lack of associated approvals, and subsequently contacted the owner to advise of the requirements for review. The owner submitted an application on June 20, 2016, and it was deemed complete and requiring Non-Expedited Review on June 27, 2016.

The Bardstown Road Overlay Committee is scheduled to meet on August 2, 2016 to review the case.

FINDINGS

Guidelines

The following design guidelines, approved for the Bardstown Road/Baxter Avenue Corridor Review Overlay District, are applicable to the proposed exterior alteration:

Historic Preservation and Public Art.

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 two story brick building is zoned C2 and is located within a Traditional Market Place Corridor. The building is located on the northeast side of Bardstown Road between Bonycastle and Murray Avenues. The building is surrounded by other 1 ½ and 2 story structures. The structure was built in 1952 and has a distinctive running bond mid-century brick pattern.

CONCLUSION

The building located at 1609 ½ Bardstown Road has a distinctive and unique brick facade. By painting the previously unpainted brick a white color with teal accents, the overall historic character of the building has been negatively impacted, and the building's historic integrity has been diminished. The paint colors and design applied to the facade are not compatible with the existing structures along this block of Bardstown Road. Although the applicant used a local artist to paint the facade of the building, the installation does not comply with Public Art Guidelines (as listed in the design guideline below).

Recommendation

Applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance is not recommended by the Secretary of the Interior and the applicant has failed to undertake adequate measures to assure the protection of masonry features. The application as proposed does not meet the design guidelines for the Bardstown Road/Baxter Avenue Overlay District.

Options to remediate the situation were discussed with the applicant, with the ideal solution being the removal of the applied paint. However, the paint removal process can be costly and the masonry underneath can be susceptible to damage by improper paint removal techniques and harsh or abrasive cleaning methods.

An alternate solution may be to paint over the white with an appropriate masonry color matching the second floor and surrounding brick at 1609 Bardstown Road.

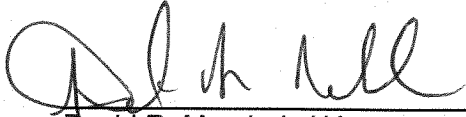
Per the Guidelines, the Planning & Design Director and/or Committee have the authority to relax compliance with the standards in the interest of the intentions of the Guidelines which are primarily to maintain the character of the Overlay.

On the basis of the information furnished by the applicant and the lack of direct compliance with the Guidelines, Staff recommends that the application for approval be denied and that the painted areas be painted to match the original masonry color.

7.26.2016
Date


Burcum Keeton
Architectural Projects Coordinator

7.26.2016
Date


David R. Marchal, AIA
Urban Design Administrator

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.	Masonry had been unpainted -
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.	NA
3. Demolition	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: (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 (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.	NA

Public Art

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

NA Not Applicable
NSI Not Sufficient

SPECIFICATIONS	DESIGN REVIEW GUIDELINES	REVIEW RESULTS
1. Purpose	Public art should be available for the enjoyment and enrichment of people within the community. The plan should include a meaningful allowance for public art in the planning and construction of all projects.	NA
2. Types of Public Art	Public art can include all mediums, such as sculpture, mural or painting, film, light, or other forms of creative expression that are viewable on a site or building. Commercial logos or elements of commercial advertising for a business or organization are not considered public art under this definition.	+
3. Design	Public art shall be designed, executed and supervised by recognized artists or other design professionals who have been trained or have consistently provided examples of artistic work in their medium of expression.	NSI
4. Design Integration	Public art must be integrated with the design of every project or development, and shall aesthetically enhance the urban environment of the District.	— The proposal has compromised the historic integrity of the building, thereby diminishing the urban environment of the District
5. Design Guidelines	Public Art proposals should conform to the design guidelines and master plan established by the Mayor's Committee for Public Art (MCOPA).	— The proposal does not comply with the master plan of MCOPA

