



NuLu

Review Overlay District

Report of the Urban Design Administrator to the Committee

To: Bruce Rogers
Thru: David Marchal, AIA, Urban Design Administrator
From: Burcum Keeton, Architectural Projects Coordinator
Date: May 30, 2017

Case No: 17COA1103_NROD
Classification: Non Expedited

GENERAL INFORMATION

Property Address: 843 East Market Street

Applicant: Bruce Rogers
CBR Architects, PLLC
PO BOX 4635
Louisville, KY 40204
502-386-9627
Bruce.rogers@loci38.com

Owner: Julian Van Winkle III
JPVW East Market LLC
2843 Brownsboro Road
Louisville, KY 40202
502-897-9113
jvanwinkle@oldvipvanwinkle.com

Architect: same as applicant

Estimated Project Cost: \$800,000

Description of proposed exterior alteration:

The applicant seeks approval for additions to the rear of the existing structure including the installation of an elevator tower. The building on the site is currently a 2 ½ story historic masonry structure with a 2 story rear section and a later 1 story concrete block addition. A third story addition is proposed over the existing two story brick section. Due to foundation and structural issues of the one story concrete block section at the rear of the property, a new concrete slab on grade will be installed with a second story addition in the existing footprint. The building's total square footage will increase from 5,984sf to 7,691sf (1,707sf increase).

The project scope also includes the general repair and maintenance of the existing roof and windows, and the repainting of the building exterior which is currently painted masonry. The existing storefront will be restored based on the National Park Service

Standards for Restoration and includes the repair of the wood frames, doors and moldings. Restoration work will be performed on the stone columns, lintels, and cornice. Existing masonry, cast iron sills, aluminum storefront, wood stud walks and entrance door will be demolished. A custom wood storefront will be fabricated and installed. The west and middle storefront bays in the south facade will be infilled with a pair of doors and transom. All doors and frames will be removed and replaced with custom wood doors and frames. The project is intended to receive State and Federal Tax Credits and so is being designed to meet associated standards of review.

A number of the windows have already been replaced with vinyl 1/1 double hung windows with a one lite transom. All existing vinyl windows will remain. Some intact wood windows will be restored and repaired as needed. New windows at addition will be aluminum clad wood with profiles similar to the existing historic wood windows. All gutters and downspouts will be replaced with aluminum k – style. Roof shingles will be replaced with three-tab dimensional shingle roofing.

Along the East Market Street façade the awning and sign hardware at will be removed; the steel fire escape will be repaired and exterior wood stairs to be removed. Sections of the sidewalk will be removed and replaced during elevator construction.

Communications with Applicant, Completion of Application

The application was received on May 1, 2017 and determined to be complete and classified as requiring Non-Expedited Review by Urban Design Staff on May 8, 2017.

The proposed project is scheduled for a hearing at a meeting of the NuLu Overlay Review Committee for noon on June 14, 2017 in Room 106 of 527 W. Jefferson Street.

FINDINGS

Guidelines

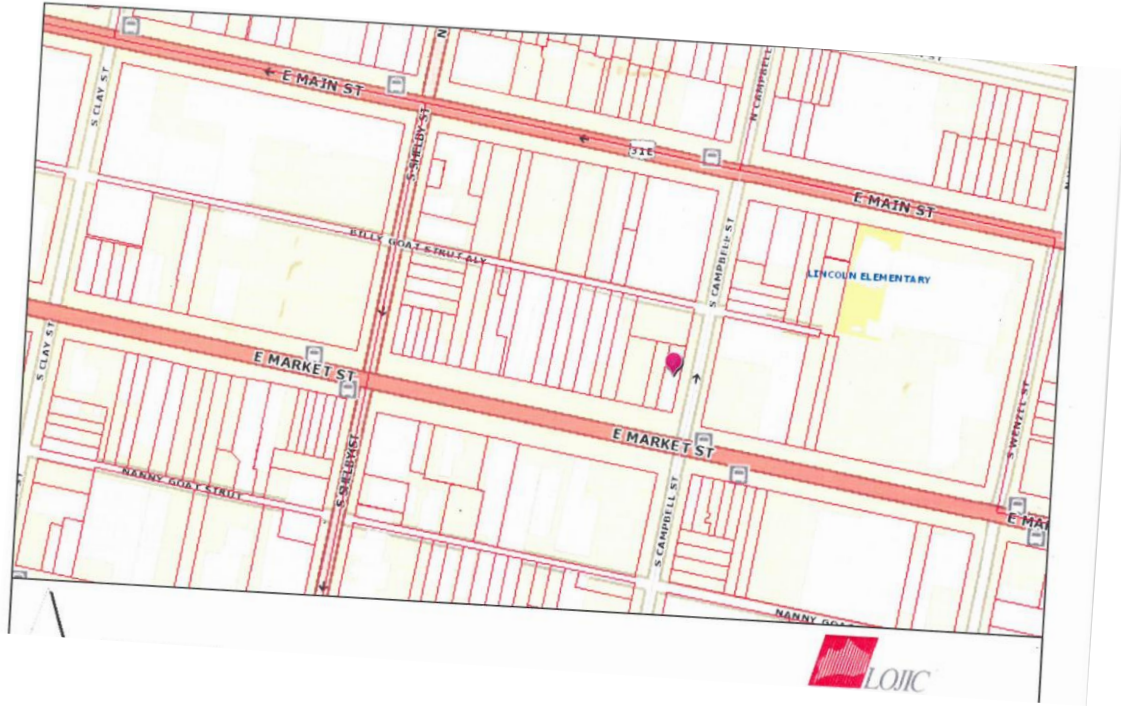
The following design review guidelines are applicable to the proposed exterior alteration:

Principle 4: Building and Principle 7: Historic Preservation.

The report of the Overlay 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



East Market Street runs through the core of the District and serves as its primary in-bound connector with Downtown. The street is primarily bordered by two and three story Italianate commercial structures from the late nineteenth and early twentieth centuries, along with modern infill structures that were constructed on vacant lots. The structure is located at the northwest corner intersection of East Market and South Campbell Streets. The corner building is built to the south, east, and north property lines. A concrete sidewalk extends the full length of the building between the west façade and west property line.

The original structure was built in 1875, with the north 1 story concrete block addition at the rear in 1970. The storefront has stone columns, lintels, and cornice support for the upper stories which create the openings for the storefront. The original storefront elements between the stone columns are not intact. The bottom 28" of each storefront bay has been infilled with brick and concrete sills.

Conclusions

The proposed alterations to the building strongly comply with the Guidelines of the NULU Overlay District. Restoring the storefront to its original configuration creates a well located and defined public entrance on Market Street, encouraging pedestrian activity. The building's façade is being restored in accordance with the standards established for Contributing Historic Structures by the United States Secretary of the Interior/ National Park Service. The additions to the second and first stories are located at the rear of the building and are compatible in design and material with the existing structure.

RECOMMENDATION

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

Date _____

Burcum Keeton
Architectural Projects Coordinator

Date _____

David R. Marchal, AIA
Urban Design Administrator

Principle 4 – Building

Design Guideline Checklist

Objective

The buildings in the NuLu Review Overlay District (NROD) are not only picturesque but also have strong historic character. New structures should have a “contextual fit” and reinforce the existing pattern of individual storefronts extending throughout the NuLu area. Contextual design elements include building setbacks, building heights, building form, rhythm of openings, rhythm of horizontal building lines, color, materials, texture, adjacent building styles, and building details should be respected in new projects. The Overlay Staff will also assist the applicant through the review and approval process.

- + Meets Guidelines
- Does Not Meet Guidelines
- +/- Meets Guidelines with Conditions as Noted
- NA Not Applicable
- NSI Not Sufficient Information

	Guideline	Finding	Comment
B1	Existing structures in the NuLu area are strongly encouraged to be sustainably renovated and reused.	+	The building will be fully renovated and re-used
B2	Buildings should be “pedestrian-friendly.” Design building façade elements that promote a pedestrian-friendly environment including: building to the edge of sidewalk, large storefront window openings at the ground floor, awnings, canopies, lighting, and entrances that face the street.	+	Storefront being restored to its original configuration with corner entry. The east façade will retain existing doors, windows and detailing
B3	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.	+	
B4	New structures should be located at the front 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	Existing footprint, already built to the property lines
B5	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.	+	Mostly existing, historic details will be restored/ repaired
B6	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 the increased height is not intrusive towards adjacent structures.	NA	
B7	New structures must be a minimum of two stories high and should be no shorter than one story beneath the height of adjacent properties.	+	Improves compliance of existing 1 story section
B8	A visual terminus, such as a cornice at the top of a wall, is recommended and helps articulate the architecture and gives it a completed finished look.	+	Existing cornice to be restored
B9	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 unless the equipment is solar dependent. In this instance, function supersedes design. 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.	+	Elevator visible from South Campbell Street and will be incorporated into 3 rd story addition
B10	Permanent service counters, service bars, decks, or similar structures may not be constructed in front of a building's primary street facing façade.	NA	

Principle 7 – Historic Preservation

Design Guideline Checklist

Objective

Historic buildings (65 years of age or older) comprise a significant part of NuLu Review Overlay District (NROD) and are physical reminders of Louisville's early history. The historic buildings in the Area are some of the oldest remaining in the city and exhibit characteristics of classic urbanism. Historic structures define the area's origins while providing unique adaptive reuse potential. Structures over 100 years old are sometimes flanked by more contemporary mid-century ones that exhibit similar urban characteristics of scale, massing, and setback, and are thus contributing structures in their own right. Given the important role of many existing buildings to the history and streetscape of the Area, demolition of any contributing structure will entail stringent review.

- + Meets Guidelines
- Does Not Meet Guidelines
- +/- Meets Guidelines with Conditions as Noted
- NA Not Applicable
- NSI Not Sufficient Information

	Guideline	Finding	Comment
HP1	Changes to the exterior of Contributing Historic Structures and other structures within the Overlay District that were constructed 65 years ago or longer and 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. However, the Director of the Department of Planning and Design or the NuLu Review Overlay Committee may relax these standards in the interest of accomplishing the intentions of these Guidelines.	+	Project designed for tax credits according to these standards
HP2	The design of new or substantially remodeled structures that are adjacent to Contributing Historic Structures should be compatible with them and should incorporate similar design details or references where appropriate.	+	the new addition allows for adaptive reuse of the existing building and uses historically appropriate details and materials
HP3	No application to demolish any Contributing Historical Structure or structure built 65 years ago or longer 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 Area'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 65 years ago or longer is demolished in accordance with the application.	NA	