



NuLu Review Overlay (NROD) District

Report of the Urban Design Administrator/Staff to the Committee

From: Becky Gorman, Planning and Design Coordinator
Through: David R. Marchal, AIA, Deputy Director / Urban Design Administrator
Date: July 24, 2020
Meeting Date: August 5, 2020 at Noon via Webex

CASE INFORMATION:

Case No: 20-OVERLAY-0029
Classification: Non-Expedited

GENERAL INFORMATION:

Property Address: 912 E Jefferson Street

Applicant:	Jeff Rawlins Architectural Artisans 213 S. Shelby Street Louisville, KY 40202 502-583-3907 jr@architecturalartisans.net	Dustin Hensley Phoenix House, LLC 1209 Garvin Place Louisville, KY 40202 502.442.5151 dustinhensley@me.com
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Property Owner: Cable Baptist Church, Inc.
C/O Pastor Anthony Middleton
314 S. Wenzel Street
Louisville, KY 40204
502.584.8742
pastormiddleton@yahoo.com

Project Cost: Not provided

DESCRIPTION OF PROPOSED DEVELOPMENT:

The applicant is requesting an Overlay Permit to construct a new single-family residence on the subject property. The scope of work includes the following:

A new 2- to 2½ -story brick/vinyl lap-sided/metal structure is 29'-3½" tall and setback from the sidewalk, in line with the existing historic structures along Jefferson Street. It is contemporary in style and approximately 1,589 sq.ft. with a building footprint of 858 sq.ft. The structure is reflective of the historic camelback form with shed roof clerestory loft

that is inset on the east side for a patio. The rear elevation has a shed roof covering a rear patio. A 6' wood privacy fence is proposed around the perimeter of the rear yard.

COMPLETION OF APPLICATION:

The applicant submitted via email the Overlay Permit application on July 10, 2020. The application was determined to be substantially complete and classified as requiring a non-expedited review by the Urban Design Administrator on July 10, 2020. The project is scheduled for review by the Nulu Review Overlay District Committee on August 5, 2020 at Noon via WebEx, in accordance with safety protocols related to the COVID 19 state of emergency.

FINDINGS:

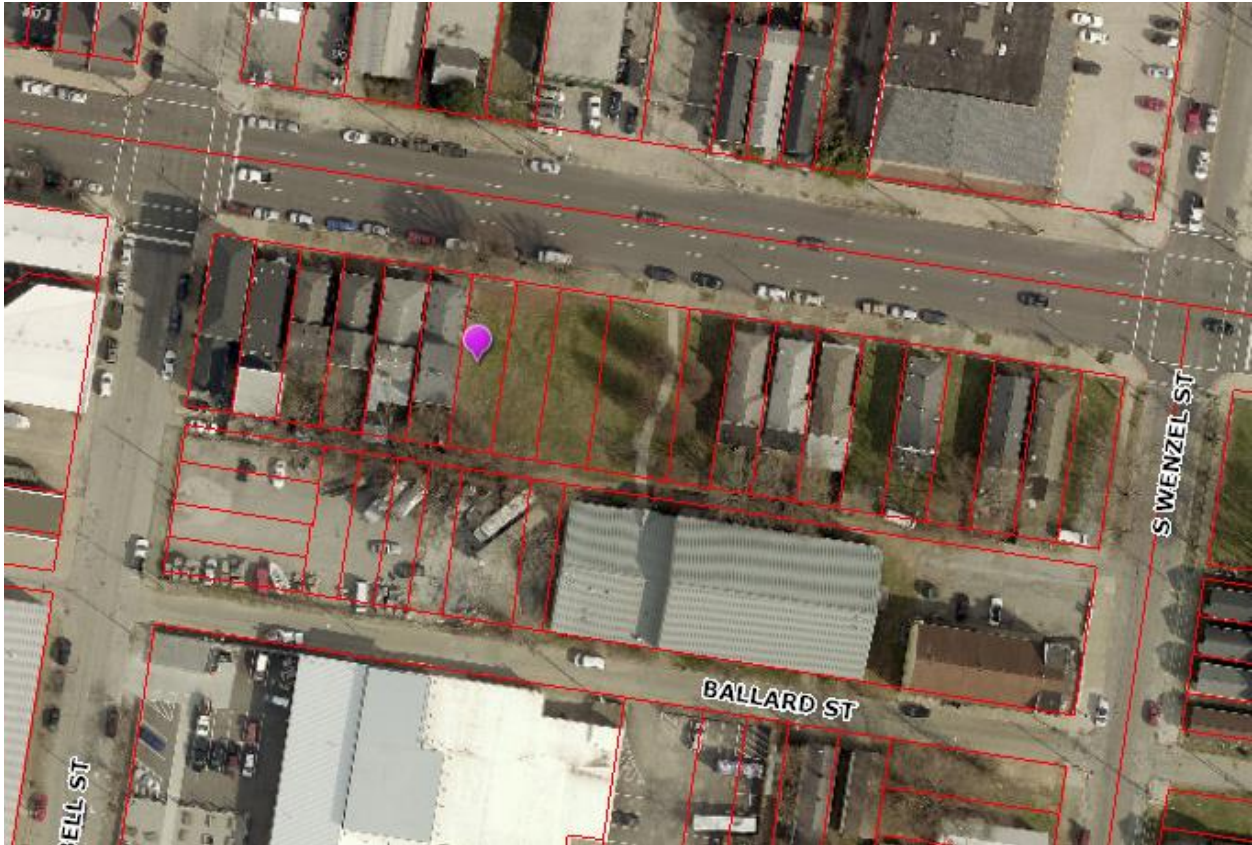
The following Principles and Design Guidelines are applicable to the proposal: 4- Building; 6- Site Planning, Parking; and 8- Sustainability. Staff's findings of fact and conclusions with respect to the Principles and Design Guidelines are attached to this report.

Site Context :

The subject property is one parcel approximately .0575 acres, located at 912 E Jefferson Street. It is bordered by E Jefferson Street to the north, residential structures to the west, an alley and Cable Baptist Church to the south, unimproved lots to the west. The site is zoned OR2 within the Traditional Neighborhood form district. It is also part of the Phoenix Hill National Register District. The property is currently unimproved.

On the parcels west of the subject property are historic Camelbacks, and 2-story corner commercial buildings at the corner of E Jefferson and S. Campbell Street. The front facades of residential structures facing E Jefferson Street have an asymmetrical entry door and transom with a hood and decorative trim on the left side of the façade, and 2 one-over-one double hung windows with decorative trim to the right. The shotgun portions of these have hipped roofs, and the camelbacks vary with side and front gable roofs. These properties have a consistent building setback and concrete curbing with metal fencing at the sidewalk.

There are commercial properties across E Jefferson Street from the subject property, which has mix of commercial buildings of brick and metal.



Subject property

Lojic Aerial



Subject property

Google Aerial



Subject property

Staff photo



Subject property

Staff photo

Conclusions

The new residential building is 2- 2½ stories and approximately 19'-0" wide, 29'-3½" high, and 48'-2" deep. The building's setback is 7'-0" and aligns with the adjacent existing housing to west along Jefferson Street. The clerestory loft is reflective of the camelback form. Therefore, the proposed building is similar in size and scale to other buildings in the immediate vicinity.

The main building materials are vinyl lap-siding, brick, metal, and asphalt shingle roofs. The street facing front facade features an asymmetrical entry door with a transom on the left and a wide window configuration to the right. The design of front façade entry and window openings relate to the rhythm and fenestrations of the adjacent residential structures. The proposed shed roofs are compatible with the existing hipped and flat roofs of adjacent structures. Therefore, the new structure is visually compatible in terms of rhythm, scale, and design.

Associated parking is on the street.

Although the guidelines are oriented more for commercial development, the intent and spirit of the Building Design Guidelines is for "new structures to have a 'contextual fit' and reinforce the existing pattern." Important 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."

The new structure is compatible in setbacks, height, materials, and although its contemporary in style, it's compatible with the styles of the adjacent buildings and therefore, meets the Building Guidelines.

The guidelines reinforce the pedestrian experience. The location of the new structure aligns with the setback of the existing housing along Jefferson Street.

The Sustainability guidelines support the use of environmentally sustainable elements into projects. Solar panels are proposed on the upper story roof. Rainwater will be dispersed into the lawn / landscaping, but heavy rain overflow will run to the ROW's. However, the proposed house is similar in footprint to the house that existed on the lot previously.

Overall the proposed development substantially meets with the applicable Design Guidelines for the NULU District.

RECOMMENDATION

Considering the information furnished, the Urban Design Administrator recommends **Approval**.

Becky Gorman
Planning & Design Coordinator

David R. Marchal, AIA
Urban Design Administrator

4 Building Guidelines

Checklist

The buildings in the District 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 can assist a licensed architect or design professional to develop designs that adaptively reuse these structures to meet the needs of new businesses and services. 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
- TBD To be determined; insufficient Information

Guideline	Finding	Comment
B1 Existing structures in the NuLu area are strongly encouraged to be sustainably renovated and reused.	NA	
B2 Buildings should be "pedestrian-friendly". Design building facade 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.	+	The new residential structure's setback is in alignment with adjacent residential structures. Front entry and windows face the street.
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 reapproved 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	Structures are proposed as residential, not commercial.
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.	+/-	The new residential structure's side and front setbacks align with the adjacent residential structures.
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.	+	The proposed materials and contemporary design are compatible with the adjacent buildings.
B6 New structures greater than 3 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.	+	The proposed structure is 2- 2½-stories in height.
B8 A visual terminus, such as a cornice at the top of a wall helps articulate the architecture, and gives it a completed finished look.	+/-	As the context is historic, single family residential structures a top line cornice is not the defining architectural feature. However, the new structure does relate to other significant features of structures in the context such as scale and details relating to rhythm of the openings.
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.	TBD	The location of mechanicals was not specified in the application. Preferably mechanicals will be located behind the proposed fencing.
B10 Permanent service counters, service bars, decks, or similar structures may not be constructed in front of a building's primary street facing facade.	NA	

6 Site Planning and Parking Guidelines

Checklist

Site planning is an important part of any project. Sites should incorporate attractive and maintainable landscaping to enhance the hard-scape of the building. Plants should be used to minimize the visual impact of parking lots and service areas in the District.

- + Meets Guidelines NA Not applicable
- Does not meet Guidelines TBD To be determined; insufficient Information
- +/- Meets Guidelines with conditions as noted

Guideline	Finding	Comment
SP1 Development Plans shall minimize the adverse visual impact of utility lines on the area. Underground lines or service from the alley, where feasible, is encouraged.	NA	
SP2 Combining existing small, under-utilized lots to create shared parking areas that are more efficient and more accessible is encouraged.	NA	
SP3 Additional surface parking lots and drive-throughs shall not be permitted in the District.	NA	
SP4 Parking areas adjacent to the public sidewalks must use landscaping, trees, colonnades or other construction, to maintain the building line created by structures along the sidewalk. Side parking lots which exceed 40% of the total linear lot frontage adjacent to right-of-way shall provide a 36" high masonry, stone, or concrete wall that makes reference to a similar design within the surrounding area extending from the principal structure across the front of the parking area. Surface parking lots with no principal structure shall provide the 36" wall as described. The 36" tall wall can wrap around any existing or proposed monument signage to maintain visibility.	NA	
SP5 Adequate perimeter landscaping, fencing, or a combination of both is required to help screen vehicles and/or equipment from public view. The screening height for vehicle parking lots shall be 36" above finished grade of the lot. This height will enable drivers of vehicles to safely see and avoid other pedestrians and vehicles while screening most parked cars. A 7'-0" max high screened fence or wall can be used for industrial or commercial sites to screen for large vehicles or equipment on site.	NA	
SP6 New commercial developments should provide adequate and significant screening to adjacent residential structures. Opaque landscape buffers and other forms of screening should be used to minimize noise and lighting impact.	NA	
SP7 Fencing and screening shall be constructed of materials compatible with the principal structure.	+	A 6' wood fence is proposed around the perimeter of the rear yard.
SP8 Chain link fencing must not be visible within the District.	NA	
SP9 Intensity, location, color, and direction of outdoor lighting shall be sensitive to nearby residential areas.	TBD	Exterior lighting should be submitted for review and staff approval.
SP10 The number and width of curb-cuts in the District should be minimized to promote pedestrian circulation. Existing continuous curb-cuts should be reduced to widths necessary for vehicular traffic, or removed altogether.	NA	
SP11 Minimum 4'-0" wide landscape buffer area (LBA) containing a 36" minimum height (at maturity) screen shall run along 90% of the lineal area in front of the patio, plaza, or outdoor space that faces the street. This LBA shall include permanent landscaping material such as trees (minimum 1 3/4" caliper size at time of planting), shrubs (minimum 18" height at time of planting), groundcover, and /or perennials. Fences, planters, and/or walls (maximum height of 36") are permitted within the LBA. Landscape buffer plantings shall be installed prior to occupancy or use of the patio, plaza, or outdoor space.	NA	
SP12 Existing trees located within the property or adjacent property along the street, alley, or access easement shall be preserved and protected unless the city arborist determines they are not healthy or are dangerous and should be removed. Removed trees should be replaced with appropriate	+	Existing tree(s) in the ROW will remain.

	trees approved by the City Arborist. The replacement trees shall be sized at a minimum of 1 ¾" caliper (at time of planting). Replacement tree(s) shall be planted within 3 months of the tree(s) removal or during the next planting season, whichever comes first.		
SP13	The construction or installation of a deck or structure built off the ground and over existing landscaped areas in front of a building's primary facade is prohibited. Balconies located on the second or third floors of buildings that are cantilevered or bracketed, scaled to match the building's facade, and utilize contextual materials are appropriate.	NA	

8 Sustainability Guidelines

Checklist

Incorporating environmentally sustainable elements into the design and construction of the built environment in the District is an important part of any project. Environmentally sustainable elements include: transit facilities, green buildings, heat island reduction, recycled content in infrastructure, and stormwater management.

- + Meets Guidelines NA Not applicable
- Does not meet Guidelines TBD To be determined; insufficient Information
- +/- Meets Guidelines with conditions as noted

Guideline	Finding	Comment
SU1 Transit facilities should have a covered shelter, seating, bike racks, information kiosks, and appropriate signage.	NA	
SU2 New commercial, industrial, and residential buildings should pursue LEED or equivalent energy efficiency standards.	-	
SU3 New or replacement roofs with energy efficient "radioactive properties" should be considered.	+	Solar panels will be installed on the roof.
SU4 New Infrastructure is encouraged to use at least 50% by mass, recycled or reclaimed materials.	-	
SU5 Projects should retain, reuse, and/or infiltrate on-site, all of the stormwater that falls on their parcel(s).	+/-	Rain water is proposed to drain in the yard/ landscaping of the property. Overflow will drain to the ROW.
SU6 The surface area of a landscaped or pervious condition slated for a repurposed use must maintain a level of permeability greater than or equal to its current state.	+/-	The proposed house is similar in footprint to the house that existed on the lot previously.