



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 16COA1167 Intake Staff: 308
Date: 7/22/16 Fee: _____

Instructions:

For detailed definitions of *Certificate of Appropriateness* and *Overlay District Permit*, please see page 4 of this application. Applications for *Signage* are no longer submitted to Planning & Design Services. Applications for Signage are to be made directly to the Construction Review Division.

Project Information:

- Certificate of Appropriateness: Butchertown Clifton Cherokee Triangle Individual Landmark
 Limerick Old Louisville Parkland Business West Main Street
- Overlay Permit: Bardstown/Baxter Ave Overlay (BRO) Downtown Development Review Overlay (DDRO)
 Nulu Review Overlay District (NROD)

Project Name: 16- The 1200 Building

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Project Address / Parcel ID: 1202 S. 3rd St. Louisville, KY 40203 / 032A00950000 JUL 22 2016

Deed Book(s) / Page Numbers²: 10571 0144 PLANNING & DESIGN SERVICES

Total Acres: 0.6037

Project Cost: \$450,000 PVA Assessed Value: \$445,750

Existing Square Feet: 15,302 New Const. Squ. Feet: NA- Same Height (ft.): _____ Stories: 3

Project Description (use additional sheets if needed):

The goal of this project is to bring this neglected building more in-line with the neighborhood ascetics that you would find in Old Louisville. The building has been researched with the Ky Heritage Council (Mike Radake) and Joe Pearson for historic significance. While the site is within the historic register; this building has no historic merit, historic architecture (Interior or exterior), or history to derive anything of value for preserving its exterior façade. All windows are 'modern', the front entrance is a collage of '50's art deco feel with 70's & 80's commercialism with plate glass and aluminum trim. The structure is originally three late 1800's homes wrapped in a plain bring façade covering the merger of the buildings. At first glance the building has a federal style look to it but lacks the traditional large block construction (standard brick used), It has a somewhat Victorian front porch (no roof) covered by a mixture of glass block, concrete and marble. The bring is painted a dingy white surrounded by a half complete iron fence with brick posts.

I have come to the following conclusion after consulting with several architects, structural engineers and various locals within the Old Louisville community. 1. I will not be expanding the footprint. 2. I will restore the brick façade and repaint a traditional color found within the Old Louisville neighborhood. 3. Replace the windows leaving the existing style & sizes. 4. Install a Victorian porch roof with traditional 'Old Louisville Steps.' 5. Install traditional columns, window headers, and a pre-formed Parapet cap. *Cont' Page 2*

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Contact Information:

Owner: *Check if primary contact*

Applicant: *Check if primary contact*

Name: Nick Ellis

Name: _____

Company: CFG Holdings, LLC

Company: _____

Address: 1465 S 4th St.

Address: _____

City: Louisville State: KY Zip: 4020

City: _____ State: _____ Zip: _____

Primary Phone: 502-371-5001

Primary Phone: _____

Alternate Phone: 502-396-1953

Alternate Phone: _____

Email: nellis@benchmark.us

Email: _____

Owner Signature (required): _____

Attorney: *Check if primary contact*

Plan prepared by: *Check if primary contact*



Name: _____

Name: _____

Company: _____

Company: _____

Address: _____

Address: _____

City: _____ State: _____ Zip: _____

City: _____ State: _____ Zip: _____

Primary Phone: _____

Primary Phone: _____

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: _____

Certification Statement: A certification statement **must be submitted** with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Nicolas M. Ellis, in my capacity as Member, hereby *representative/authorized agent/other*

certify that CFG Holdings, LLC is (are) the owner(s) of the property which *name of LLC / corporation / partnership / association / etc.*

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: _____ Date: _____

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

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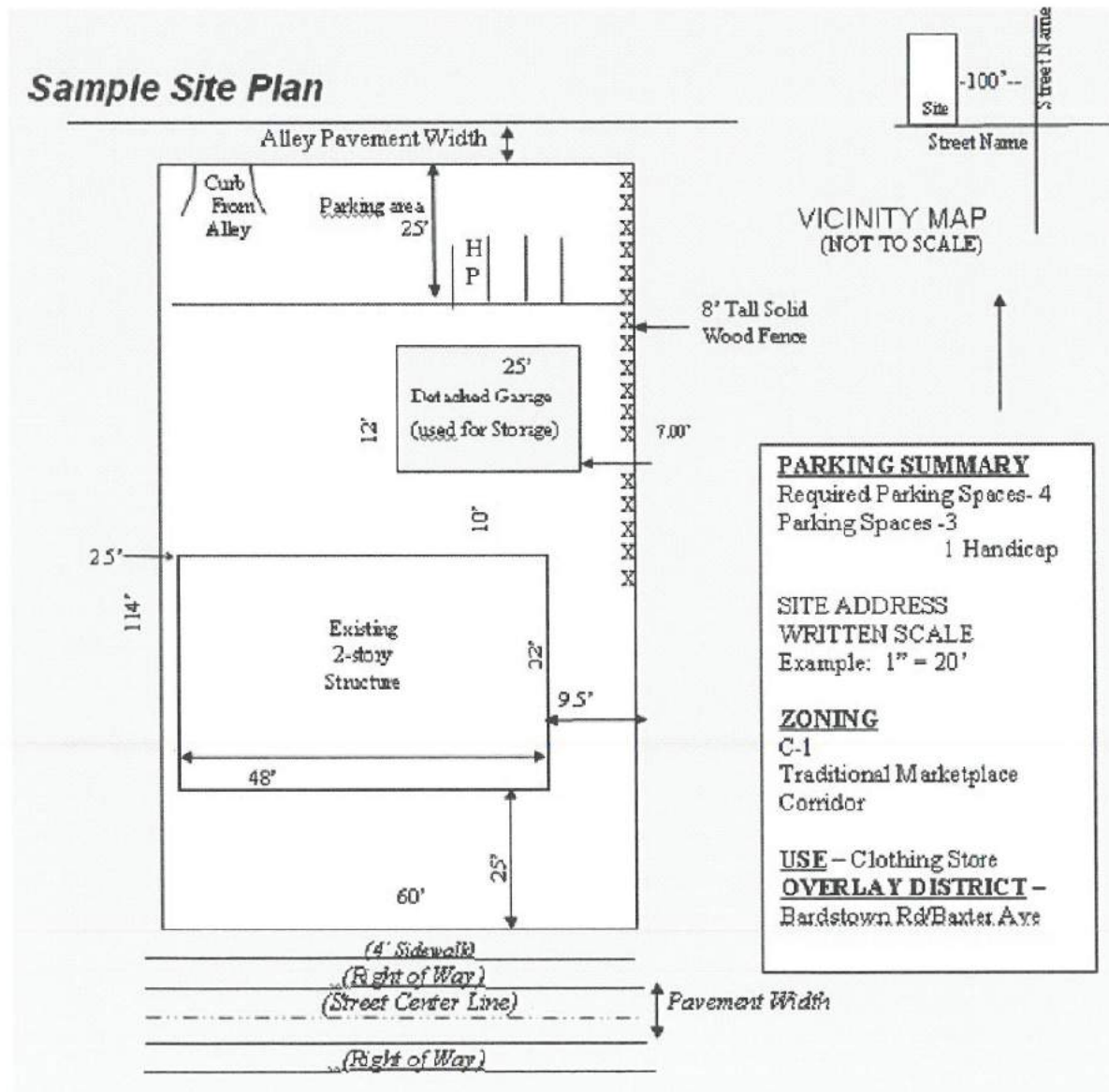
Submittal Instructions:

Applications are due on Fridays at 5:00 p.m. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Definitions:

Certificate of Appropriateness: A project involving physical changes to the exterior of a building, structure, or property designated as a local landmark or located within a local preservation district shall require prior approval in the form of a Certificate of Appropriateness. An approval requires substantial conformance to design guidelines established for each landmark and district. The design guidelines, along with other information regarding local preservation districts, may be found at the website of the Landmarks and Preservation Districts Commission: <http://www.louisvilleky.gov/PlanningDesign/Historic+Landmarks+and+Preservation+Districts+Commission.htm>

Overlay District Permit: A project involving physical changes to the exterior of a building, structure, or property within an overlay district shall require prior approval in the form of an Overlay Permit. An approval requires substantial conformance to design guidelines established for each overlay district. The design guidelines, along with other information regarding overlay districts, may be found at the following website: <http://www.louisvilleky.gov/PlanningDesign/Overlay+Districts.htm>



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6. Restore and complete the fence surrounding the property. 7. Re-pave the parking lot and use a low contrast parking stripe paint to minimize the visual look of commercial. 8. Rebuild the landscaping to fit with the neighborhood.

As mentioned before, the goal is to bring the existing structure tastefully more in line with that which the general public would associate with Old Louisville Architecture. There's no way to bring the building to complete architectural correctness due to the collage of various aspects that exist and the cost factor.

I want to anchor the corner as a born again building the neighborhood will be proud to have around.

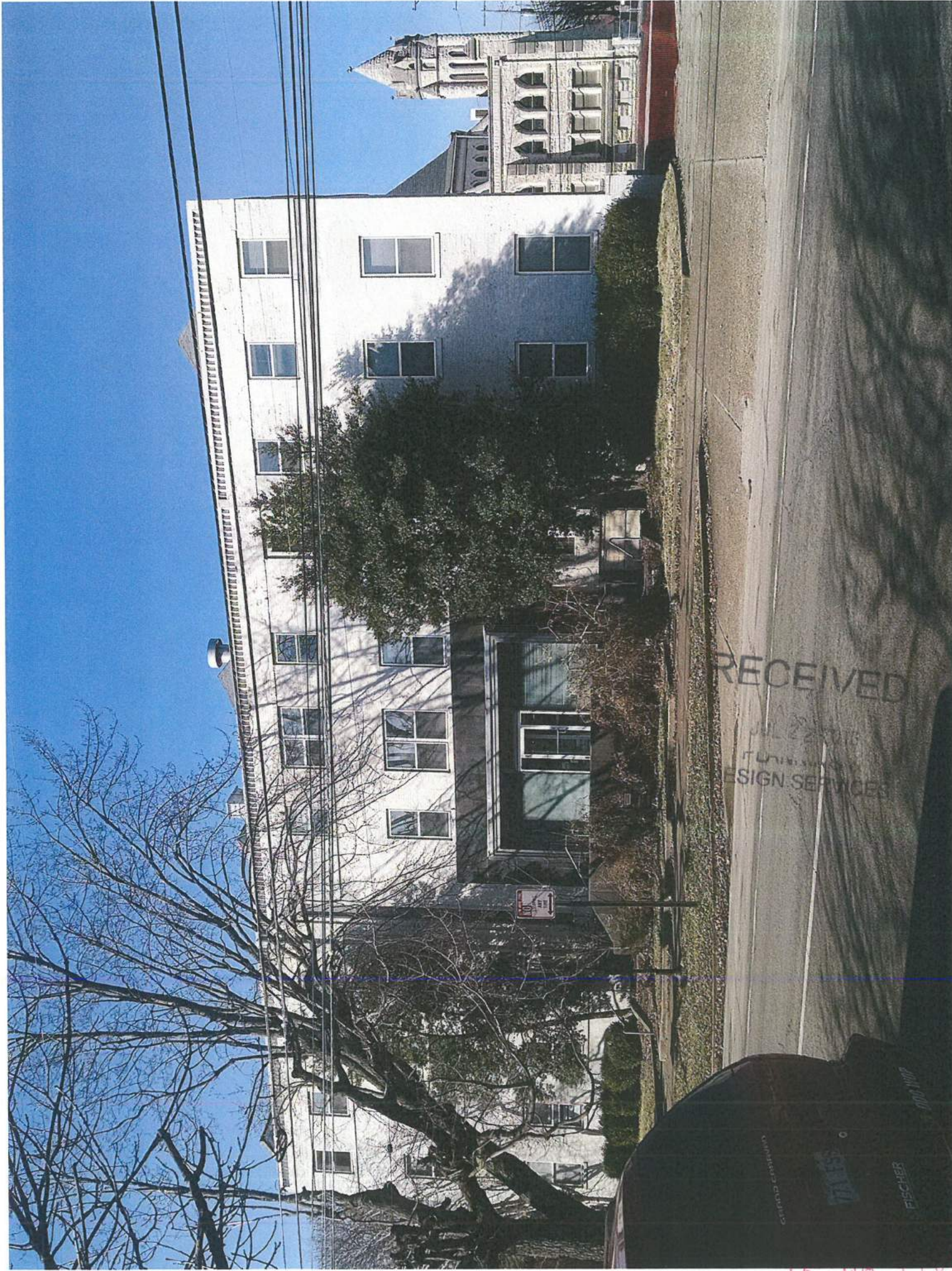
•Add removal of tree in front ROW.

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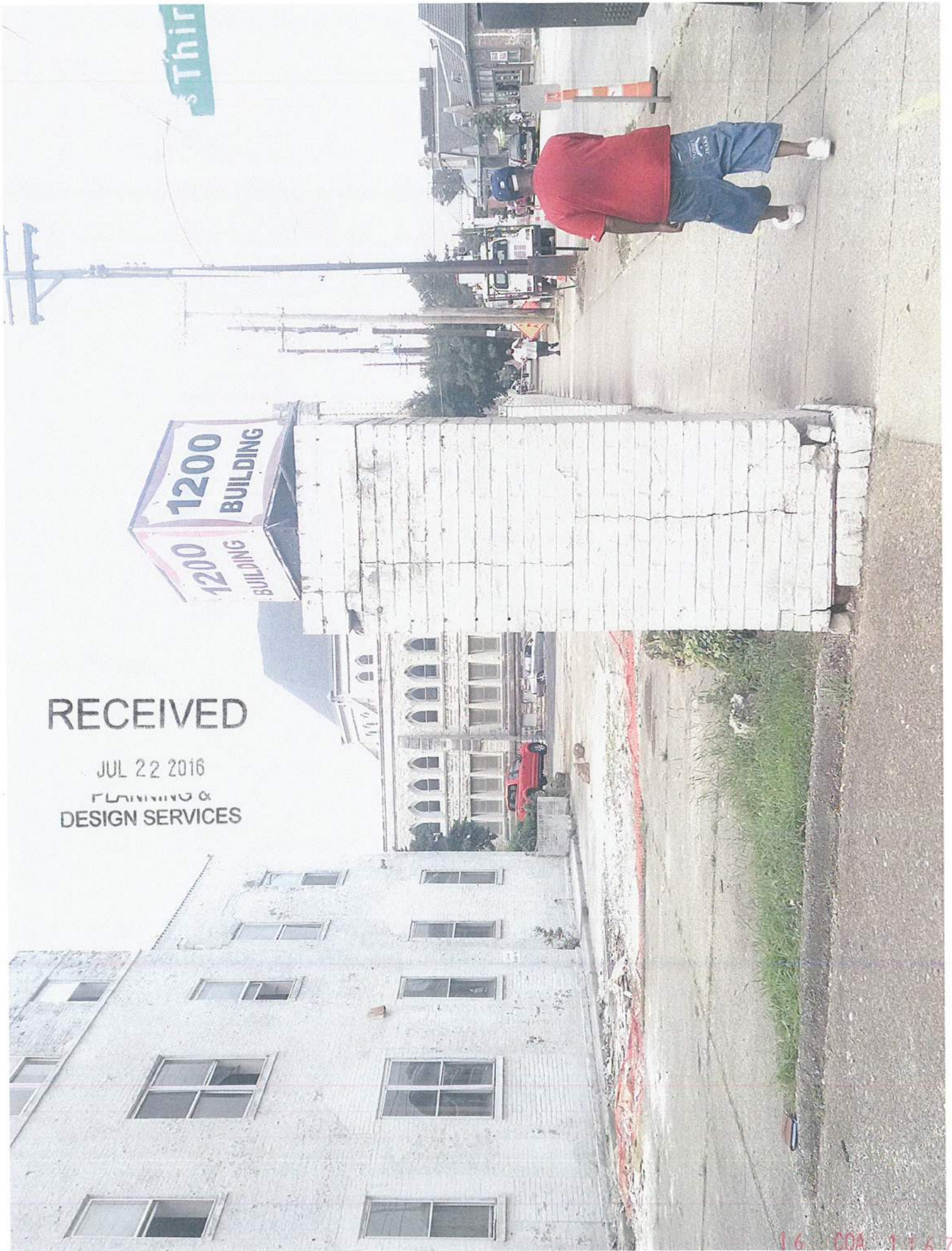
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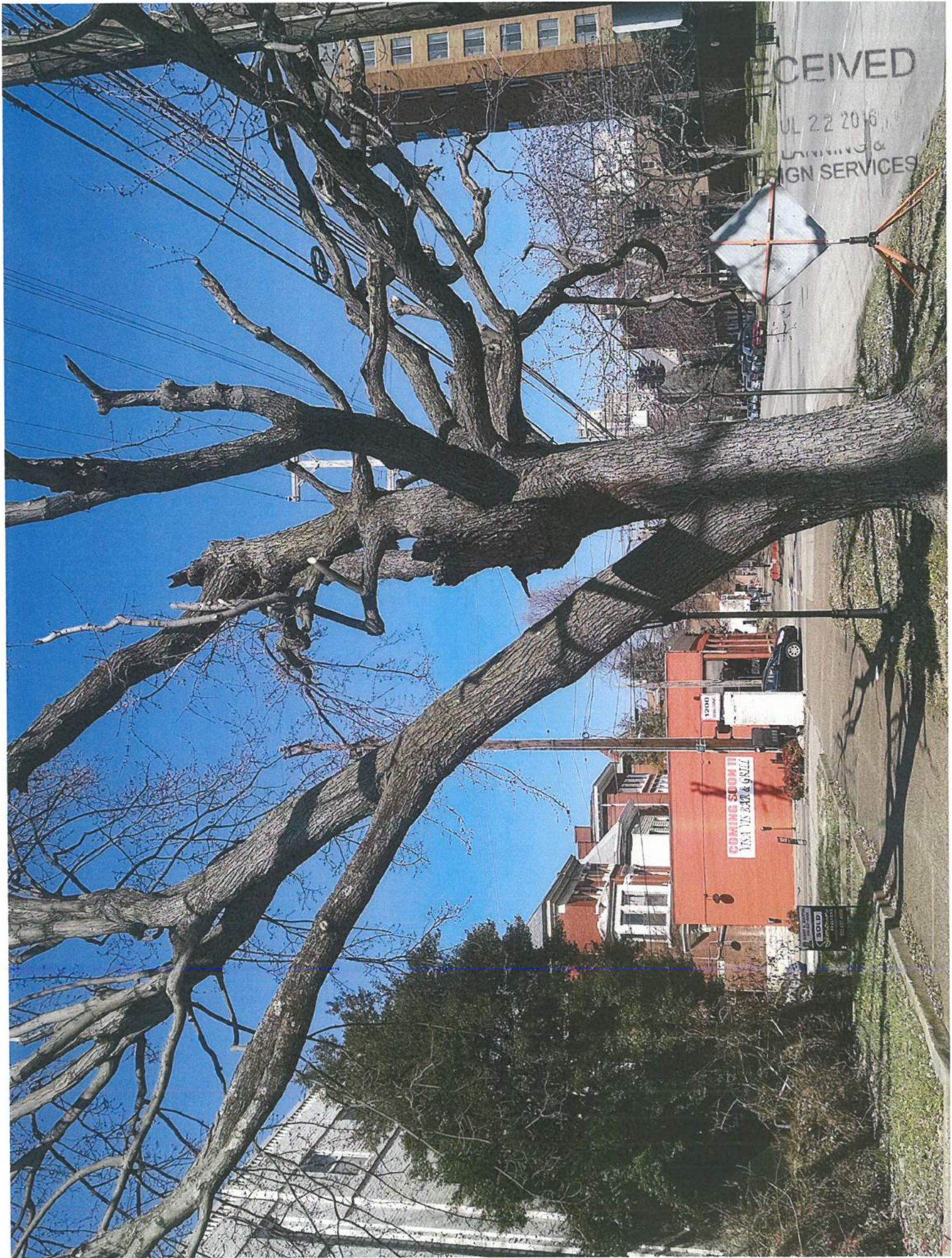
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1200
BUILDING

1200
BUILDING



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COMING SOON!!
VIA IN BAR & GRILL

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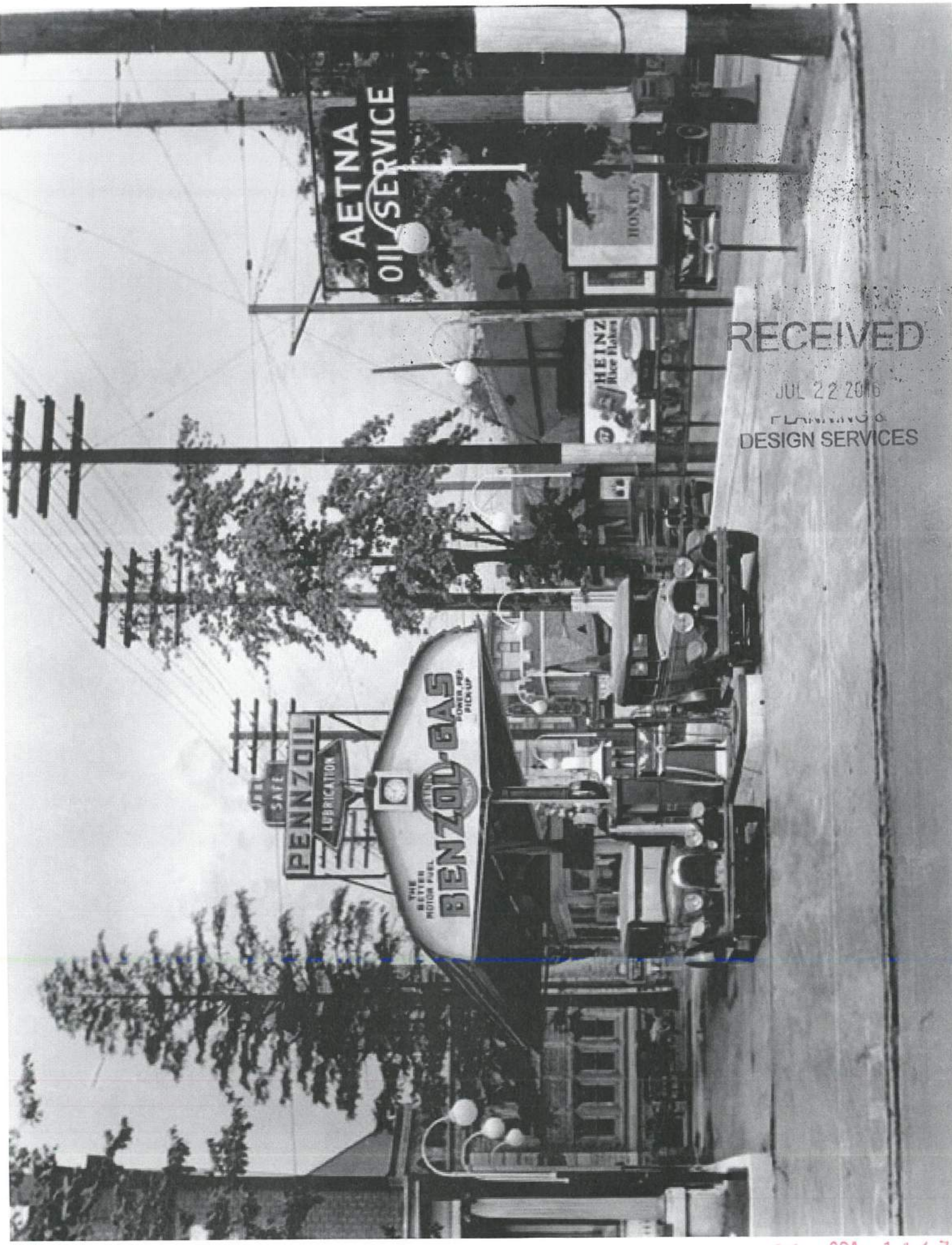
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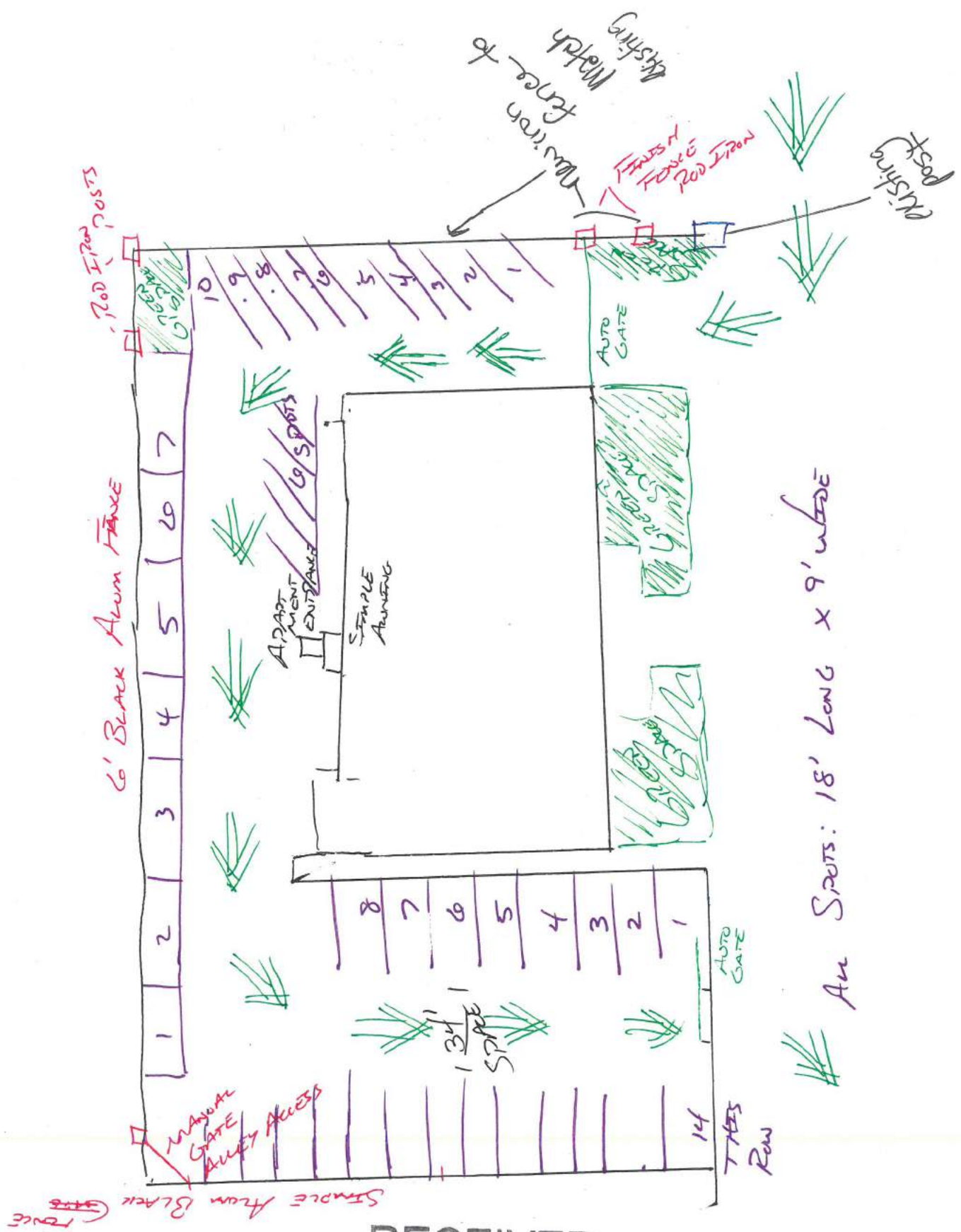
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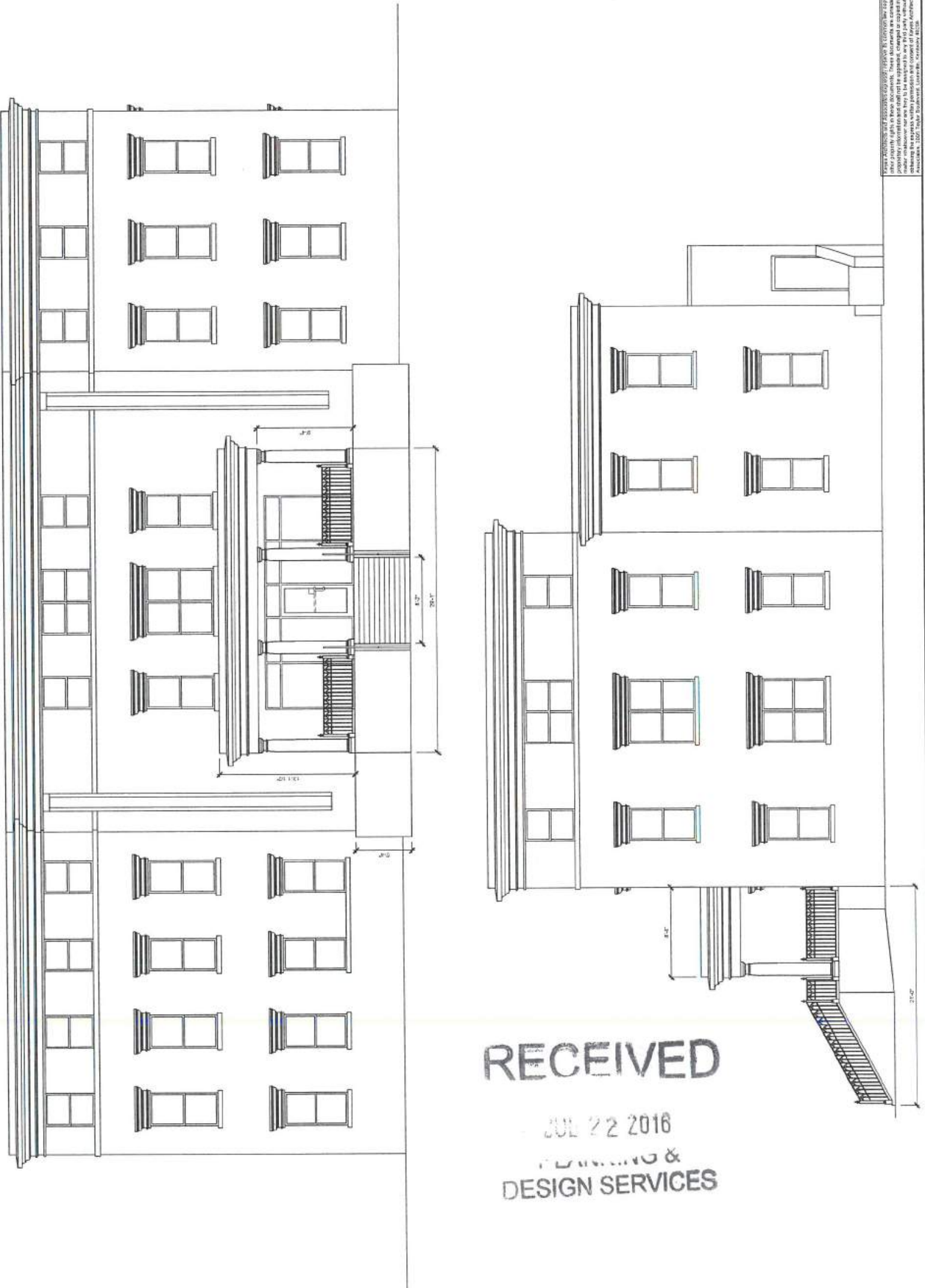
PROJECT NO.
90-010
DRAWN BY
CDM
DATE

CONSTRUCTION

KEYES ARCHITECTS & ASSOCIATES
3009 TAYLOR BOULEVARD
LOUISVILLE, KENTUCKY 40208 (502) 636-5113

RENOVATIONS FOR:
BENCHMARK MORTGAGE
BUILDING
1203 SOUTH 3RD STREET
LOUISVILLE, KENTUCKY 40203

EXISTING ELEVATION A
A2.01



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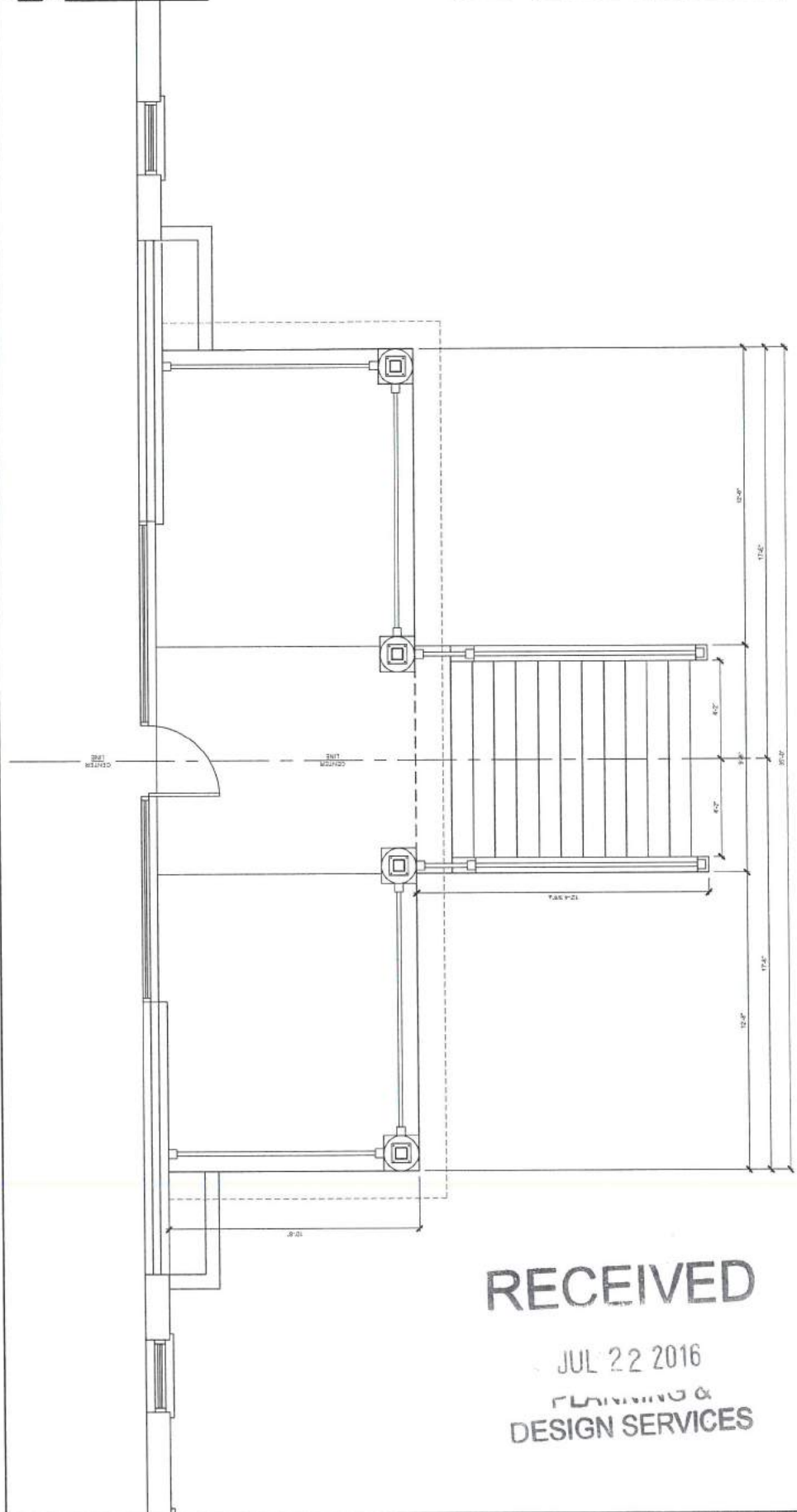
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 CHECKED BY:
 DATE:

CONSTRUCTION

KEYES ARCHITECTS & ASSOCIATES
 3009 TAYLOR BOULEVARD
 LOUISVILLE, KENTUCKY 40208 (502) 636-9113

BENCHMARK MORTGAGE
 BUILDING
 ELEVATION RENOVATIONS FOR:
 1225 BENTLEY 3RD STREET
 LOUISVILLE, KENTUCKY 40203

FLOOR PLAN
 A1.01



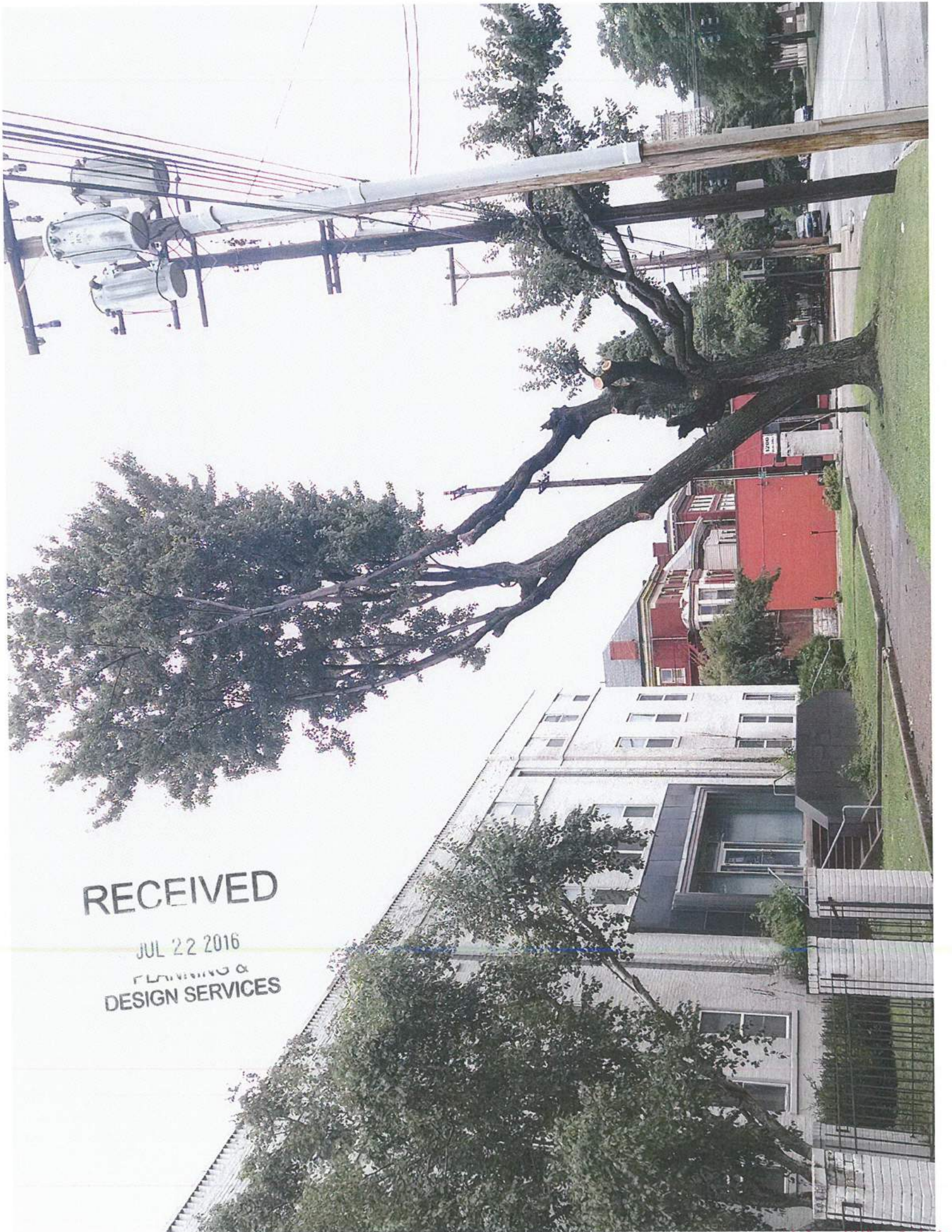
01 PROPOSED FRONT PORCH PLAN
 SCALE: 1/2" = 1'-0"

NOTE: ALL DIMENSIONS ARE TO FACE OF STUD.
 NOTE: GENERAL CONTRACTOR RESPONSIBLE FOR
 OBTAINING ALL NECESSARY PERMITS AND
 REQUIREMENTS BY OWNER.
 NOTE: ELECTRICAL, HVAC AND PLUMBING TO BE
 RELOCATED PER FEDERAL, STATE AND LOCAL
 CODES. GENERAL CONTRACTOR TO COORDINATE.

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