



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Butchertown Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer 
From: Becky P. Gorman, Historic Preservation Specialist
Date: May 22, 2019

Case No: 19COA1153
Classification: Committee Review

GENERAL INFORMATION

Property Address: 1016 E. Washington Street

Applicant: Andy Blieden
Butcher Blockbuster, LLC
1201 Story Ave
Louisville, KY 40206

Owner: same as applicant

Plan prepared by: Kelli Jones
Sabak, Wilson & Lingo, Inc.
608 S. Third Street
Louisville, KY 40202
502.584.6271
Kelli.jones@swlinc.com

Estimated Project Cost: \$150,000

Description of proposed exterior alteration:

The applicant plans to adaptively reuse the concrete block structure as a new brewery and restaurant. The proposed changes include the following:

Front façade: The first level will have a new stairs and an accessible ramp to access what was formerly a loading dock area. A new beer garden deck with a wood pergola is proposed with galvanized metal and wood guardrail system with

a beer shelf. New sheathing is proposed on portions of the first level of the façade that will be a composite wood siding and galvanized siding and will also be used for the dumpster corral. There will be new door openings including 2 overhead door units and a double-door with a transom storefront system located at the stairs. A new retail/lab space will be located on the first level to the west and will feature a new aluminum storefront system with clear glazing. There will be a new grain silo placed to the east of the proposed new deck.

The 2nd story front façade will feature 3 overhead door units and a 2 double-door with a transom storefront systems on each end of the new balcony garden. The balcony will also have a wood pergola and a galvanized metal and wood guardrail system with galvanized planters in front of the railing.

The roof of the structure will become a rooftop beer garden and will feature the same galvanized metal and wood guardrail system with galvanized planters; and have new shade fabric canopies. A new addition is proposed for a vestibule, storage, the elevator, and a cooler. It will feature an aluminum storefront system with clear glazing and galvanized corrugated siding.

East façade: The east elevation will feature the shade canopy, guardrail, a new metal screen security wall with exit gate, and egress stair.

West façade: The west elevation feature the new composite wood siding on the on the new retail portion of the façade, the aluminum storefront system and galvanized corrugated siding on the roof top addition, and 3 new aluminum storefront system windows.

Site: The proposed changes to the site include removing the lengthy curb cut, installing a new 10' sidewalk with curbing, 11 parking spaces, as well as, new landscaping (see the conceptual plant palette submitted with the application).

Communications with Applicant, Completion of Application

The application was received on May 17, 2019. The application was determined to be complete and classified as requiring Committee Review on May 17, 2019.

The case is scheduled to be heard by the Butchertown Architectural Review Committee on May 29, 2019 at 5:30 p.m. at Metro Development Center at 444 South Fifth Street, Conference Room 101.

FINDINGS

Guidelines

The following design review guidelines, approved for the Butchertown Preservation District are applicable to the proposed exterior alterations: **Industrial Character Area.** The report of the Commission 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

The subject property is zoned CM in a Traditional Marketplace Corridor Form District and located on the south side of E. Washington Street 5 lots east of N. Wenzel Street. It is surrounded by 1- and 2-story historic residential structures to the west and north, and industrial sites to the east and south. The structure is mapped as a non-contributing building in the Industrial Character Area of the Butchertown Historic District. There is minimal demolition taking place.

Conclusions

The proposed changes to the structure and site generally meet the applicable design guidelines for Industrial Character Area. The proposed changes to structure are complementary color, size, texture, scale and level of craftsmanship to the industrial character of the district. There is some conflict in regards to guidelines that address parking. However, the existing building sits on the rear of the lot and the majority of the front of the lot is impervious. The applicant is adding a new 10' sidewalk with curbing and landscaping which will improve the streetscape.

RECOMMENDATION

On the basis of the information furnished by the applicant, staff recommends the application for a Certificate of Appropriateness be approved with the following conditions:

1. Signage and exterior lighting shall be submitted to staff for review and approval.
2. All glazing shall be clear.
3. Historic concrete mix shall be used for all paving elements and sidewalks.
4. All Planning & Design approvals and building permits shall be obtained prior to construction.
5. If the design changes, the applicant shall contact staff for review and approval.



Becky P. Gorman
Historic Preservation Specialist

5/23/15

Date

Attached Documents / Information

1. Staff Guideline Checklist

Industrial Character Area

Design Guideline Checklist

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

	Guideline	Finding	Comment
IN1	Structures identified as contributing shall follow the design guidelines adopted for the Residential Character Area.	NA	
IN2	Make sure that new designs conform to all other applicable regulations including the Jefferson County Land Development Code.	+	See conditions of approval.
IN3	Do not demolish contributing structures in a historic district to make way for new or large-scale construction. Non-contributing buildings are identified in each of the district or individual local landmark designations or National Register nominations.	NA	
IN4	Design construction so that the building height, scale, massing, volume, directional emphasis, and setback reflect the architectural context established by surrounding structures and do not conflict with the historic character of the district.	+	
IN5	Select materials and design elements for construction that are sympathetic with surrounding historic buildings in the district. Materials should be of a complementary color, size, texture, scale and level of craftsmanship. For new construction, use an exterior sheathing that is similar to those of other surrounding historic buildings. When there is no adjacent context, masonry is preferred for facades that are visible from the public right-of-way. Metal and stucco in dark warm tones may also be appropriate alternatives.	+	
IN6	Medium and darker earth tone colors should be used instead of bright and/or very light colors.	+	
IN7	Design new construction in such a way that it does not disrupt important public views and vistas.	NA	
IN8	New industrial buildings should be aligned with the prevailing setbacks of existing buildings in a block.	NA	The existing building is being reused.
IN9	Plant canopy trees in front of any large-scale new construction to provide a visual sense of consistency along a streetscape.	+	This not new construction but new landscaping is proposed.
IN10	Design infill construction so that it is compatible with the average height and width of surrounding buildings. The rhythm of the façade should also reflect the characteristic rhythm of existing buildings on the street.	NA	The existing building is being reused.

IN11	Design infill construction so that the organization of the street-facing façade closely relates to any surrounding buildings. Window and door openings should be similar in size to their historic counterparts, as should the proportion of window to wall space. Cornice lines, pilasters, and parapets are important character-defining elements.	NA	The existing building is being reused.
IN12	Maintain the historic rhythm of the streetscape where it exists.	NA	
IN13	Various roof forms that are found in historic industrial architecture and are compatible for new construction include gables, stepped parapets, low-sloped hipped, and shed forms. Mansard roofs are not compatible.	+	The small new addition has an appropriate roof form.
IN14	Freestanding and drive-through canopies should be designed with piers that are proportional to the roof mass.	NA	
IN15	Incorporate mechanical systems into new construction in an organized, planned manner.	+	
IN16	Shed-roofed canopies at loading docks help reduce the visual impact of overhead doors.	NA	
IN17	Make provisions for screening and storage of trash receptacles when designing new construction.	+	A new dumpster corral is proposed.
IN18	Design construction so that access to off-street parking and storage yards is off alleys or secondary streets whenever possible.	+	The majority of the front of the lot is impervious. The applicant is adding a new 10' sidewalk with curbing and some landscaping.
IN19	Generally speaking, parking and storage lots should be located in the rear. Parking areas shared among groups of business is encouraged. Design required new parking and storage lots in a way that it is as unobtrusive as possible and minimizes the impact on the historic setting. Perimeter landscaping, fencing, colonnades, or other construction shall visually continue the building line along open sidewalks.	+	The existing building sits on the rear of the lot and the majority of the front of the lot is impervious. However, the applicant is adding a new 10' sidewalk with curbing and some landscaping which will improve the streetscape.
IN20	Galvanized chain link fencing may not be used in the front or street-side yard. Wrought iron, aluminum tube fencing, and masonry walls are preferred. Vinyl-coated chain-link combined with landscaping may be acceptable.	NA	