



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 16COA1018

Intake Staff: JC

Date: 02-05-16

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: Rabbit Hole Distilling

Project Address / Parcel ID: 711 E Jefferson St, Louisville, KY 40202/ 017D01560000
724 E Market St, Louisville, KY 40202/017D00840000

Deed Book(s) / Page Numbers²: DB 10448 PG 0350

Total Acres: 1.0175 (combined)

Project Cost: \$6,000,000

PVA Assessed Value: 1,346,010 (combined)

Existing Square Feet: 23,500* New Construction Square Feet: 31,710** Height (ft.): 60 Stories: 3

*includes areas to be demolished. **combined sites, includes areas to be renovated, see attached.

Project Description (use additional sheets if needed):

The proposed project will be a mixed use Bourbon Distillery. The project encompasses two properties, the main building facing Jefferson and a 32' wide parcel facing Market Street providing access to the distilling project from East Market Street. In addition to the distillery, tours will be provided at the facility. Other spaces include:

- Existing Warehouse renovation on the Jefferson St. property for barreling and bottling and back of house storage and services
- Existing Loading dock with updates on the Jefferson St. property for deliveries as well as four silos and three processing tanks
- An Event Space on the third floor above the warehouse
- A retail area facing Jefferson St
- An outdoor elevated plaza on the north side of Jefferson and facing the NuLu Streetscape improved Nanny Goat Strut Alley
- Parking lot on the Jefferson St. property
- New Landscaping, water feature and paving on the Jefferson street property to replace existing asphalt area
- Vendor Spaces on Market street with new landscaping and paving

Contact Information:

Project Description Cont'd:

The Architect, at various stages, would like to consult with the NULU Streetscape team to ensure the Market St site, Nanny Goat Strut, and the Jefferson St site will be congruent with the overall plans for the 700 Block. As you are likely aware, the project design is constantly in flux due to coordination with the Distilling Process Engineers and other consultants. The building locations and footprints are solid but there may be minor changes and modifications to other aspects. Instead of delaying the NULU review process for these minor changes, we would like to have the opportunity to update the review staff/committee when these changes may occur. The following is a list of possible items we foresee changes to:

- Manufacturing Atrium Façade Material, we are in the process of developing a system for shading the glazed manufacturing space.
- Signage display from Market St (façade)
- Shape of Manufacturing Atrium, to accommodate distilling equipment
- Nanny Goat Strut, consult with NULU Streetscape team

RABBIT HOLE DISTILLING

New Construction (N) and Renovation (E) Square Footage

Ground Floor

	<u>Jefferson St</u>	<u>Market St</u>
(E) Warehouse (As-Is)	5,070 SF	
(E) Back of House / Barreling / Bottling	3,880 SF	
(N) Retail	1,170 SF	
(N) Two Story Manufacturing Atrium	3,485 SF	
(N) Core	1,120 SF	
(E) Trash Loading / Outdoor Chiller Area	1,185 SF	
(N) Passageway	1,590 SF	
(N) Market Street Vendor Buildings		1,910 SF
Total:	19,410 SF	

Second Floor

(E) Back of House / Tank Room	3,695 SF
(N) Two Story Manufacturing Atrium	2,525 SF
(N) Executive Offices	1,550 SF
(N) Core	430 SF
Total:	8,200 SF

Third Floor

(N) Event Space / Open Kitchen / Bar	2,965 SF
(N) Bathrooms	635 SF
(N) Outdoor Patio	360 SF
(N) Core	140 SF
Total:	4,100 SF

TOTAL:	31,710 SF
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Additional Project Areas:

Exterior Walkway	2,125 SF
Market Street Property	4,620 SF

Total:	6,745 SF
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Project Footprint comparison:

Existing Footprint:

23,500 SF

New Footprint:

18,600 SF

Contact Information:

Owner: ☐ Check if primary contact

Applicant: ☐ Check if primary contact

Name: Kaveh Zamanian

Name: Doug Pierson

Company: Rabbit Hole Spirits, LLC

Company: (fer) studio, LLP

Address: 1452 Cherokee Road

Address: 1159 E Hyde Park Blvd

City: Louisville State: KY Zip: 4020

City: Inglewood State: CA Zip: 90302

Primary Phone: 502-377-5594

Primary Phone: 310-672-4749

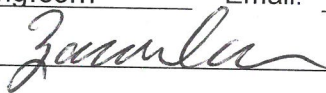
Alternate Phone: _____

Alternate Phone: _____

Email: kaveh@rabbitholedistilling.com

Email: doug@ferstudio.com

Owner Signature (required): _____



Attorney: ☐ Check if primary contact

Plan prepared by: ☒ Check if primary contact

Name: _____

Name: Ashley Brock

Company: _____

Company: Luckett & Farley

Address: _____

Address: 737 S 3rd St

City: _____ State: _____ Zip: _____

City: Louisville State: CA Zip: 40202

Primary Phone: _____

Primary Phone: 502-585-4181

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: abrock@luckett-farley.com

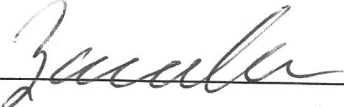
Certification Statement: A certification statement **must be submitted** with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Kaveh Zamanian, in my capacity as Representative, hereby
representative/authorized agent/other

certify that Rabbit Hole Spirits, 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: 2/5/2016

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.

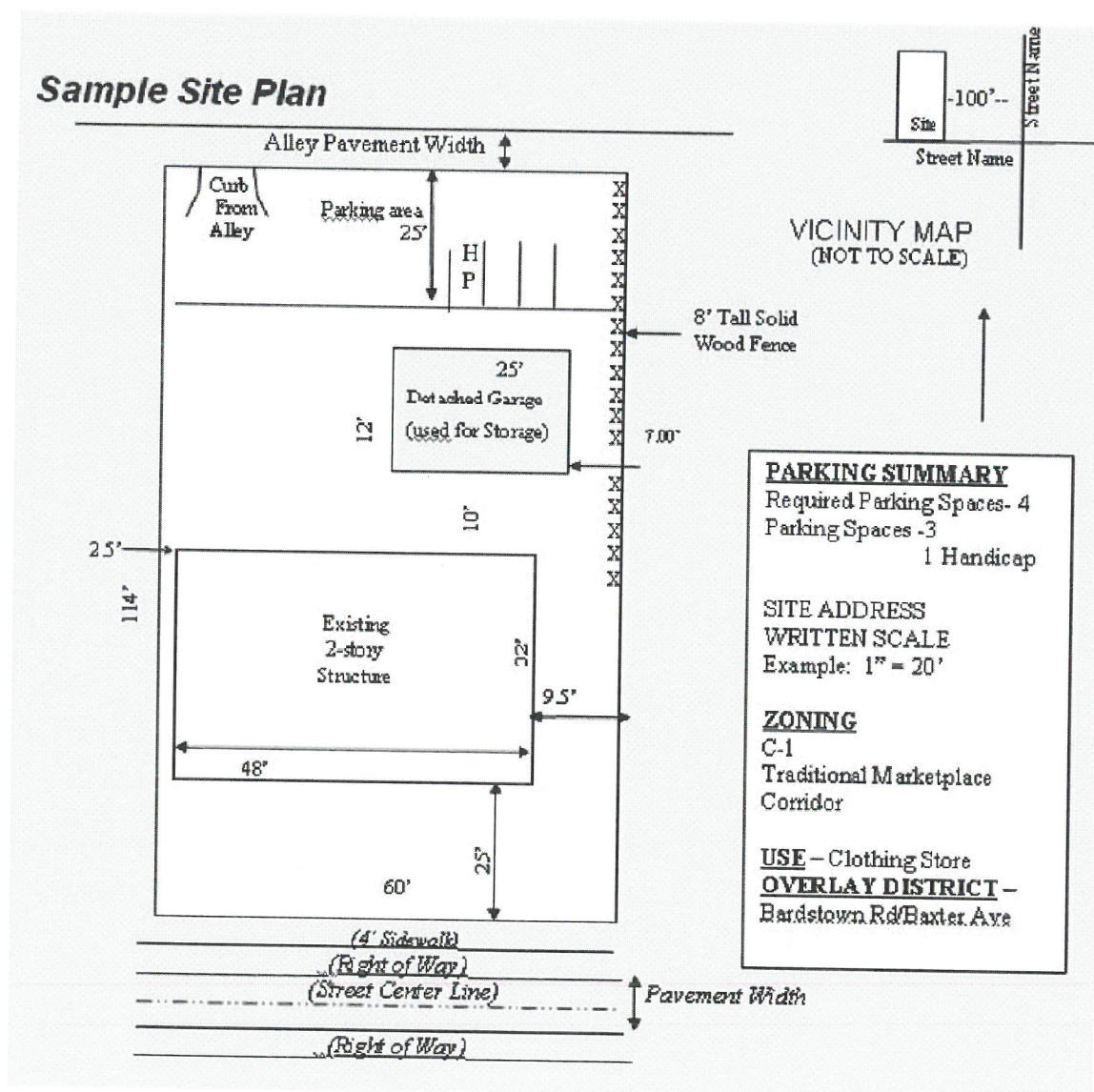
Submittal Instructions:

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>



Please submit the completed application along with the following items:

Project information

- ☐ Land Development Report¹
- ☐ Current photographs showing building front, specific project area, and surrounding buildings
- ☐ Pictures, samples, brochures, or other technical data describing materials, such as windows, doors, roofing, fencing, etc. to be used in the renovation or replacement
- ☐ One map of the project area and surrounding properties (may be obtained from <http://www.lojic.org/> using the *LOJIC Online Map*)

Site plan (see site plan example on next page)

- ☐ Two sets of site plans drawn to scale with dimensions, as applies to the project, indicating property lines, structures, landscaping, fencing, and parking
- ☐ Two copies of floor plans drawn to scale with dimensions and each room labeled
- ☐ Two copies of elevation drawings (a drawing showing exterior walls) drawn to scale with dimensions. For fencing, only photos/drawings of the proposed fence are required.

Committee Review Only

Committee reviews may be required due to the complexity of the case. The necessity of these items will be determined by staff upon review. Projects requiring committee level review include construction of new buildings, demolition, and projects that vary widely from design guidelines.

- ☐ Two sets of 11"x17" format site plans drawn to scale with dimensions
- ☐ Two sets of 11"x17" elevation drawings to scale with dimensions
- ☐ Two sets of 11"x17" landscaping drawings to scale with dimensions
- ☐ One set of mailing label sheets for: 1st tier Adjoining Property Owners (APOs)³, owners, applicants, contacts, and Case Manager. Applicant is responsible for mailing.
- ☐ One copy of the mailing label sheets

Resources:

1. Detailed instructions to obtain a Land Development Report are available online at: <http://ags2.lojic.org/lojiconline/>
2. Deeds and plats can be found at the Jefferson County Clerk's Office, located at the 2nd floor of Metro Hall (527 West Jefferson Street, telephone: 502-574-6220). Many deeds, plats and other records are available online at: <http://www.landrecords.jcc.ky.gov/records/S0Search.html>
3. Adjoining property ownership information can be found at the Property Valuation Administrator (PVA) office at 531 Court Place, Suite 504 or via their website: <https://jeffersonpva.ky.gov/>
4. View agency comments at: <http://portal.louisvilleky.gov/codesandregs/mainsearch>. Enter your case number in the 'Permit/Case/Docket Number' search bar and then select your case under the 'Application Number' tab.