



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 18COA1137

Intake Staff: YH

Date: 6/15/2018

Fee: 0

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: 814 CHEROKEE

Project Address / Parcel ID: 814 & 816 Cherokee Rd. / 068K 0032 0000

Deed Book(s) / Page Numbers²: Deed Book: 10394 Page Number: 0029-0032

Total Acres: 0.25450

Project Cost: \$450,000

PVA Assessed Value: \$925,000

Existing Square Feet: 2438 (1st fl) New Construction Square Feet: 1634 Height (ft.): 25 Stories: 2
2114 (2nd fl.)

Project Description (use additional sheets if needed):

The proposed project is to construct a 1,634 sf addition to the rear side (facing parking lot) of the existing 2,438 sf historic building. The addition will be of it's time, contemporary, and of minimal detail so as to not detract from the existing historic structure. The western & southern portion of the addition will be clad with metal panels and a metal roof. Large glazed openings are used to break up the metal facade. The south/eastern lower structure will be clad with dark painted concrete board. This structure mimics the height of the lower, secondary structure, to the historic building. The existing exterior wood deck & stair entry to the second floor residential area will be removed and an enclosed (open air), stair to upper deck, shielded by parapet wall, will be constructed. The deck & stair will not be visible from the exterior of the building. A new entry into the 2nd floor residential area is proposed to help tie the new addition together with the second floor.

Historic Structure - The existing historic structure was built around 1921 and has had many alterations over the years. An exterior wooden lattice, wood enframement surrounding the door, and a mid-level bracketed cornice was removed at some point in history and the building was clad in permastone. The result skewed the proportions of the building, made it very flat and top heavy, and it lost the connection to the pedestrian scale. Investigations have been made to determine the original exterior cladding material and, as suspected, it is a dark colored brick. *please see attached additional sheets*

Contact Information:

Owner: ☐ Check if primary contact

Applicant: ☒ Check if primary contact

Name: FB2011 LLC

Name: Lindsey Stoughton

Company: c/o ZELKOVA STRATEGIC PARTNERS

Company: LMS Design

Address: 333 E. Main St., Ste 401

Address: 816 Franklin St.

City: Louisville State: KY Zip: 40202

City: Louisville State: KY Zip: 40206

Primary Phone: (502) 805-7200

Primary Phone: (317) 345-4398

Alternate Phone: (502) 8050-7205

Alternate Phone: _____

Email: salbatys@zelkova-sp.com

Email: stoughton@LMSdesignllc.com

Owner Signature (required):

Brooke Barzun

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Attorney: ☐ Check if primary contact

Plan prepared by: ☐ Check if primary contact

Name: _____

Name: Lindsey Stoughton

Company: _____

Company: LMS Design

Address: _____

Address: 816 Franklin St.

City: _____ State: _____ Zip: _____

City: Louisville State: KY Zip: 40206

Primary Phone: _____

Primary Phone: (317) 345-4398

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: stoughton@LMSdesignllc.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, BROOKE BARZUN, in my capacity as representative/authorized agent/other, hereby

certify that FB 2011 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:

Brooke Barzun

Date: 4/9/2018

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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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

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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.

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Landmarks Certificate of Appropriateness Application

814 & 816 CHEROKEE ROAD

Project Description (*continued*)

The proposed design is to stain the existing permastone a dark color, the intent of staining the permastone a darker color is to unify the multitude of colors on the facade, inconsistent mortar, as well as to bring back the vibrancy & tone of the original brick color. Many of the existing storefront windows have failed, seals have failed and two of the windows have broken glass. It is proposed to replace the existing storefront windows with the same size glass and same size spacing & frame structure. The second floor currently has double hung storm windows over the historic in-swing French casement windows. It is proposed to replace the double hung storms with new sliding storm windows. The sliding storm will have a vertical divide aligning with the frames of the historic in-swing french casement windows. A new mid-level cornice is proposed to restore the scale and proportions of the original structure, this design feature was inspired by the historic photographs. A new metal enframement is proposed to surround the front entry door, this is to again emphasize the entry and add depth to the front facade, as was the original character of the structure (per historic photographs). The original window frames were painted white, it is proposed to paint the existing window frames white again.

It is proposed to remove a portion of the large 18 ft wide sidewalk and install a new grass verge with three street trees. The width of the grass verge will be 9' wide to match adjacent properties either side of the building. It is proposed to include a small sign, approx. 4'-6" wide x 2'-2" tall, over the main entry door, the nonemclature of the sign is not yet know at this time, but will be submitted to Landmarks for review. Please see exterior elevations, renderings & historic photographs.

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1ST TIER ADJOINING PROPERTY OWNERS

CHEROKEE RD.

CHEROKEE RD.

822 CHEROKEE RD.

PROJECT SITE
814 & 816
CHEROKEE RD

812 CHEROKEE RD.

812 CHEROKEE RD.

903 BAXTER AVE.

905 BAXTER AVE.

907 BAXTER AVE.

915 BAXTER AVE.

BAXTER AVE.

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FB 2011 LLC
814 CHEROKEE RD.
LOUISVILLE KY 40204

VAN DE HAVEN LLC
903 BAXTER AVE.
LOUISVILLE KY 40204

AER REAL ESTATE INVESTMENT
907 BAXTER AVE.
LOUISVILLE KY 40204

CHURCH OF ADVENT
812 CHEROKEE RD.
LOUISVILLE KY 40204

CJ PROPERTIES LLC
905 BAXTER AVE.
LOUISVILLE KY 40204

BSD INVESTMENTS LLC
822 CHEROKEE RD.
LOUISVILLE KY 40204

AER REAL ESTATE INVESTMENT
915 BAXTER AVE.
LOUISVILLE KY 40204

LMS DESIGN
816 FRANKLIN ST.
LOUISVILLE KY 40206

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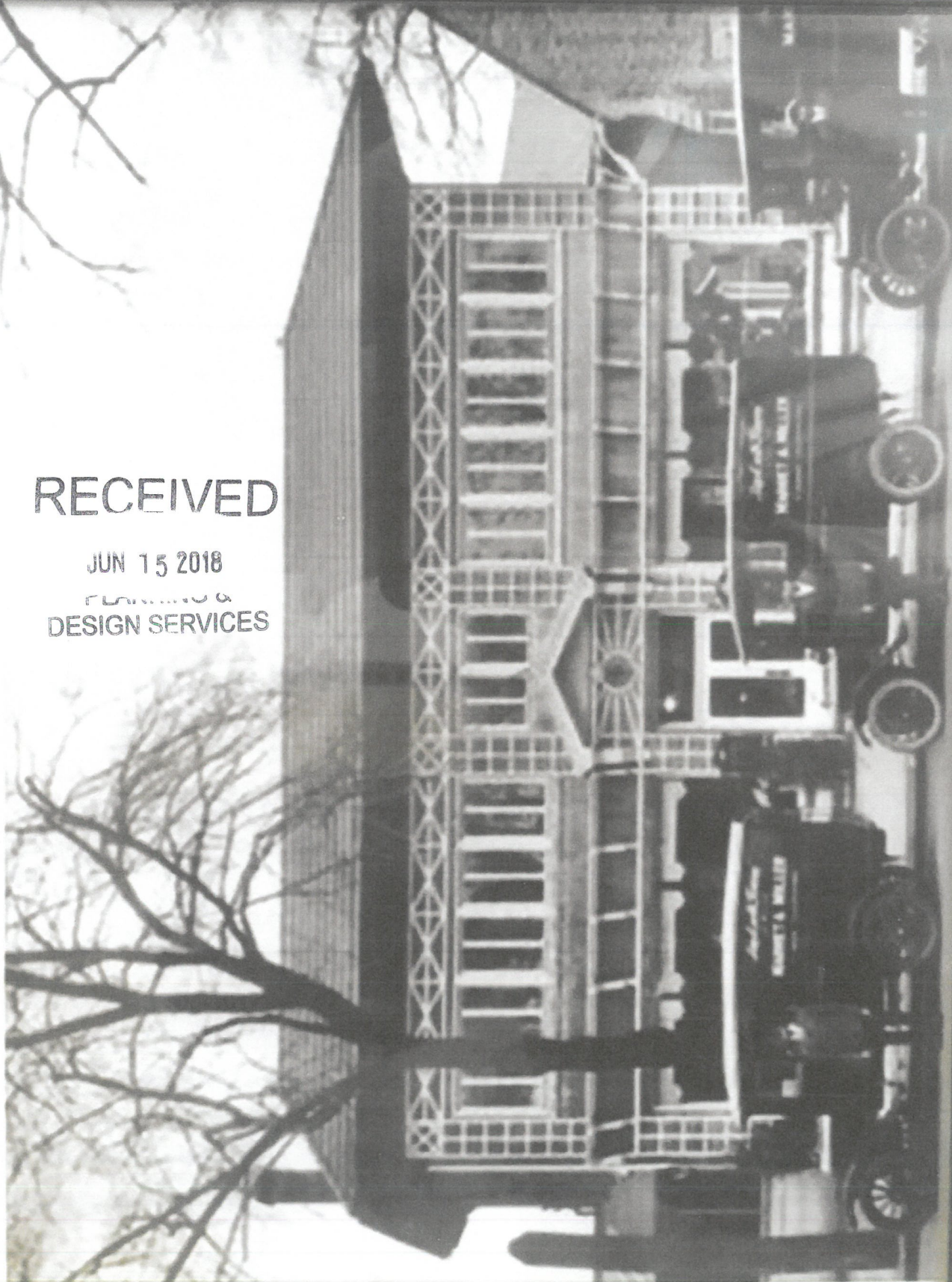
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Marret & Miller Florist at 814 Cherokee Rd. 1926.

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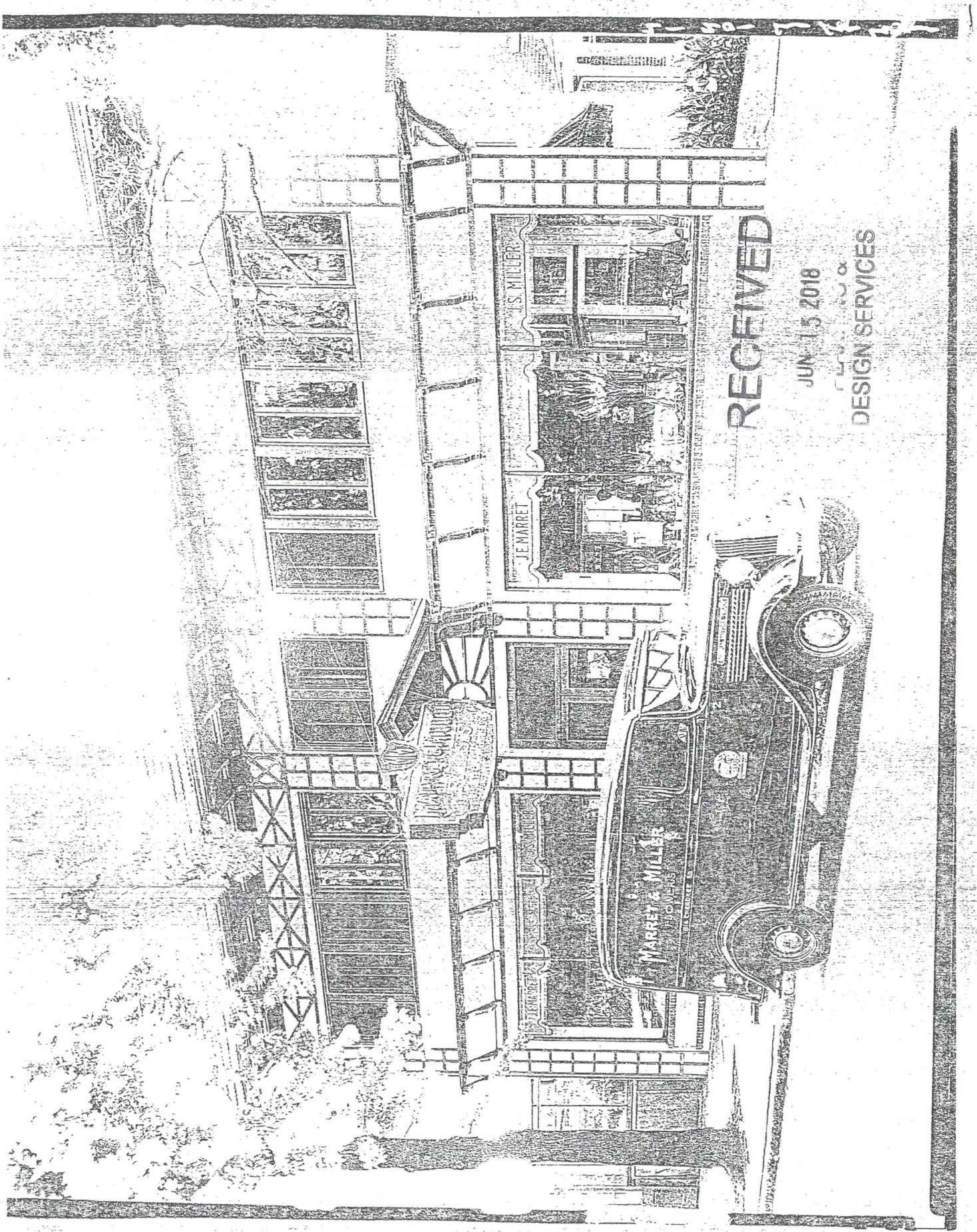
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814 CHEROKEE - HISTORIC PHOTOGRAPH

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814 CHEROKEE : HISTORIC PHOTOGRAPH

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EXISTING REAR OF BUILDING - SOUTH



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EXISTING SIDE OF BUILDING - WEST

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EXISTING SIDE OF BUILDING - EAST

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PERMASTONE



DARK
BRICK
BEHIND
PERMASTONE



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PROPOSED FRONT FACADE - NORTH

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EXISTING FRONT FACADE - NORTH

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