



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 19COA1149 Intake Staff: PC

Date: 5-15-19 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:

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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: _____

Project Address / Parcel ID: 561 Blankenbaker Lane. Louisville, KY 40207 / 0022000670000

Deed Book(s) / Page Numbers²: 01-159

Total Acres: +/- 55

Project Cost: \$3.6 million PVA Assessed Value: \$2,713,910

Existing Square Feet: 18,250 New Construction Square Feet: 9050 Height (ft.): 18 Stories: 1

Project Description (use additional sheets if needed):

Locust Grove is a museum and historic site in Louisville's east end that preserves and interprets the original 1790s farm of William Croghan, one of the earliest settlers of Jefferson County, who provided a final home for his brother-in-law, Louisville's founder and Revolutionary War hero, General George Rogers Clark. The property is located six miles northeast and up the Ohio River from downtown Louisville. With 55 acres and 13 buildings, plus gardens, stone walls, a spring, fields, and woods, the site is an oasis in a suburban setting.

Based on priorities established by Locust Grove, the optimal location of a new pavilion was established. Located with a careful respect for context, topography, and sightlines from the Historic Croghan Home, the Event Pavilion takes advantage of an expanded commercial kitchen and storage room in the adjacent Visitors Center. A reconfigured auditorium space, expanded outdoor patio, and indoor / outdoor classroom allow for multiple event and rental configurations.

A reworked entrance drive will offer unobstructed views to the historic home by shifting the parking west of the driveway as cars come in. In addition, parking will be vastly improved by increasing the size of the current lot near the visitor center by better organizing existing pavement and by adding some.

An extended drive off of this newly organized lot creates a new arrival area for the Event Pavilion, and optimizes the access to overflow parking. The reimagined service drive allows for back-of-house functions to remain concealed, while providing covered access between the Visitor Center and Event Pavilion.

Contact Information:

Owner:

☐ Check if primary contact

Applicant:

☒ Check if primary contact

Name: Jason Canuel

Name: Josephine K Smiley

Company: Louisville Parks and Recreation

Company: Environs Inc

Address: P.O. Box 37280

Address: 4426 Greenbriar Road

City: Louisville State: KY Zip: 40213

City: Louisville State: KY Zip: 40207

Primary Phone: 502/574-6086

Primary 502/419-1999

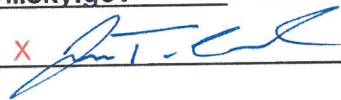
Alternate Phone: _____

Alternate Phone: _____

Email: Jason.Canuel@louisvilleky.gov

Email: JSmiley@environsinc.com

Owner Signature (required): ☒



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Attorney:

☐ Check if primary contact

Plan prepared by: ☒

Check if primary contact

Name: _____

Name: Josephine K Smiley

Company: _____

Company: Environs Inc

Address: _____

Address: 4426 Greenbriar Road

City: _____ State: _____ Zip: _____

City: Louisville State: KY Zip: 40207

Primary Phone: _____

Primary Phone: 502/419-1999

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: JSmiley@environsinc.com

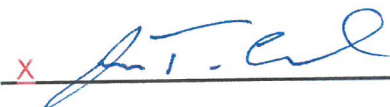
Certification Statement: A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Jason Canuel, in my capacity as Owner's Representative, hereby
representative/authorized agent/other

certify that Louisville Parks and Recreation 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: 05-15-19

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.



Land Development Report

April 25, 2019 12:29 PM

[About](#) [LDC](#)

Location

Parcel ID: 022000670000
Parcel LRSN: 1028906
Address: NONE

Zoning

Zoning: R4
Form District: NEIGHBORHOOD
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: FORT STANYX REALTY CO'S SUBDIVISON
Plat Book - Page: 01-159
Related Cases: NONE

Special Review Districts

Overlay District: NO
Historic Preservation District: INDIVIDUAL LANDMARK
National Register District: NONE
Urban Renewal: NO
Enterprise Zone: NO
System Development District: NO
Historic Site: NO

Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone: YES
FEMA Floodway Review Zone: NO
Local Regulatory Floodplain Zone or Combined Sewer Floodprone Area: NO
Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0015E
Protected Waterways
Potential Wetland (Hydric Soil): NO
Streams (Approximate): NO
Surface Water (Approximate): NO
Slopes & Soils
Potential Steep Slope: YES
Unstable Soil: NO
Geology
Karst Terrain: YES

Sewer & Drainage

MSD Property Service Connection: NO
Sewer Recapture Fee Area: NO

Services

Municipality: LOUISVILLE
Council District: 16
Fire Protection District: HARRODS CREEK
Urban Service District: NO

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0 200 400ft

Historic Locust Grove and surrounding properties

5/14/2019, 1:56:42 PM



Louisville Metro, MSD, LWC & PVA © 2019
This map is not a legal document and should only
be used for general reference and identification.

19CCA1149

Frank Lynch
601 Blankenbaker Ln
Louisville, KY 40207

Jeffrey S & Molly C Jones
2500 Woodside Road
Louisville, KY 40207

John L. & Jennifer McCormick
2305 Clarkwood Road
Louisville, KY 40207

Catherine J Hundley
603 Blankenbaker Ln
Louisville, KY 40207

Louis B. Hollkamp Jr.
2316 Mohican Hill Ct
Louisville, KY 40207

David M Hook
2303 Clarkwood Road
Louisville, KY 40207

Mary C Hancock
14 Poplar Hill Rd
Louisville, KY 40207

John A. Helfrich
2314 Mohican Hill Ct
Louisville, KY 40207

Charles W. Stevens Jr.
2301 Clarkwood Rd
Louisville, KY 40207

Pamela D Smith
19 Poplar Hill Road
Louisville, KY 40207

Alberta B. Baker
2319 Clarkwood Rd
Louisville, KY 40207

Kim Hocker
524 Blankenbaker Ln
Louisville, KY 402 07

Vickie Yates Brown
29 Poplar Hill Road
Louisville, KY 40207

D. Walker John Trust
2317 Clarkwood Rd
Louisville, KY 40207

Cory R. Longenecker
526 Blankenbaker Road
Louisville, KY 40207

A. Jones Betty Revocable Trust
35 Poplar Hill Road
Louisville, KY 40207

Paul F Fauri
2315 Clarkwood Rd
Louisville, KY 40207

Mary Lee Nelson
2109 Camargo Rd
Louisville, KY 40207

A. Jones Betty Revocable Trust
2603 Woodside Road
Louisville, KY 40207

Adrian H. Leach
2313 Clarkwood Rd
Louisville, KY 40207

Nore Ghibaudy
2110 Camargo Rd
Louisville, KY 40207

Elizabeth H Penta
2612 Woodside Road
Louisville, KY 40207

Marlyn J. Dewart
2311 Clarkwood Rd
Louisville, KY 40207

Charles D & Catherine Morgan
558 Blankenbaker Ln
Louisville, KY 40207

Elizabeth H Penta
2610 Woodside Road
Louisville, KY 40207

Thomas J. Gerstle
2309 Clarkwood Rd
Louisville, KY 40207

Michael Bovine
560 Blankenbaker Ln
Louisville, KY 40207

Jeffrey L. Rosen
2502 Woodside Road
Louisville, KY 40207

Peggy Childress
2307 Clarkwood Rd
Louisville, KY 40207

Stephen C & Betty Payne
562 Blankenbaker Ln
Louisville, KY 40207

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Edward J. Obrien IV
564 Blankenbaker Ln
Louisville, KY 40207

Ben J. Jr & Sandra R Talbott
566 Blankenbaker Ln
Louisville, KY 40207

Deann C. Hancock
570 Blankenbaker Ln
Louisville, KY 40207

William T Runner III
572 Blankenbaker Ln
Louisville, KY 40207

Jill Browder Smith
574 Blankenbaker Ln
Louisville, KY 40207

Somi Babar
2107 Twin Hill Road
Louisville, KY 40207

Nancy Lee
601 Thompson Avenue
Louisville, KY 40207

Jean D. Miller
402 Wynfield Close Court
Louisville, KY 40206

Jodi Smiley
Environs Inc, Consultants
4426 Greenbriar Road
Louisville, KY 40207

John H. Stites, III
393 Mockingbird Valley Rd.
Louisville, KY 40207

Mrs. Barry Bingham, Jr.
Glenview, KY 40025

Mr. Peyton C. Clark
3750 Noble
Brighton, Michigan 48116

Phil DiBlasi
Archaeology MS04-14
University of Louisville
Louisville, KY 40292-0414

Christopher C. Morris
413 Springwood Lane
Louisville, KY 40207

Grover Potts
Wyatt, Tarrant and Combs
500 West Jefferson Street
Louisville, KY 40202

Gwynne Potts
1 Brownsboro Hill Rd.
Louisville, KY 40207

John Rippy
4905 Crofton Rd.
Louisville, KY 40207

Dr. Ted Steinbock
5803 Orion Rd.
Louisville, Kentucky 40222

Carol A. Ely, Ph.D.
1738 Harvard Drive
Louisville, KY 40205

Hunter Louis
218 Travois Rd.
Louisville, KY 40207

Christopher Green
ARGI Financial Group
2110 High Wickham Pl.
Louisville, KY 40245

Brenda Tuckson
1904 Round Ridge Rd.
Louisville, KY 40207

Kate Boyer
1746 Sulgrave Road
Louisville, Kentucky 40205

Bill Grover
3609 Sunset Ridge
Floyds Knobs, IN 47119

Gina Wainscott
1700 Heritage Estate Drive #208
Louisville, KY 40220

Joy Gleason Carew, PhD
Strickler Hall, Room 436
University of Louisville
Louisville, KY 40292

Alex Kepnes
11407 Oakhurst Road
Louisville, KY 40245

Betsy Wall
3355 Green Hill Lane
Louisville, KY 40207

Barbie Tafel
2112 Starmont Rd
Louisville, KY 40207

Ken Herrington
2218 Grove Hill Place
Louisville, KY 40207

John Hamilton
Metro Parks Department
P.O. Box 37280
Louisville, KY 40233

Shawn Clark
Accredited Wealth Management
6010 Brownsboro Park Blvd. Suite F
Louisville, KY 40207

Frances Lee Jasper
3300 Green Hill Lane
Louisville, KY 40207

Cynthia E. Johnson
Historic Preservation Officer
444 S. Fifth Street, Suite 300
Louisville, KY 40202-4313

Sally Van Winkle Campbell
423 Swing Lane
Louisville, KY 40207

Alan Lodge
12006 Hunting Crest Drive
Prospect KY 40059

Susan Norris
2414 Tradition Circle
Louisville, KY 40245

Chris Chappell
2308 Clarkwood Rd.
Louisville, KY 40207

George Plager
9731 Cornell Trace Rd
Louisville, KY 40241

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Roberta Dickson
PO Box 252
Paris, KY 40362
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Shirley R. Dumesnil
3320 Green Hill Lane
Louisville, KY 40207

Jill Cooper
2409 Woodside Rd.
Louisville, KY 40207

Susan Reigler
2612 Top Hill Road
Louisville KY 40206

Elizabeth Dieruf
112 S. Hampton Rd
Louisville, KY 40223

Rosalind Streeter
6805 Main St.
Westport, KY 40077

LaMar Gaston
212 Sequoya Rd.
Louisville, KY 40207

Mark Gaston
5518 Forest Lake Drive
Prospect, KY 40059

Tyler Thompson
3740 Upper River Rd
Louisville, KY 40207

Mary C. Hancock
14 Poplar Hill Road
Louisville, KY 40207

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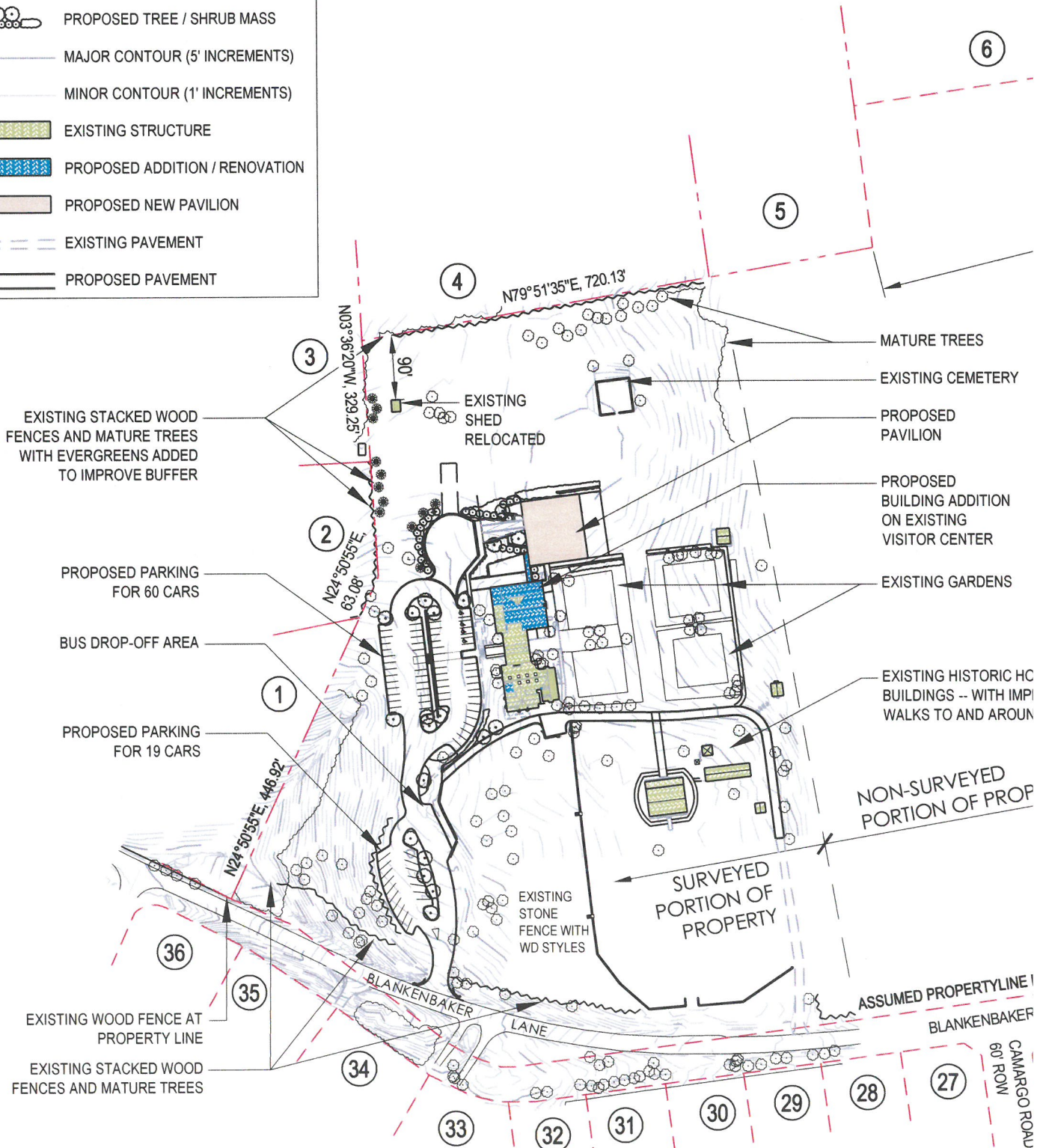
HISTORIC LO

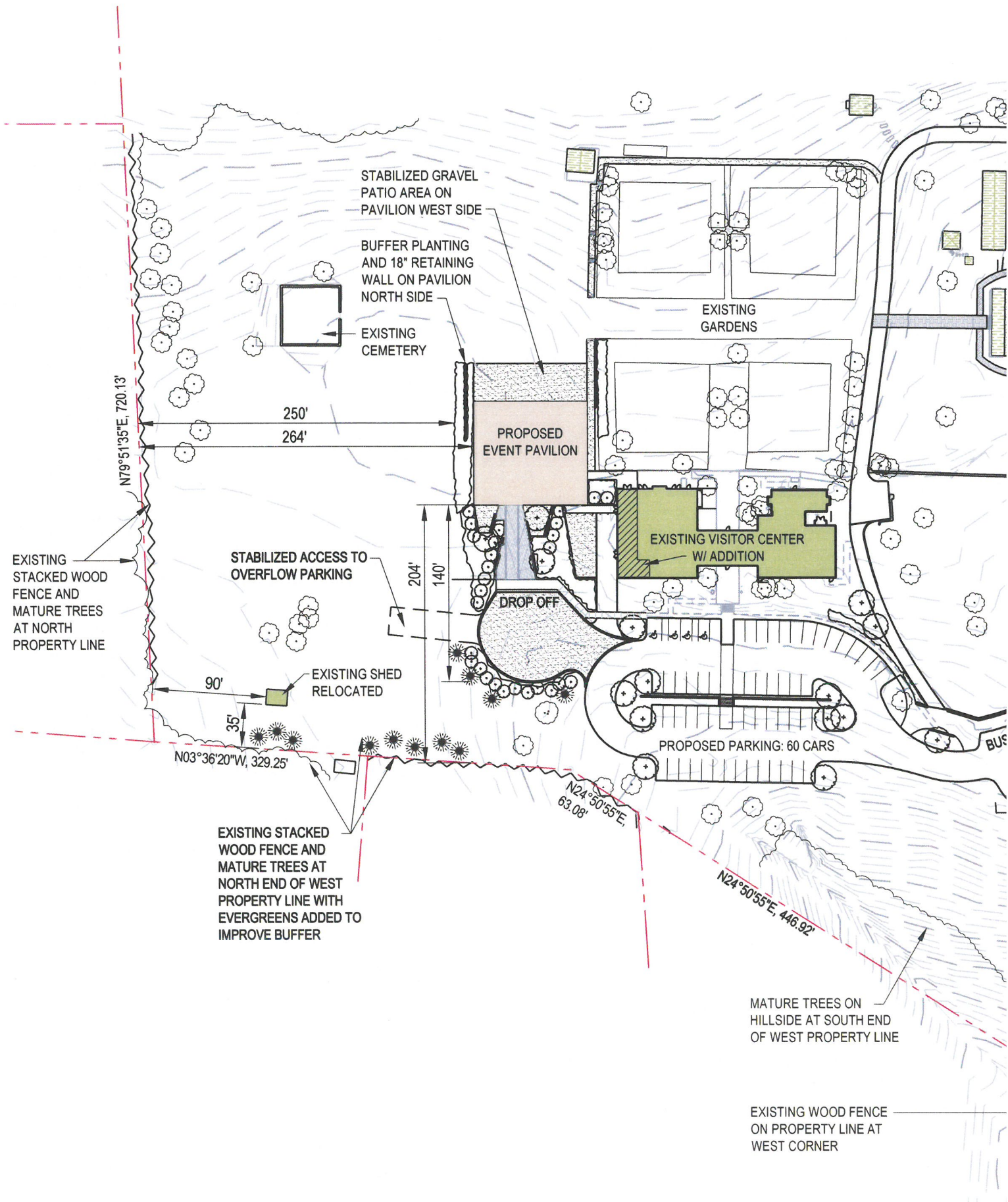
VISITOR CENTER RENOVATION

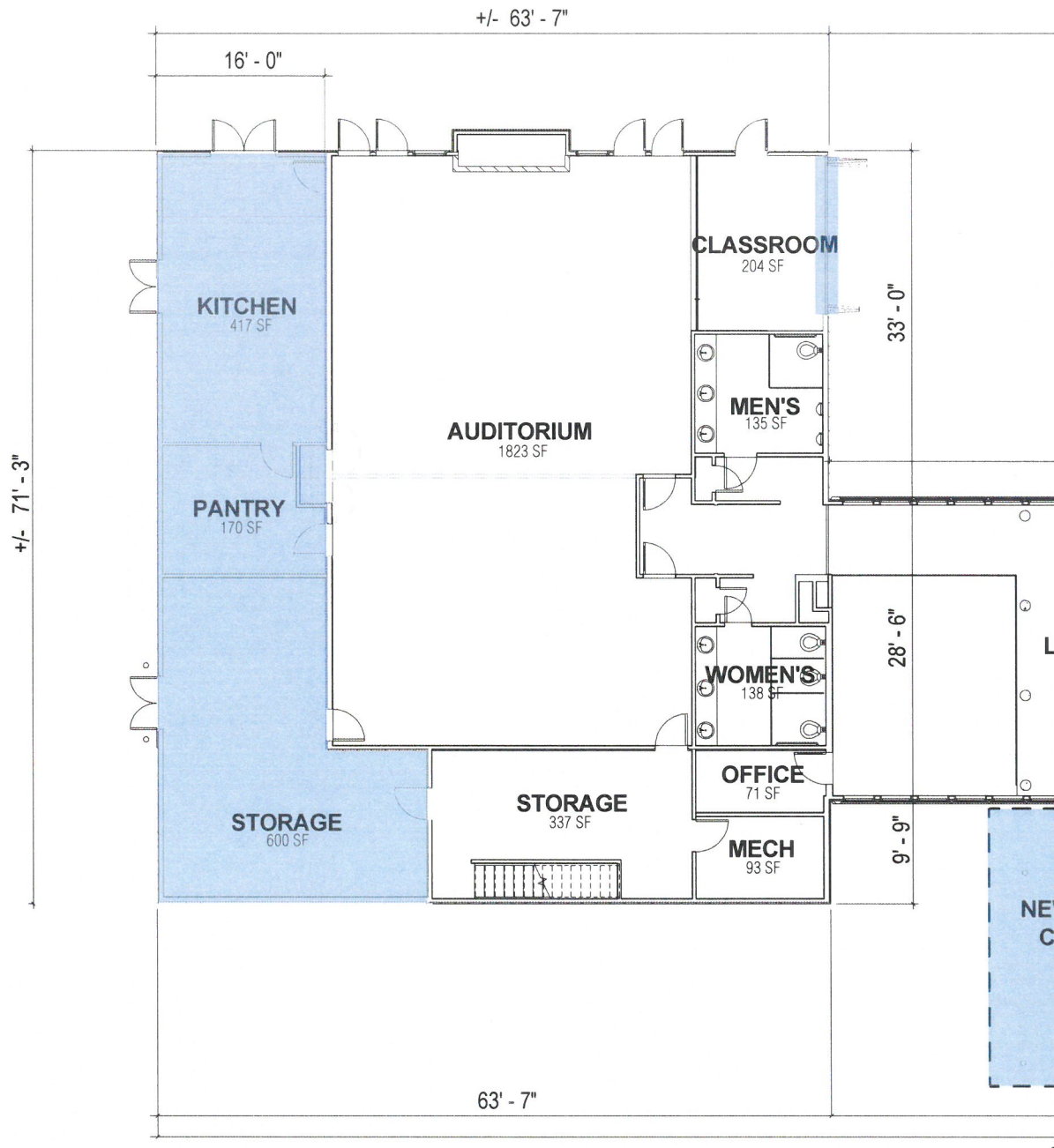
LANDMARKS CERTIFICATE OF APPROVAL

LEGEND

- PROPERTY LINE
- ASSUMED PROPERTY LINE (LOJIC)
- ⑤ ADJOINING PROPERTIES 1-36
- EXISTING TREE / TREELINE
- PROPOSED TREE / SHRUB MASS
- MAJOR CONTOUR (5' INCREMENTS)
- MINOR CONTOUR (1' INCREMENTS)
- EXISTING STRUCTURE
- PROPOSED ADDITION / RENOVATION
- PROPOSED NEW PAVILION
- EXISTING PAVEMENT
- PROPOSED PAVEMENT

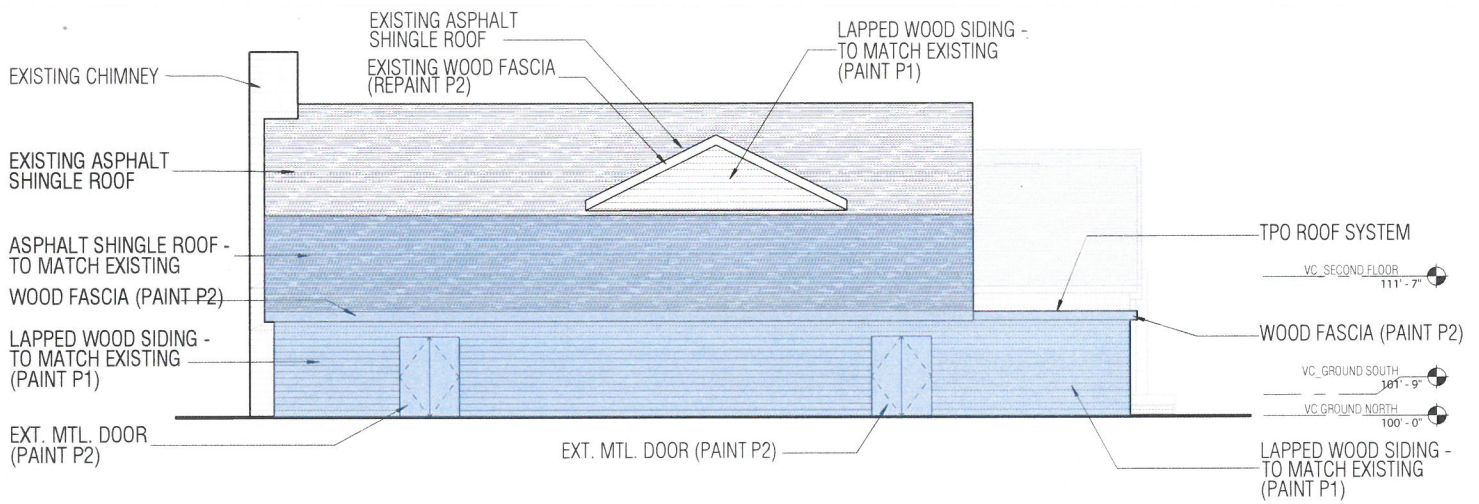






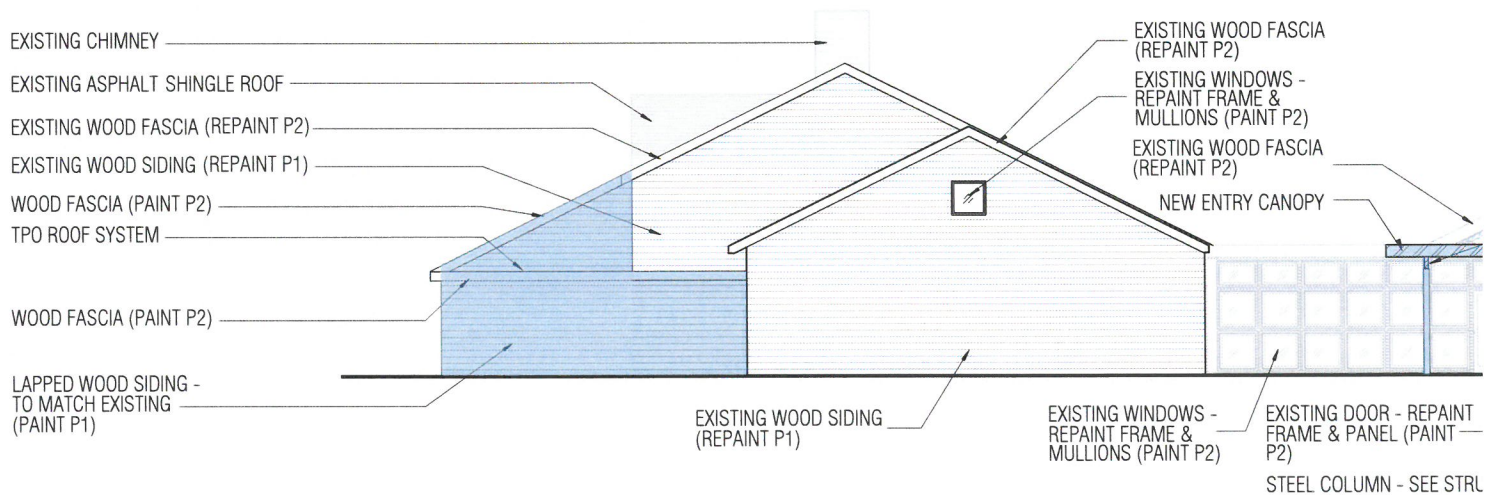
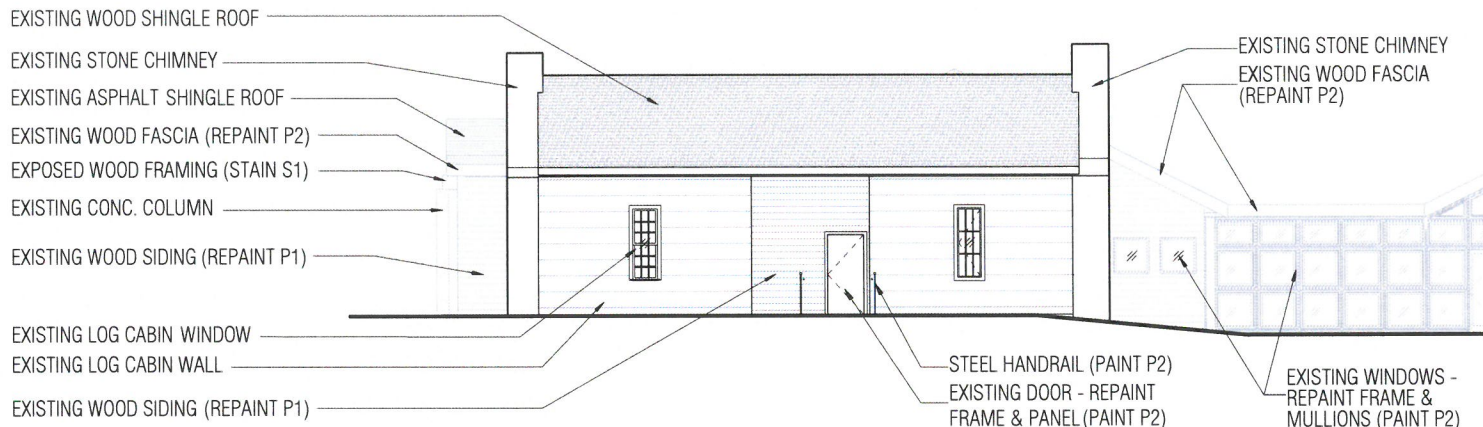
EXISTING: 10,689 SQFT
ADDITION: 1,350 SQFT
ENTRY CANOPY: 500 SQFT

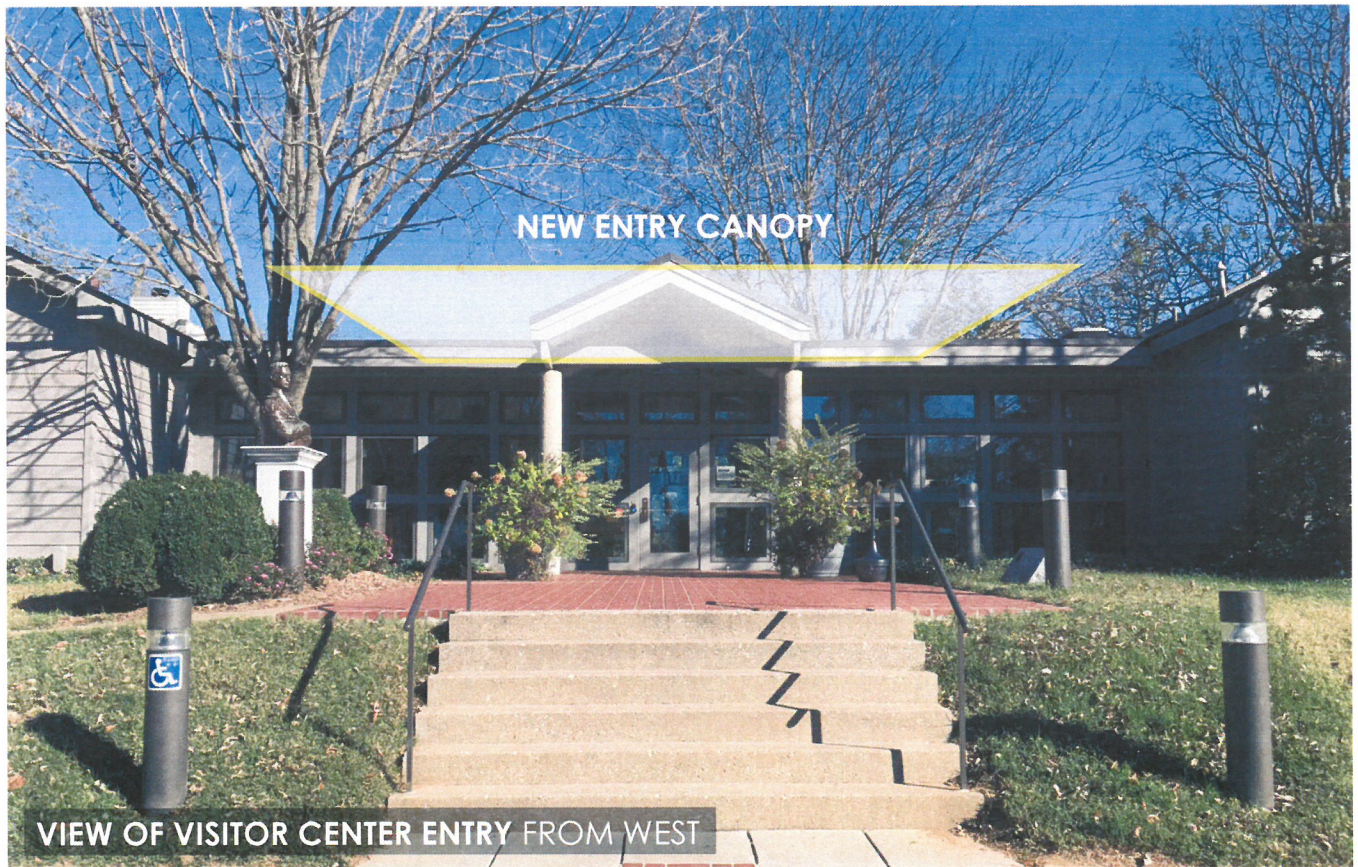
HISTORIC LOCUST GROVE VISITOR CENTER RENOVATION



NORTH ELEVATION

1/16" = 1'



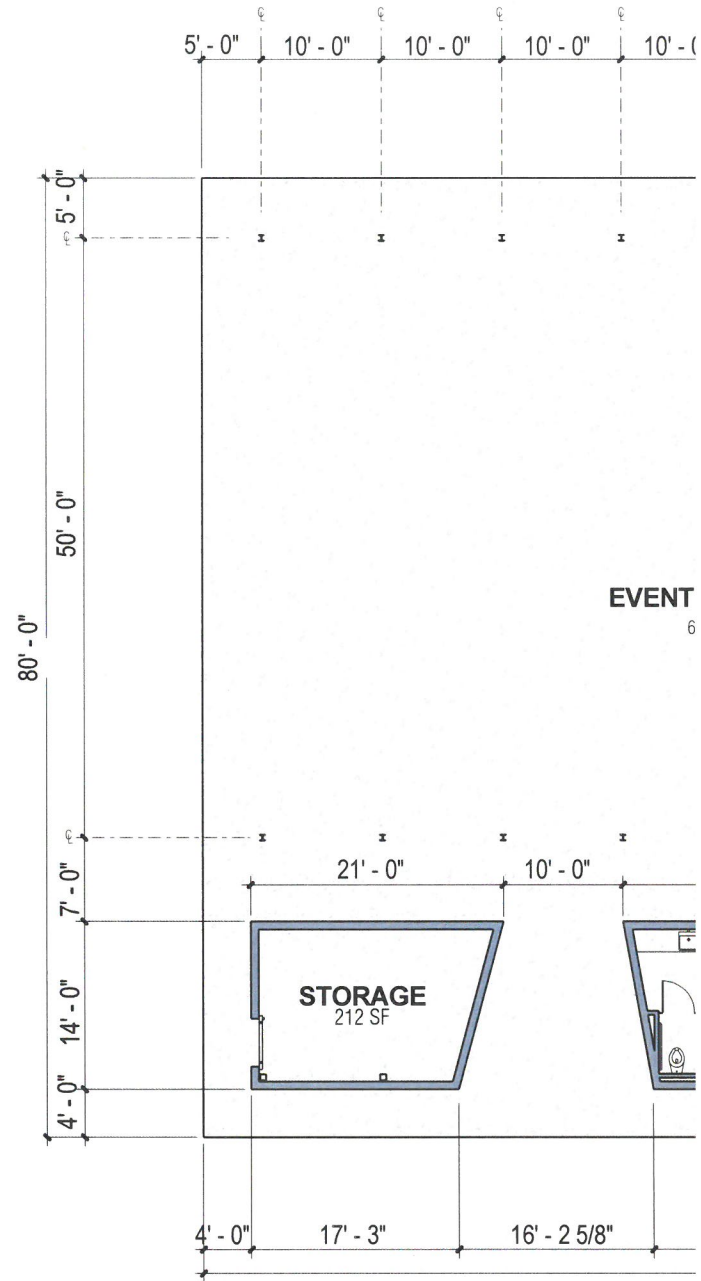


HISTORIC LOCUST GROVE VISITOR CENTER RENOVATION



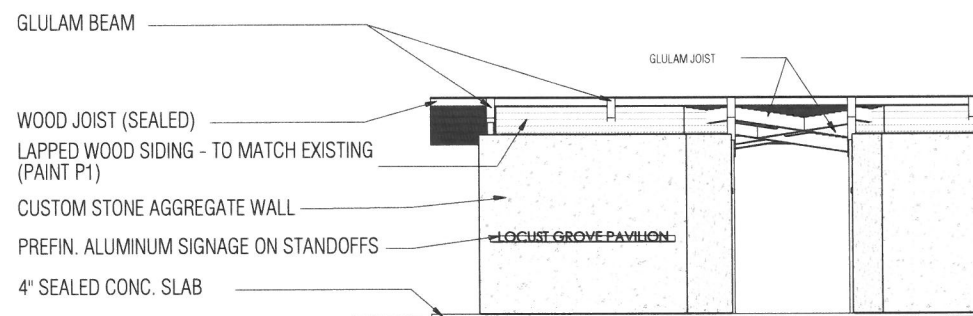
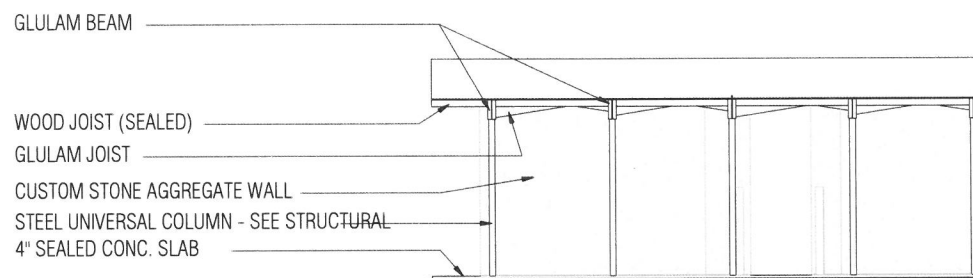
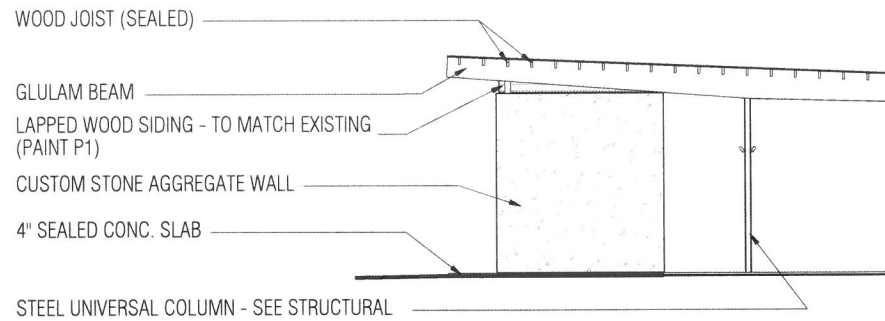
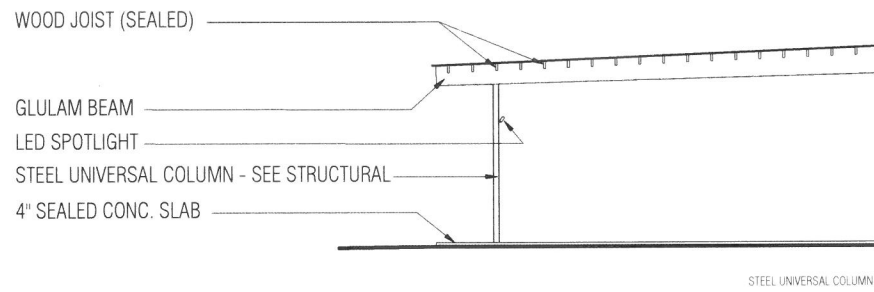
RENDERING OF NEW OUTDOOR CLASSROOM & PATIO FROM SOUTH

HISTORIC LOCUST GROVE VISITOR CENTER RENOVATION



NEW EVENT PAVILION: 7,200 SQFT

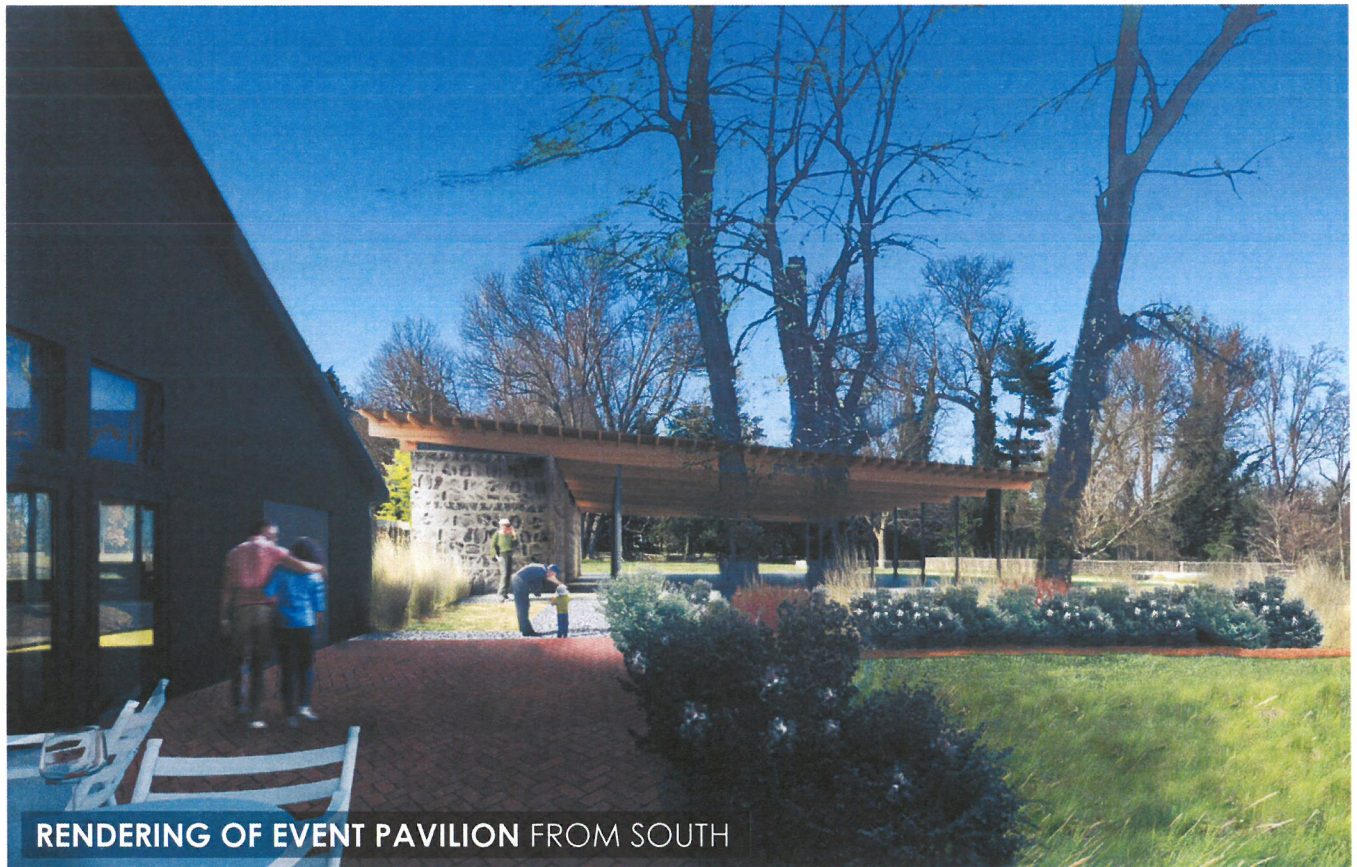
HISTORIC LOCUST GROVE NEW EVENT PAVILION



HISTORIC LOCUST GROVE NEW EVENT PAVILION



HISTORIC LOCUST GROVE NEW EVENT PAVILION



RENDERING OF EVENT PAVILION FROM SOUTH



RENDERING OF EVENT PAVILION FROM EAST

HISTORIC LOCUST GROVE NEW EVENT PAVILION



HISTORIC LOCUST GROVE NEW EVENT PAVILION

TALL SHRUB / NATIVE GRASS MASS
ABOVE AND BELOW SMALL 18"
RETAINING STRUCTURE ON HILLSIDE
ABOVE NORTH SIDE OF PAVILION

TALL SHRUB / NATIVE GRASS MASS
CONTINUING ALONG NORTH SIDE OF
PAVILION

NATIVE GRASSES AND GROUND
COVERING UNDER LARGE SHRUB /
SMALL FLOWERING TREE
CONTINUING ALONG NORTH SIDE OF
PAVILION ENTRANCE WALK

ROW OF LARGE FLOWERING SHRUBS
FLOWERING TREE CONTINUING
ALONG NORTH SIDE OF PAVILION
ENTRANCE WALK

STABILIZED TURF
ACCESS TO
OVERFLOW PARKING

ROW OF TREES / LARGE FLOWERING
SHRUBS AND EVERGREENS WITH NEW
STACKED WOOD FENCE ALONG WEST
SIDE OF DROP-OFF AND TURN AROUND

STABILIZED GRAVEL PATIO AREA
FOR PAVILION

EVENT PAVILION

STABI
SITE AT
EXISTIN

IMPROV
MASSIN
WALKW

E

BRICK PAVERS TO MATCH
EXISTING

TEAK / STONE SEATING TYP

STABILIZED
GRAVEL

STABILIZED
GRAVEL AT
SERVICE AREA

PAVED
DRIVE
INTO
SERVICE
AREA

NATIVE
GRASS

TEAK DECKING

CONCRETE

CONCRETE

DROP OFF AREA AND TURN
AROUND WITH ACCESS TO
OVERFLOW PARKING

TWO WAY TRAFFIC IN AND OUT ON
STABILIZED GRAVEL WITH STONE BORDER

R42'-6"

HISTORIC LOCUST GROVE SITE DEVELOPMENT