



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

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JAN 06 2017

Case No.: 17COA1004 Intake Staff: CW

Date: 1/9/2017 Fee: _____

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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: Renovations to Frazier Museum, adjacent lot and adjacent buildings

Project Address / Parcel ID: 821, 823, 825, 829 W Main Street

Deed Book/Page Numbers²: DB 9996/p0024 (821); DB 9739/p0871 (823); DB 9640/p0596 (825); DB 8151/p0972 (829)

Total Acres: 0.549

Project Cost: \$2.0 million PVA Assessed Value: \$2,568,800

Existing Square Feet: 83,200* New Construction Square Feet: 800 Height (ft.): 21' Stories: 1
(*excluding basement)

Project Description (use additional sheets if needed):

This project will:

(1) Create 2 new entrances to the Frazier History Museum which will provide a more welcoming and visitor-friendly main entrance, strengthen the Museum's operational capability and allow it to undertake future interior renovations required to grow visitation and make it a sustainable operation. These new entrances are designed to strengthen the Museum's street presence in a manner that is respectful of Main Street's historical character.

(2) Create, in conjunction with the new main entrance, a park environment (generally open for public use) which will provide enhanced experiences for W Main Street pedestrians and visitors. The north entry to this park will enhance the character of Washington Street and provide to visitors, parking in lots along Washington Street, direct access to W Main Street. The Frazier Museum will maintain the park and occasionally use it for events.

(3) Enhance the exterior character of 821 and 823 W Main Street making it more appealing to prospective tenants and strengthening its visual association to the Frazier. Exterior renovations will include creating direct access to the new park, a rooftop deck for outdoor seating (dining), new storefronts and tenant signage.

Contact Information:

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Owner: ☐ Check if primary contact

Applicant: ☒ Check if primary contact

Name: _____

Name: PENNY PEAVLER

Company: _____

Company: FRAZIER HISTORY MUSEUM

Address: _____

Address: 829 W MAIN STREET

City: _____ State: _____ Zip: _____

City: LOUISVILLE State: KY Zip: 40202

Primary Phone: _____

Primary Phone: 502-753-1689

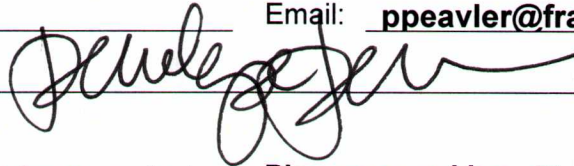
Alternate Phone: _____

Alternate Phone: 502-263-9631

Email: _____

Email: ppeavler@fraziermuseum.org

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, PENELOPE PEAVLER, in my capacity as PRESIDENT/CEO, hereby
representative/authorized agent/other

certify that FRAZIER HISTORY MUSEUM 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: 1/6/16

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

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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Submittal Instructions:

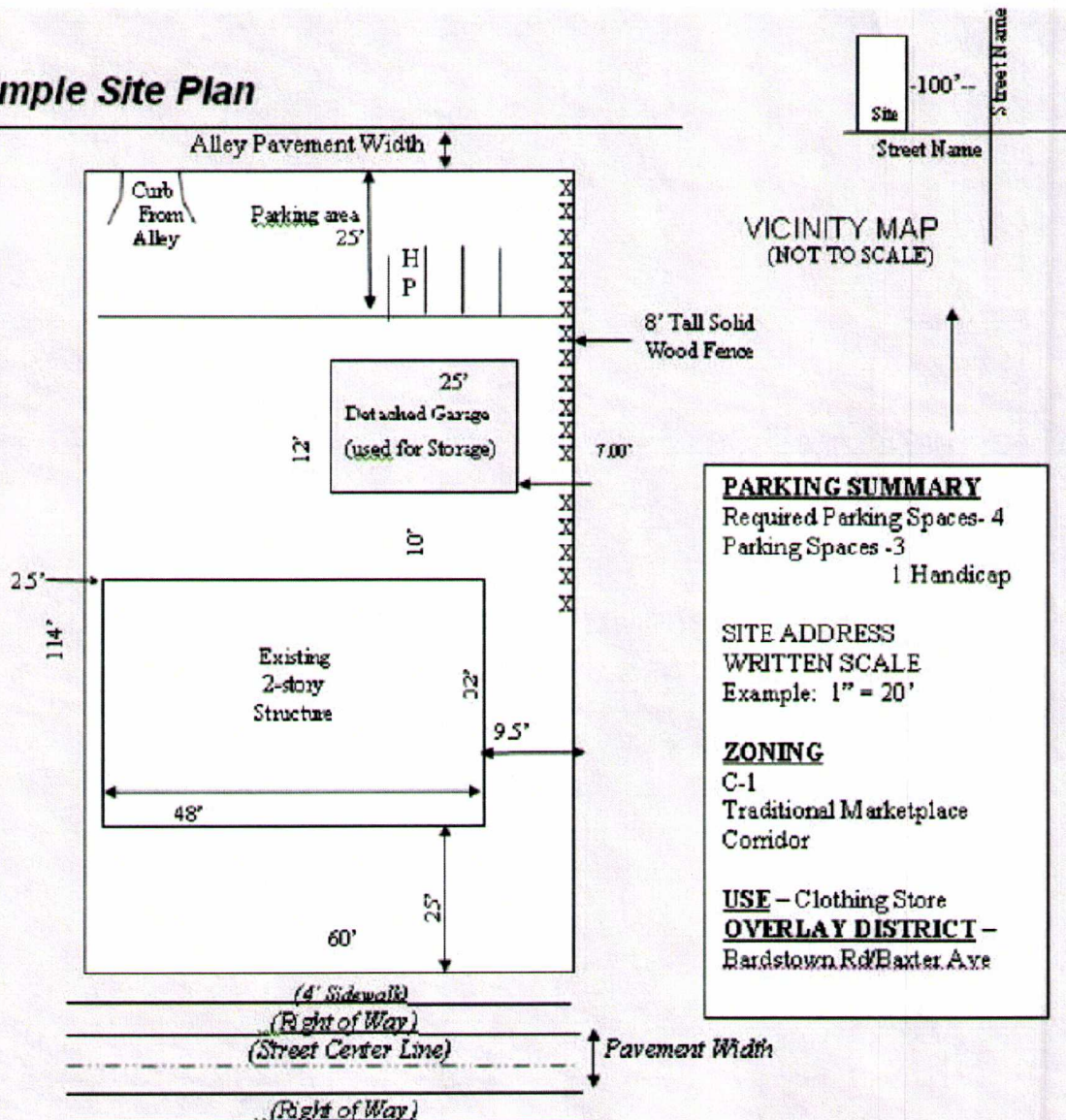
Applications are due on Fridays at 5:00 p.m. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

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>

Sample Site Plan



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Land Development Report

June 3, 2016 3:38 PM

About LDC

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Location

Parcel ID: 015D00050000
Parcel LRSN: 8001507
Address: 825 W MAIN ST

Zoning

Zoning: (M2)
Form District: DOWNTOWN
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
Plat Book - Page: NONE
Related Cases: NONE

Special Review Districts

Overlay District: WEST MAIN-MARKET
Historic Preservation District: WEST MAIN STREET
National Register District: WEST MAIN STREET
Urban Renewal: NO
Enterprise Zone: YES
System Development District: NO
Historic Site: NO

Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone: NO
FEMA Floodway Review Zone: NO
Local Regulatory Floodplain Zone: NO
Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0025E
Protected Waterways
Potential Wetland (Hydric Soil): NO
Streams (Approximate): NO
Surface Water (Approximate): NO

Slopes & Soils

Potential Steep Slope: NO
Unstable Soil: NO

Geology

Karst Terrain: NO

Sewer & Drainage

MSD Property Service Connection: NO
Sewer Recapture Fee Area: NO
Drainage Credit Program: CSO053 - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 4
Fire Protection District: LOUISVILLE #2
Urban Service District: YES

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825

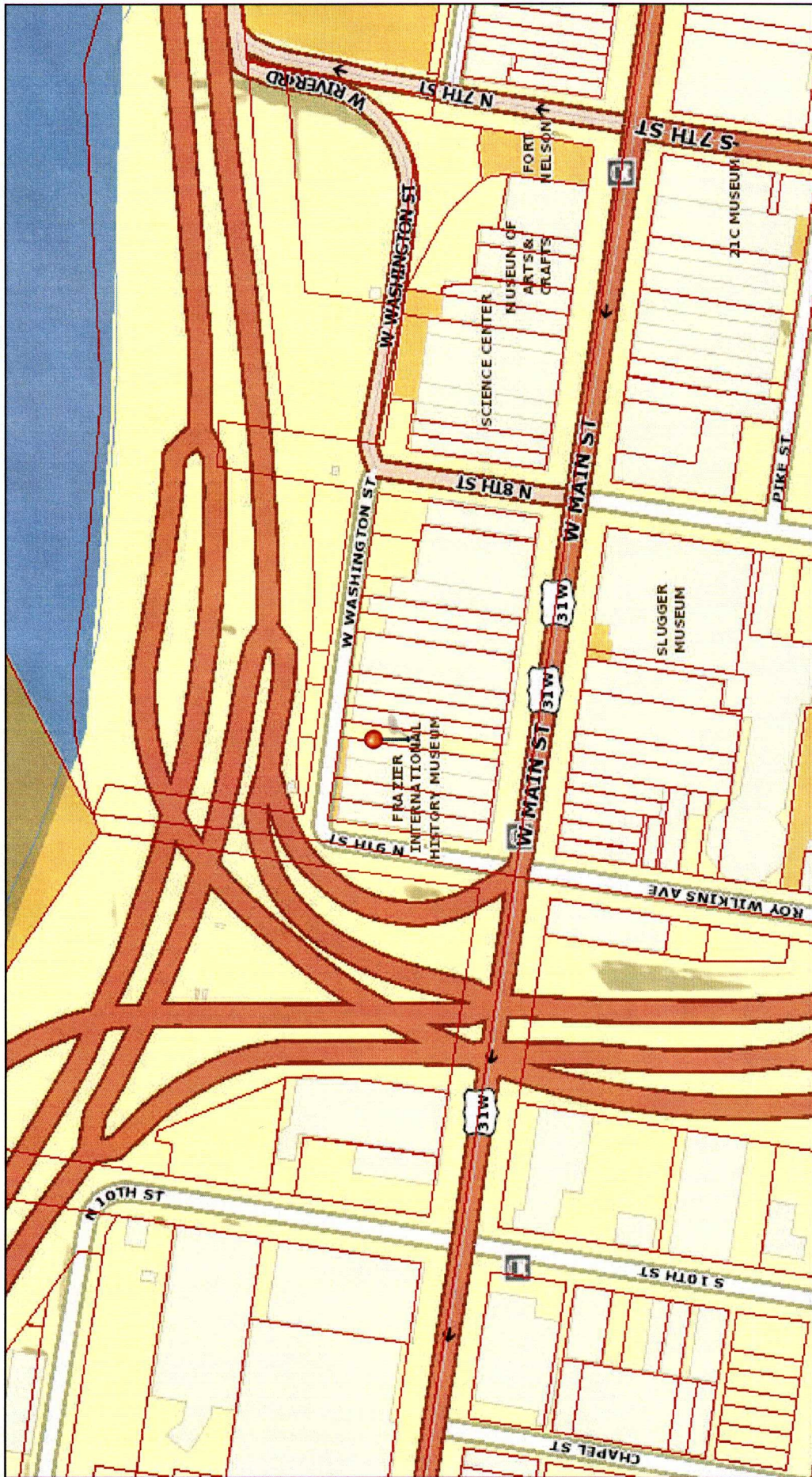
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0 100 200ft

825 W Main Street

6/3/2016, 3:41:35 PM



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for general reference and identification.

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Penelope Peavler
Frazier History Museum
829 W Main Street
Louisville, Kentucky 40202

Main Street Trust
216 Coralberry Road
Louisville, Kentucky 40207

Gradman Investments LLC
822 W Main Steet
Louisville, Kentucky 40202

Savannah Darr
PDS
444 S 5th Street, 3rd Floor
Louisville, Kentucky 40202

Joe Argabrite
Weber Group
5233 Progress Way
Sellersburg, Indiana 47172

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