



---

**Historic Landmarks and Preservation Districts  
Commission**

**Report to the Committee**

---

---

To: Butchertown Architectural Review Committee  
Thru: Cynthia Elmore, Historic Preservation Officer   
From: Anthony Schneider, Historic Preservation Specialist  
Date: February 7, 2019

---

**Case No:** 19COA1008  
**Classification:** Committee Review

**GENERAL INFORMATION**

**Property Address:** 1200 Story Avenue

**Applicant:** Glenn Price  
Frost Brown Todd, LLC  
400 W Market Street  
Louisville, KY 40202  
502-779-8511  
[gaprice@fbtlaw.com](mailto:gaprice@fbtlaw.com)

**Owner:** Swift Echrich, Inc.  
JBS USA, LLC  
1700 Promontory Circle  
Greeley, CO 80634  
502-582-0230

**Estimated Project Cost:** TBD

**Description of proposed exterior alteration:**

The applicant is seeking approval to construct a new 392 square foot guard and security structure adjacent to the site's primary entrance off Story Avenue. The new structure will replace the existing, 207 square foot security structure that is being demolished. This site is located in the Industrial Character Area and the building being demolished is noncontributing to the district.

**Communications with Applicant, Completion of Application**

The application was received on January 18, 2019 and was considered complete and requiring committee review on February 1, 2019.

The case is scheduled to be heard by the Butchertown Architectural Review Committee on February 13, 2019 at 6:30pm, at Metro Development Center, 444 S 5<sup>th</sup> Street.

## **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 M-3 zoned property within the Traditional Marketplace Corridor Form District occupies the entire block on the south side of Story Avenue between Bickel Avenue and Cabel Street. The site is comprised of a number of buildings in the Industrial Character Area of Butchertown, in which only one is contributing to the district. This site currently has a heavy industrial use with a number of masonry and metal structures. The contributing structure is unaffected and located to the northeast of the boundary.

### **Conclusions**

The project generally meets the Butchertown design guidelines for **Industrial Character Area**. The proposed building will be replacing an existing building that functions as a guard and security structure. The existing structure is of masonry construction and is noncontributing to the district. The proposed building will also be of masonry construction and stand at 392 square feet which is 185 square feet larger than the current structure of 207 square feet. The building will have a hip roof with slightly projecting eaves and mechanical structures on the roof. Additionally, the east and north facades will feature large areas with glass doors and windows that will alleviate massing. The entire structure will have a precast stone block foundation and a brick veneer above the stone continuing to the roofline.

### **Recommendation**

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

1. Applicant shall obtain any necessary building permits.
2. Demolition of existing structure shall be performed in matter that does not affect nearby historic resources.
3. New structure shall make provisions to ensure that building mechanical systems are not visible from Story Avenue.
4. New construction shall incorporate stormwater management provisions so as to not damage historic resources.
5. Applicant shall obtain any necessary Planning & Design approvals prior to construction.
6. If the design changes, the applicant shall contact staff for review and approval.



Anthony Schneider  
Historic Preservation Specialist

2/7/19  
Date

# 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.	+	
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.	+	Structure being demolished is not contributing to the district.
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.	+	New structure is within the scale of surrounding structures and is subordinate to the principle structure. New building is of masonry and wood construction.
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.	+	
IN9	Plant canopy trees in front of any large-scale new construction to provide a visual sense of consistency along a streetscape.	NA	

<b>IN10</b>	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	
<b>IN11</b>	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	
<b>IN12</b>	Maintain the historic rhythm of the streetscape where it exists.	+	Historic streetscape is not affected as this structure is internal to the site; however, it is built close to the primary entrance and is aesthetically compatible.
<b>IN13</b>	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.	+	
<b>IN14</b>	Freestanding and drive-through canopies should be designed with piers that are proportional to the roof mass.	NA	
<b>IN15</b>	Incorporate mechanical systems into new construction in an organized, planned manner.	+	
<b>IN16</b>	Shed-roofed canopies at loading docks help reduce the visual impact of overhead doors.	NSI	
<b>IN17</b>	Make provisions for screening and storage of trash receptacles when designing new construction.	NA	
<b>IN18</b>	Design construction so that access to off-street parking and storage yards is off alleys or secondary streets whenever possible.	NA	
<b>IN19</b>	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.	+	
<b>IN20</b>	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.	+	Fencing material are not changing,