

WATERFRONT REVIEW OVERLAY DISTRICT

Rev. 08/22/13

PERMIT

In accordance with Louisville/Jefferson County Metro Government Ordinance Chapter 162, Series 2004, the proposed design changes to property located at 209 E Main Street has been determined to comply with Waterfront Development Corporation Standards, and applicable portions of the "Louisville Waterfront Master Plan", dated 1991. This permit is issued based upon information provided by Bruce Rogers (cbr@loci38.com).

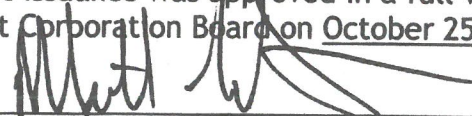
This applicant proposes to rehabilitate historic buildings under the regulatory standards of the National Register. Buildings to be joined with compatible, but updated, materials and geometry.

The permit expires in six months from date issued, unless substantial construction has begun. Construction must be complete within 36 months of permit issuance. The permit requires that the following conditions be satisfied in an appropriate time frame. Should design details change, a permit modification approval letter is required to prevent this permit from automatically becoming void. Construction details to follow images illustrated in Exhibits A, B, & C. A landscape plan needs to be submitted and a signage plan must also be submitted and approved prior to installing signs or changing landscape plantings.

The applicant is hereby authorized to seek a building permit from Louisville Metro government, provided regulatory requirements, outside the Waterfront design review process, have been met.

Permit issuance was approved in a full voting session of the Waterfront Development Corporation Board on October 25, 2017

Issued by:


Matt Thornton, Chairman
Waterfront Development Corporation

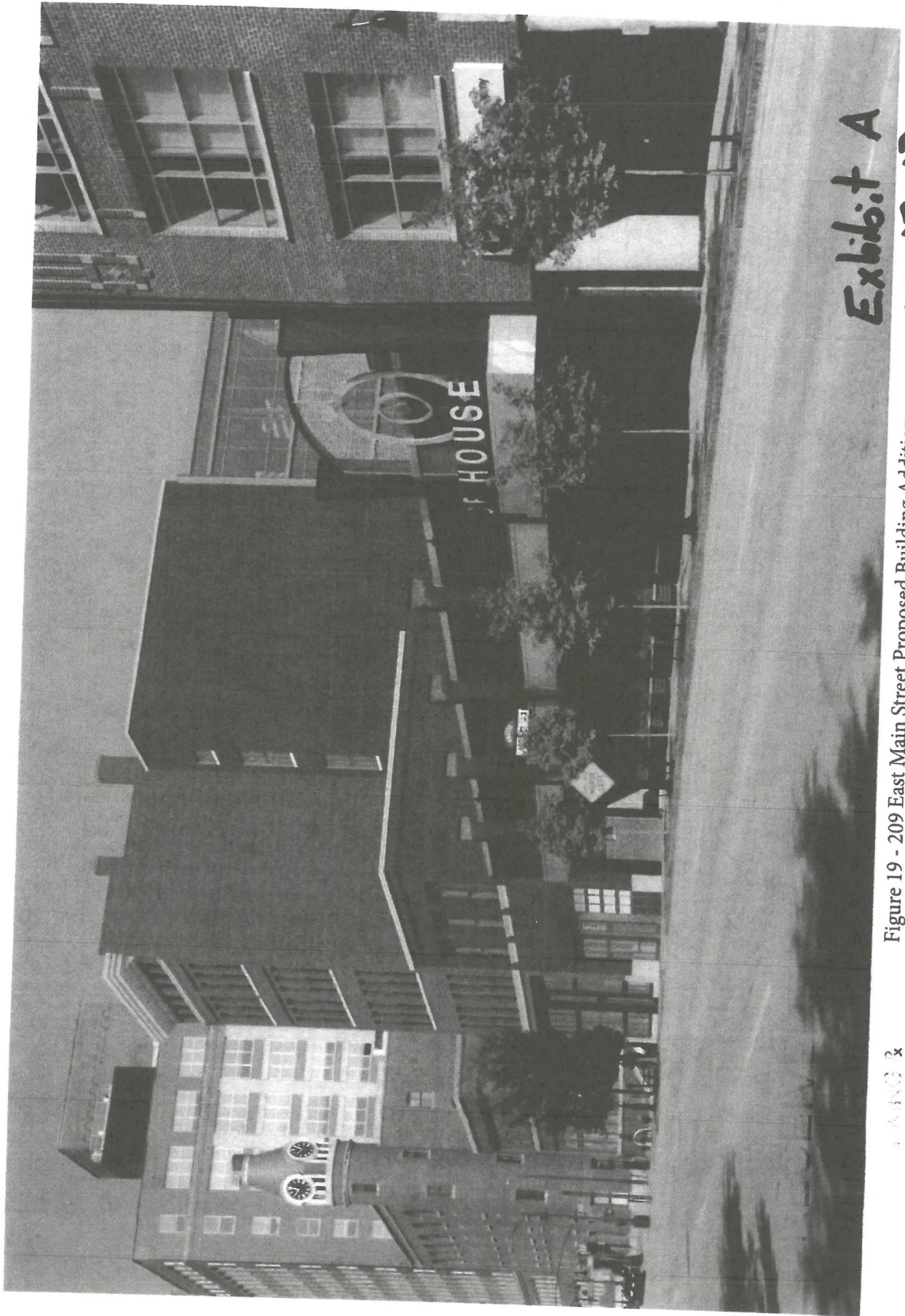
Attest:


David K. Kareem, President
Waterfront Development Corporation

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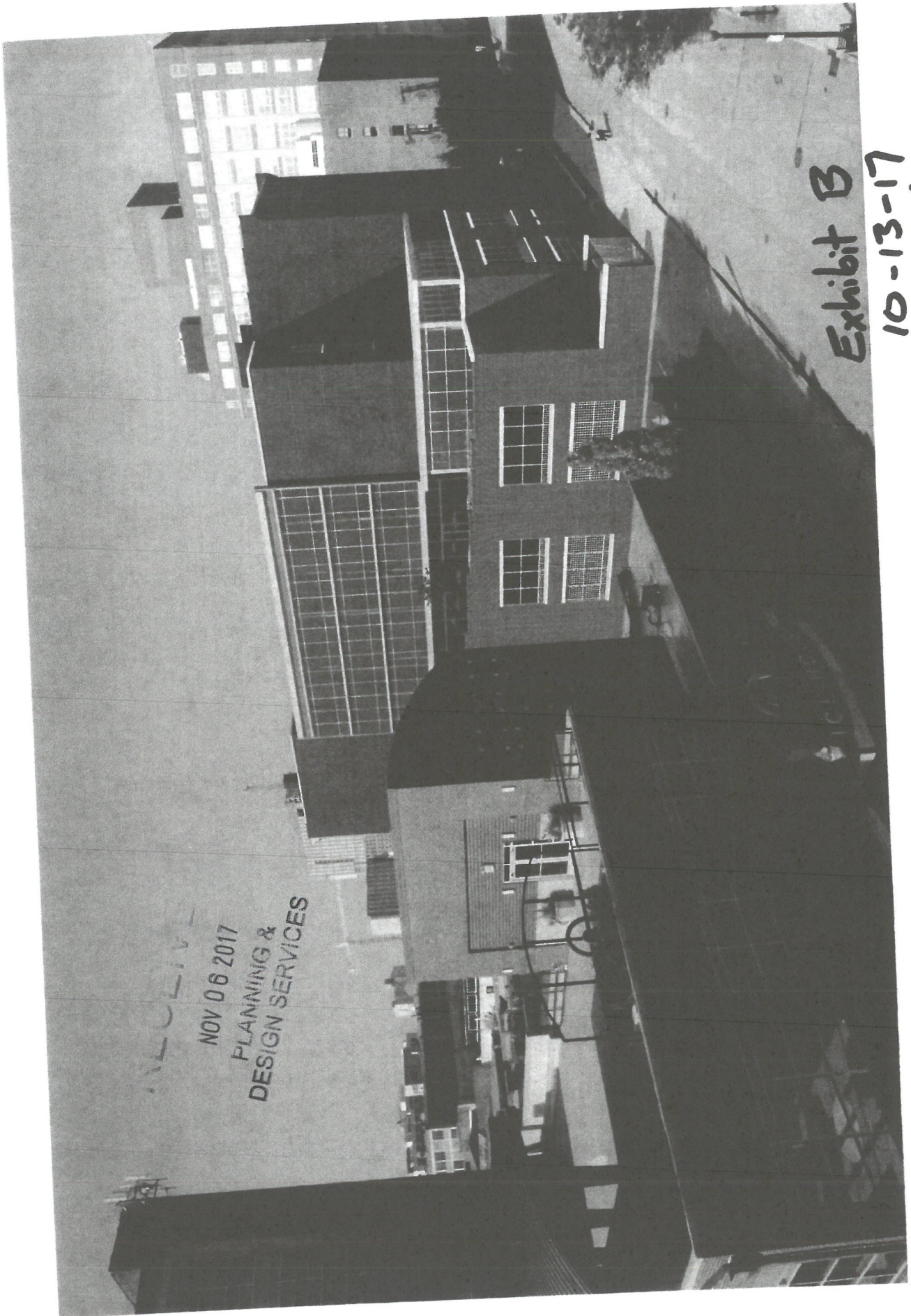
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Figure 19 - 209 East Main Street Proposed Building Addition
Facing Northwest on Main Street

Exhibit A

10-13-17

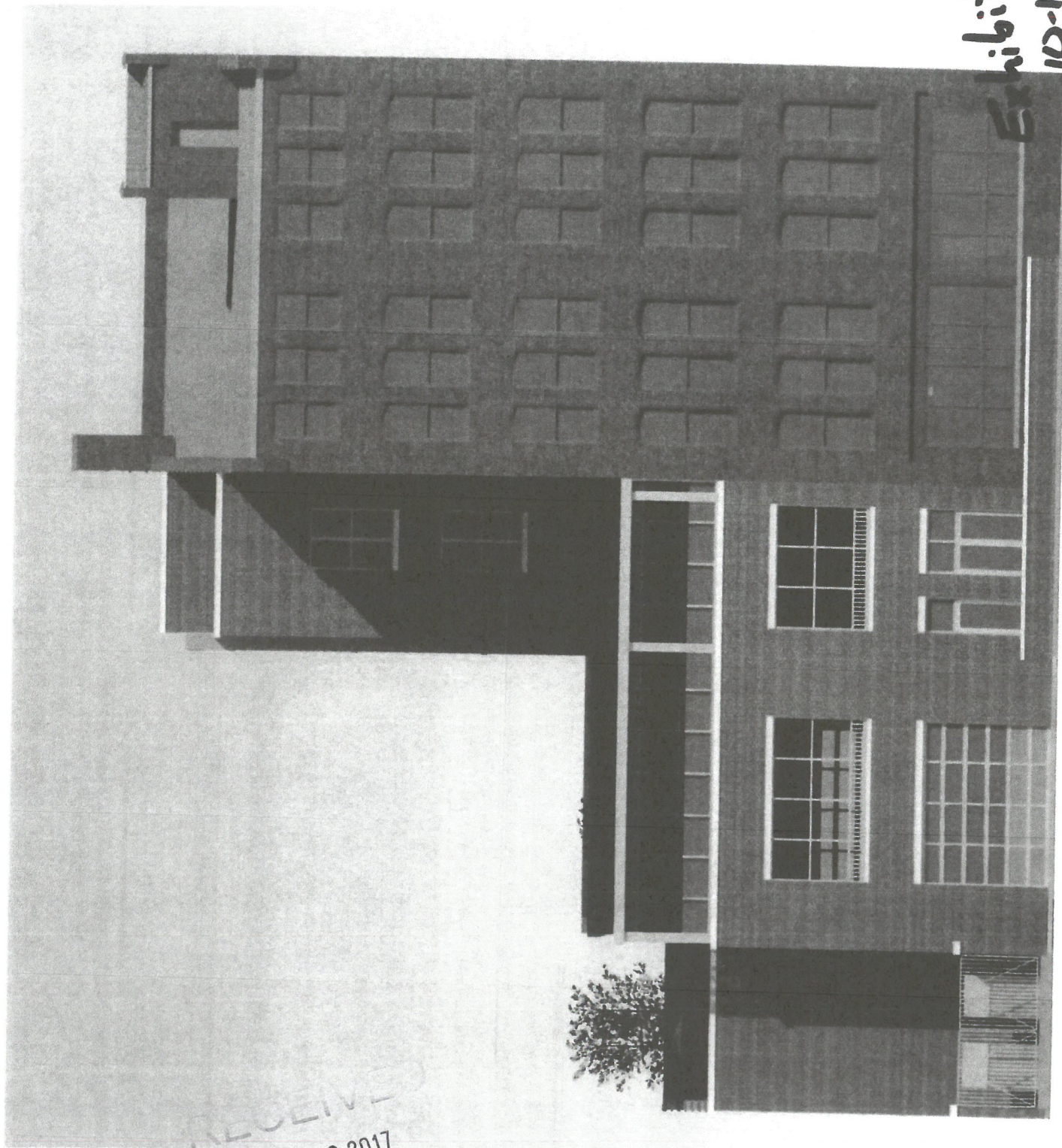
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Exhibit B
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Exhibit C
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17 DEVPLAN 1138

PROJECT

Historic Rehabilitation and Additions

E. L. Hughes Company Building
209 East Main Street
Louisville KY 40204

OWNER

Hughes Lofts LLC
2800 Constant Comment Place
Louisville KY 40299
502.468.6549

Mike Schnell
David Steinbrecher

CONTRACTOR

Derek Engineering Inc.
2800 Constant Comment Place
Louisville KY 40299
502.266.4441

David Steinbrecher

ARCHITECT

CBR Architects PLLC
PO Box 4635
Louisville KY 40204
502.386.9627

Carlton Bruce Rogers Jr.

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6 October 2017
(Revised 27 October 2017)

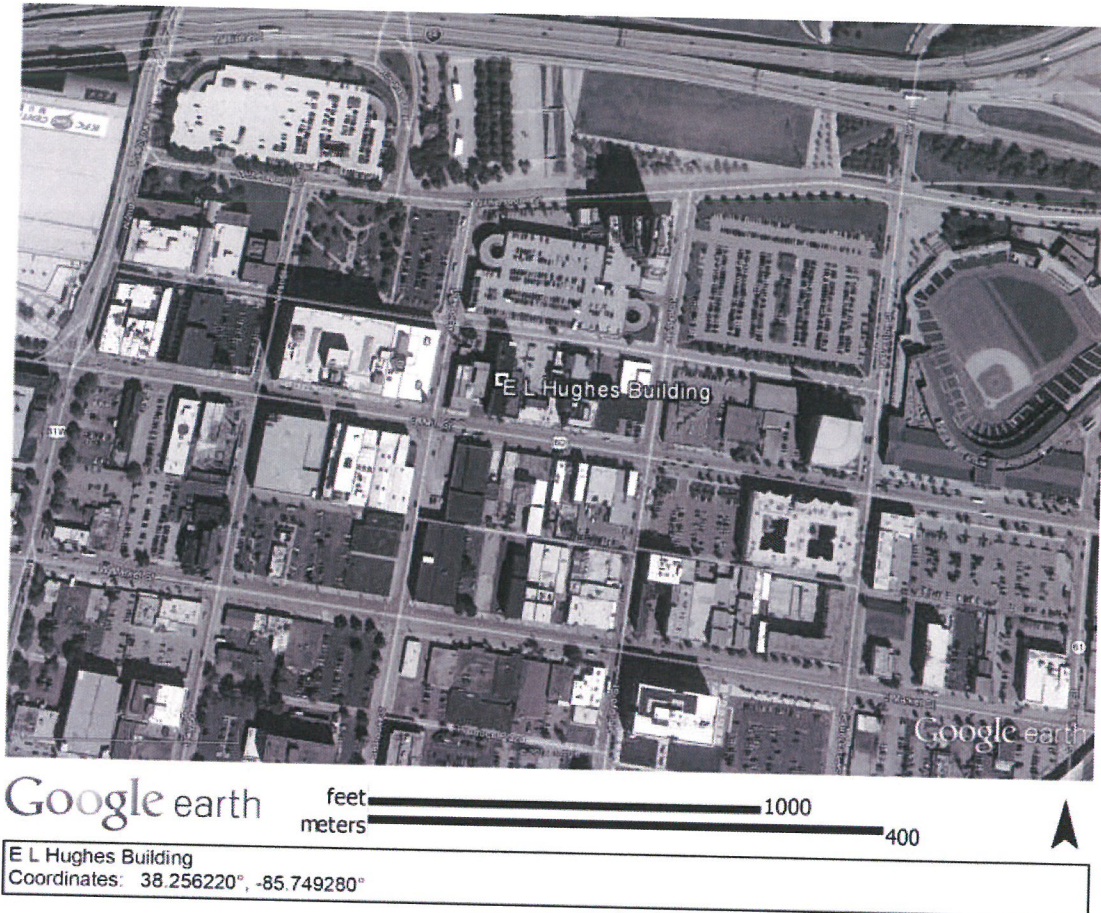


Figure 01 - Location Map

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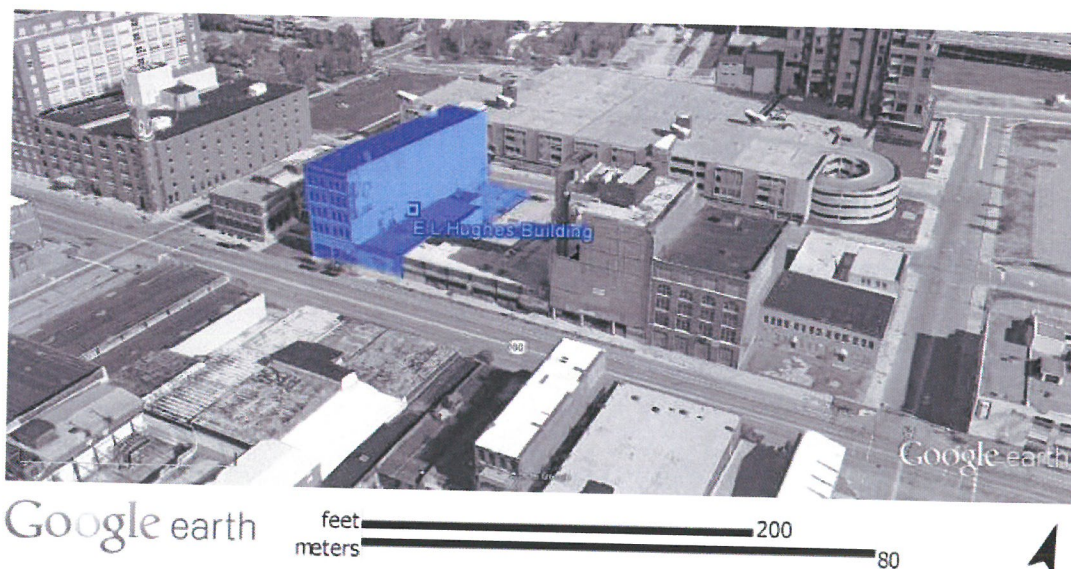


Figure 02 - Aerial Location Map

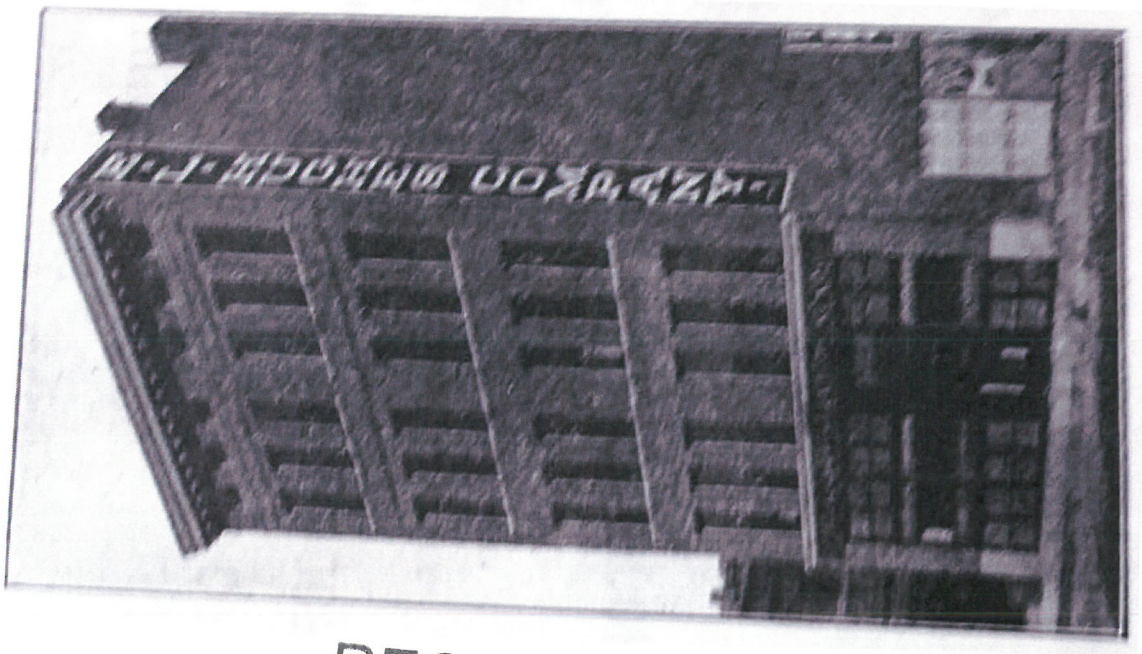


Figure 03 - Image of Building 1906 City Directory
(Configuration of Original Storefront)

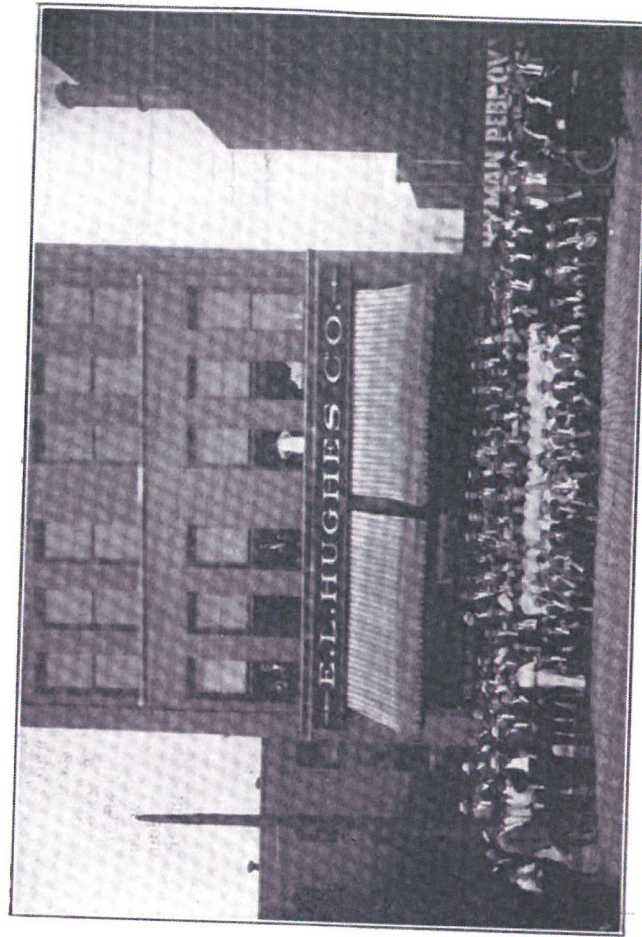


Figure 04 - Image of Building 1906 Saint Louis Lumberman Journal
(One over One Windows)

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Figure 05 - Image of building 1920 Pacific Fisherman's Journal
(Configuration of Original Windows and Storefront)

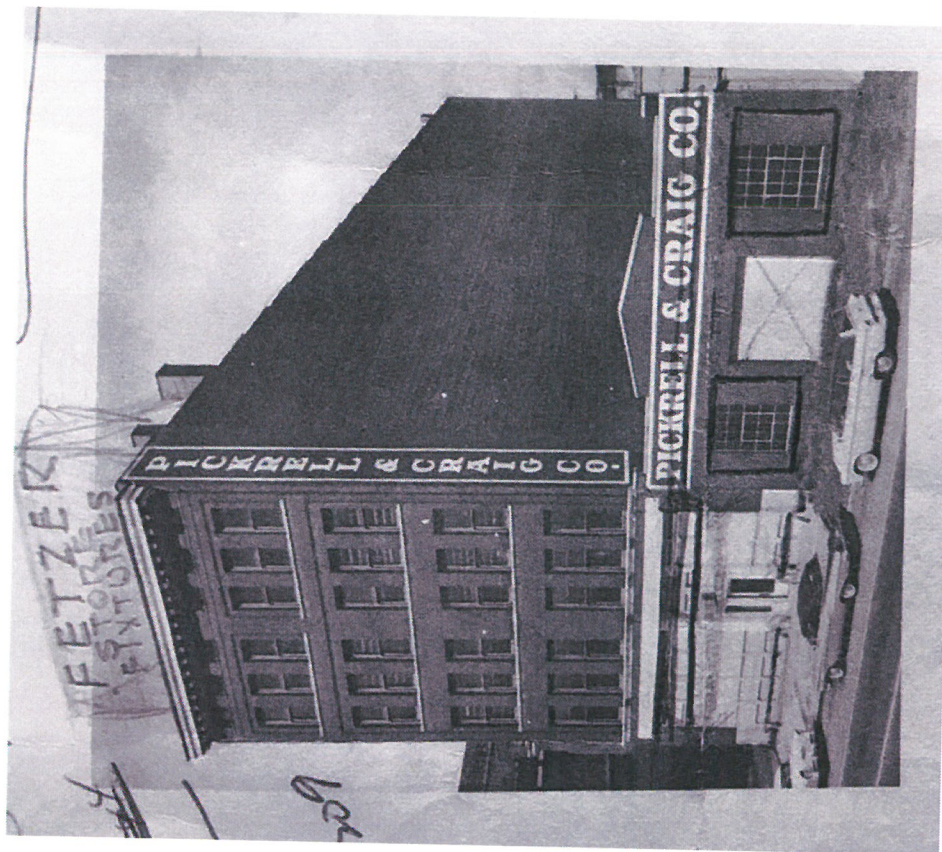


Figure 06 - Image of building 1962 Semonin Realtors
(Configuration of Original One-story Warehouse)



Figure 07 - 209 East Main Street - East and South Facade
Facing Northwest



Figure 08 - 209 East Main Street - South and West Facade
Facing Northeast

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Figure 09 - 209 East Main Street - West and North Facade
Facing Southeast



Figure 10 - 209 East Main Street - North and West Facade
Facing Southwest

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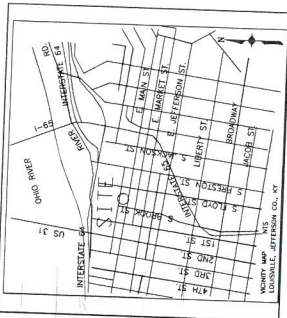
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- 1) AND WATER MANAGEMENT FACILITY.
- 2) ALL WORK PERFORMED ON THIS PROJECT SHALL CONFORM TO THE AGENCY'S TRANSPORTATION DEPARTMENT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. * EXCEPT WHERE SHOWN OTHERWISE.
- 3) IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL FEDERAL, STATE AND LOCAL PERMITS NECESSARY TO PERFORM AND COMPLETE THE PROJECT AS SHOWN ON LOCAL PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL SUCH PERMITS. THE CONTRACTOR'S SUPERVISOR SHALL BE RESPONSIBLE FOR THE PROJECT'S LINES AND GRADES AS SHOWN ON THESE PLANS. HE SHALL PROVIDE DETAILED REQUEST.
- 4) IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE UTILITY COMPANIES SUCH THAT THERE WILL BE NO SCHEDULE CONFLICTS DO NOT INTERFERE OR DELAY THE PROJECT'S SCHEDULE.

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Washington Street Entrance

- **PROPOSED BUILDING ADDITION**
- Two-story parking garage, ground-floor entrance from Washington street, first-floor entrance form Main Street
- Egress stair towers for E L Hughes Building
- Roof garden over parking garage
- Additional tenant space for Assembly and Residential Occupancies

[illegible]

HUGHES PARKING GARAGE
FOR
TAX BLOCK 188 LOT NO. 4
DEED BOOK 10594, PAGE 876
209 E MAIN STREET
LOUISVILLE, KENTUCKY 40202
OWNED C-3, DOWNTOWN FORM DISTRICT
OWNER/DEVELOPER:
FETZER LOFTS, LLC
2800 CONSTANT COMMENT PLACE
LOUISVILLE, KENTUCKY 40299

REVISIONS	SCALE: 1" = 20'
	DRAWN: KJW
	CHECKED: MAB
	DATE: JULY 17, 2017

BLOMQUIST DESIGN GROUP, LLC
10529 TIMBERWOOD CIRCLE SUITE "D"
LOUISVILLE, KENTUCKY 40223
PHONE: 502.429.0105 FAX: 502.429.6861
EMAIL: MARVBD@AOL.COM

Main Street Entrance

UTILITY NOTES

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. CONNECTION TO SUBSTATION SHALL BE TO THE UTILITY PROTECTION CENTER (KENTUCKY AIR FORCE) TELEPHONE NO. 1-800-252-6007 OR LOCAL NO. 502-266-5123 (FOLLOW-UP). ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT, THIS NUMBER WAS ESTABLISHED TO ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (IE. CABLES, ELECTRIC POWER LINES). WHEN CONTACTING THE KENTUCKY AIR CALL CENTER, PLEASE STATE "THE WATER LINES" BEING COMPLETED AND COMPRESSED GAS SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.



TREE PRESERVATION NOTE:

CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL BE CLOSE TO THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, NO STORAGE, OR CONSTRUCTION ACTIVITIES ARE TO BE PERMITTED WITHIN THESE PROTECTED AREAS.

EROSION PREVENTION and SEDIMENT CONTROL:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

ENTENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEDED AND STABILIZED. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED INTO THE ROADWAY SHALL BE REMOVED DAILY.

OIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SALT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY
 BASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL
 BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS
 AFTER THE ACTIVITY HAS CEASED.

LIQUENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER
CAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO
DISCHARGE INTO A STREAM, POND, SHALE OR CATCH BASIN.

1

11/11/11

VALLEY

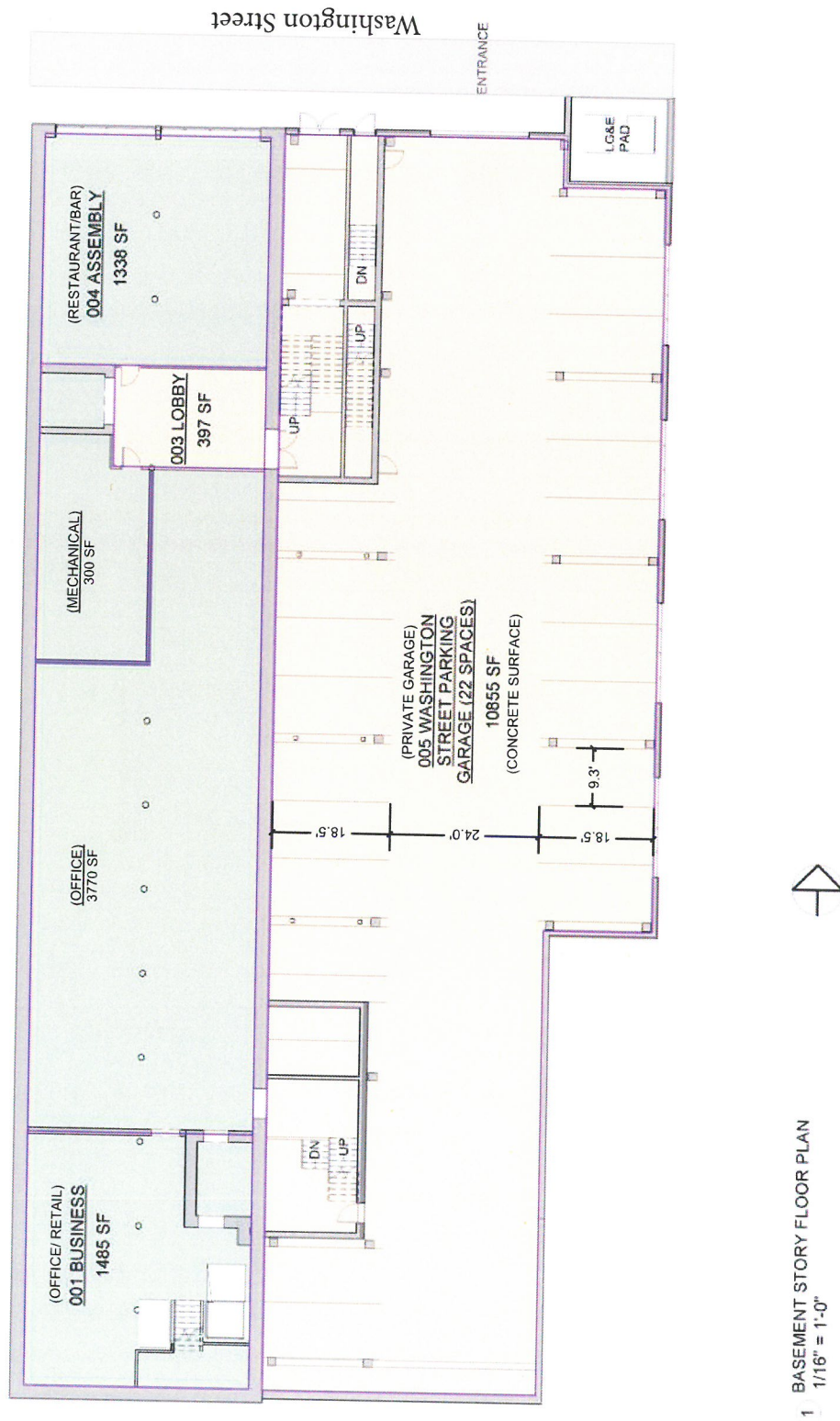
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Main Street

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Figure 12 - 209 East Main Street Proposed Ground Floor Plan

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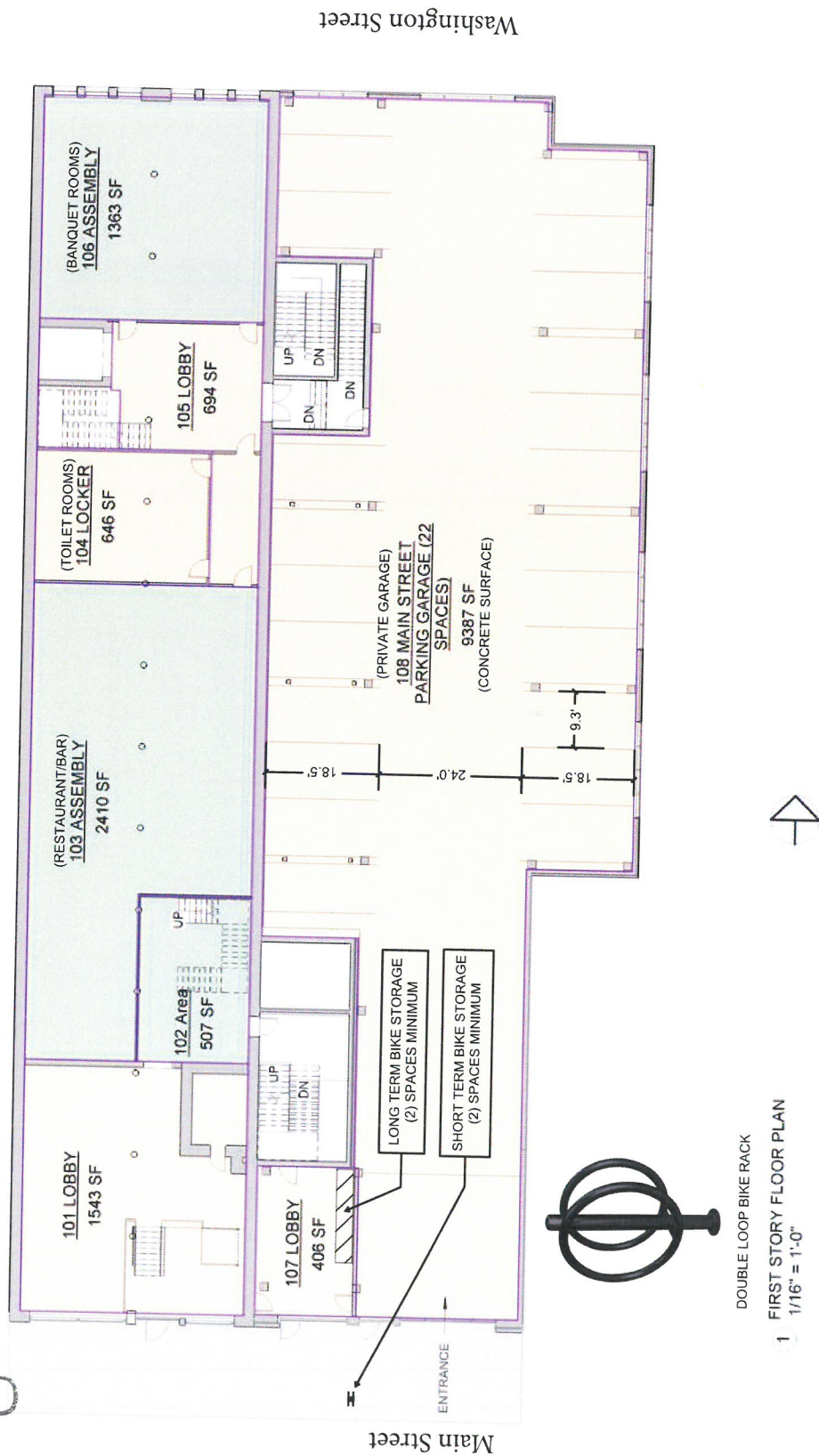


Figure 13 - 209 East Main Street Proposed First Floor Plan

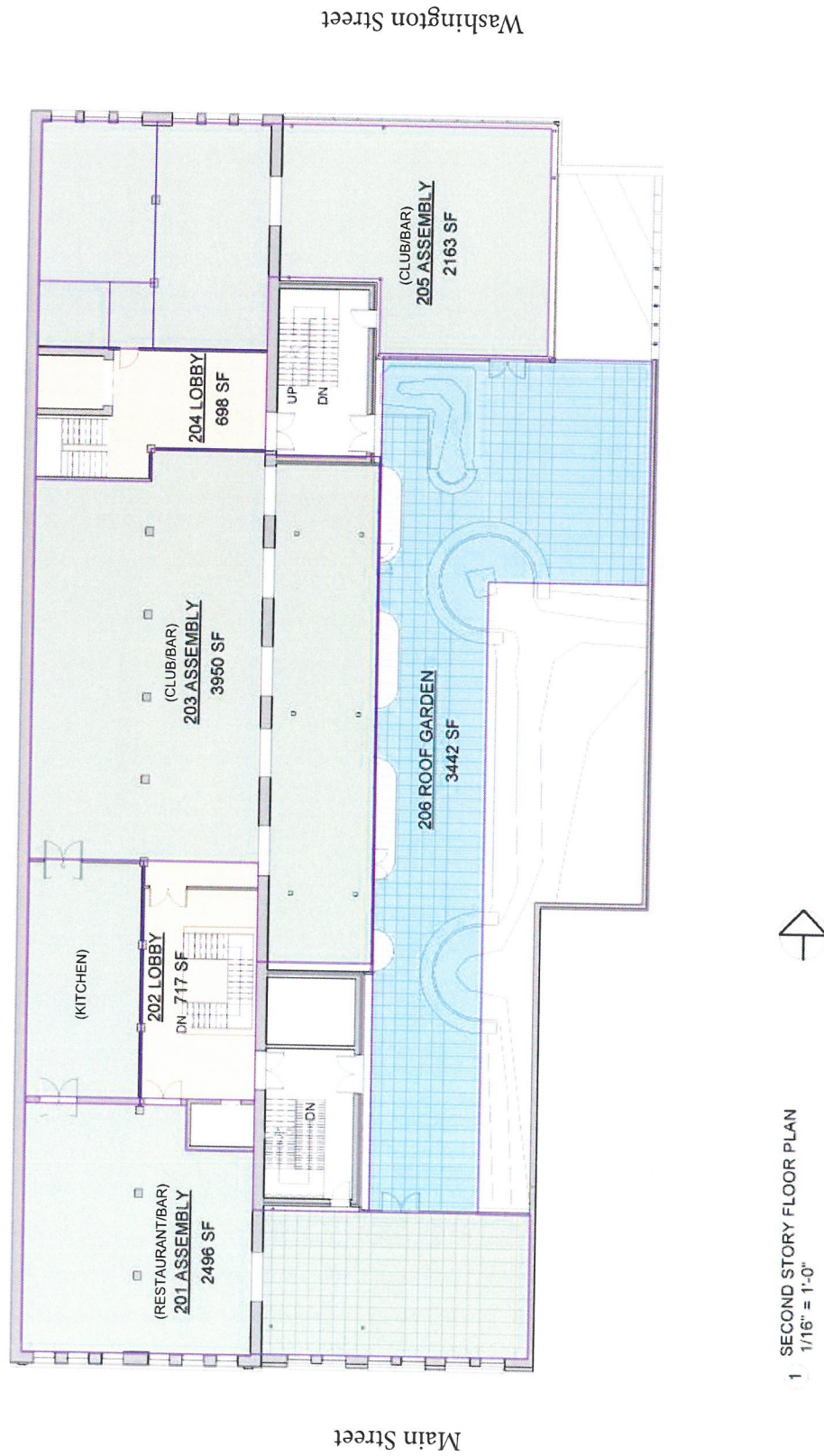


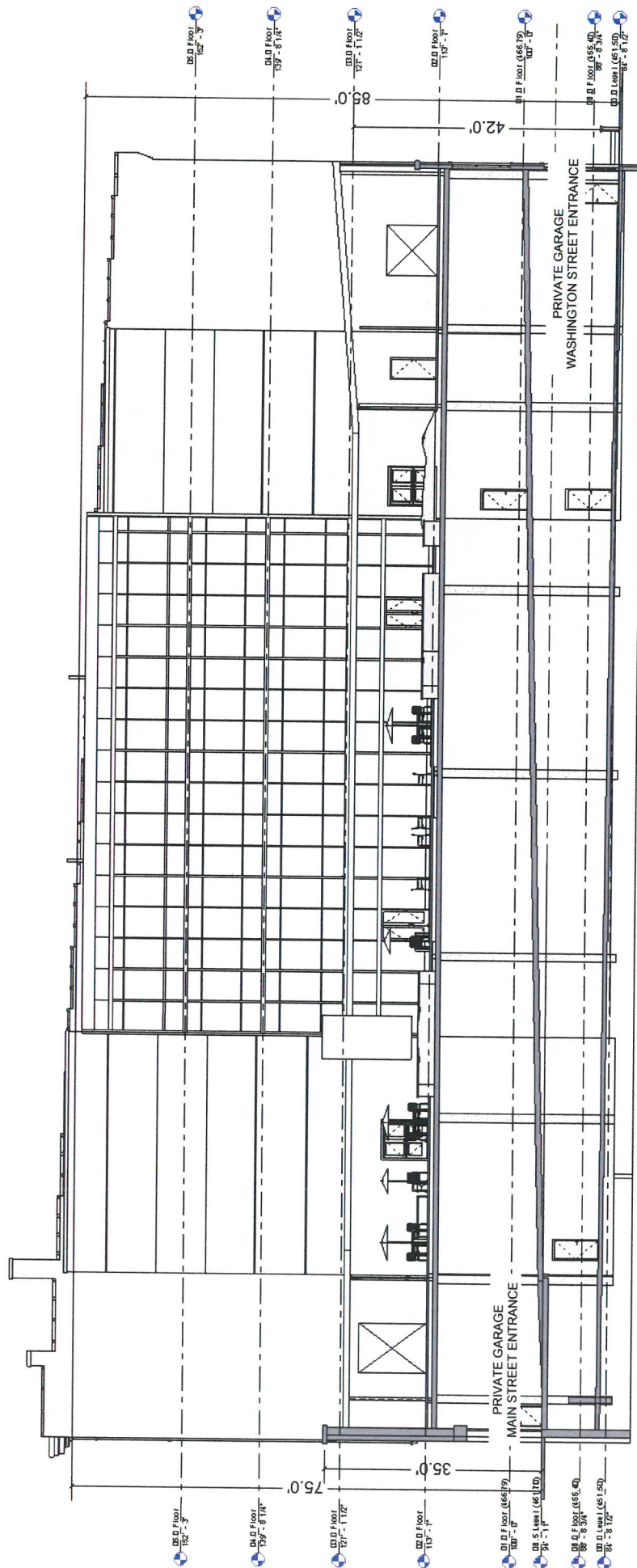
Figure 14 - 209 East Main Street Proposed Second Floor Plan



Figure 15 - 209 East Main Street Proposed Third Floor Plan



Figure 16 - 209 East Main Street Proposed Fourth and Fifth Floor Plans



BUILDING SECTION THROUGH PARKING GARAGE



Figure 17 - 209 East Main Street Existing View
Facing Northwest On Main Street

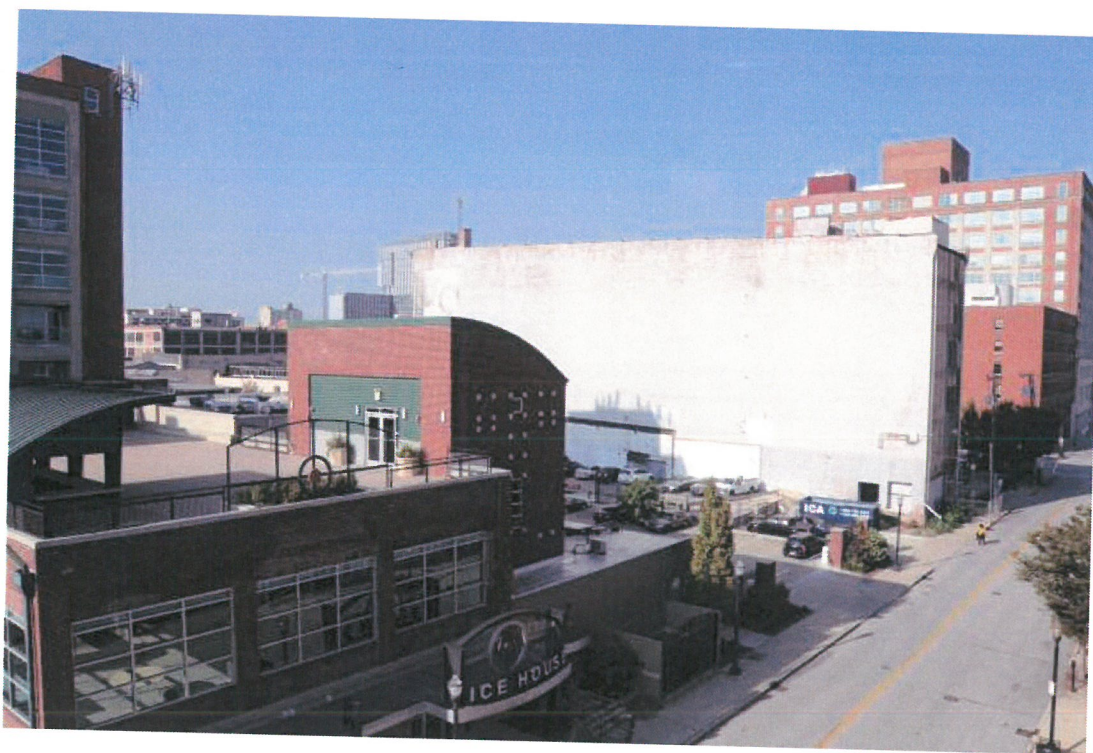


Figure 18 - 209 East Main Street Existing View
Facing Southwest on Washington Street



Figure 19 - 209 East Main Street Proposed Building Addition
Facing Northwest on Main Street

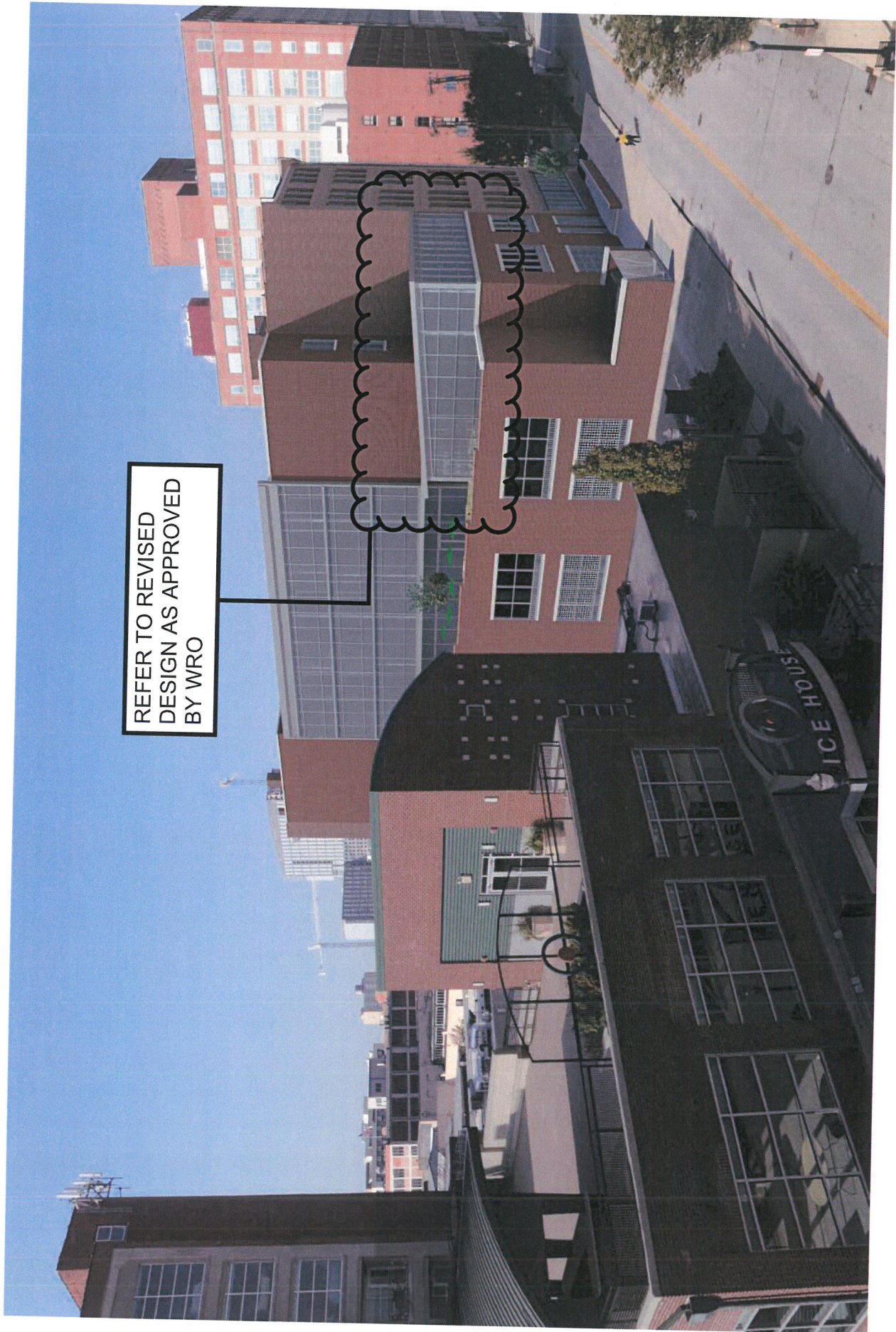


Figure 20 - 209 East Main Street Proposed Building Addition
Facing Southwest on Washington Street



DESIGN AS APPROVED BY WATERFRONT OVERLAY REVIEW DISTRICT
(FLAT ROOF AND CURTAINWALL SET BACK FORM NORTH WALL OF THE HUGHES BUILDING)

Figure 20 - 209 East Main Street Proposed Building Addition
Facing Southwest on Washington Street

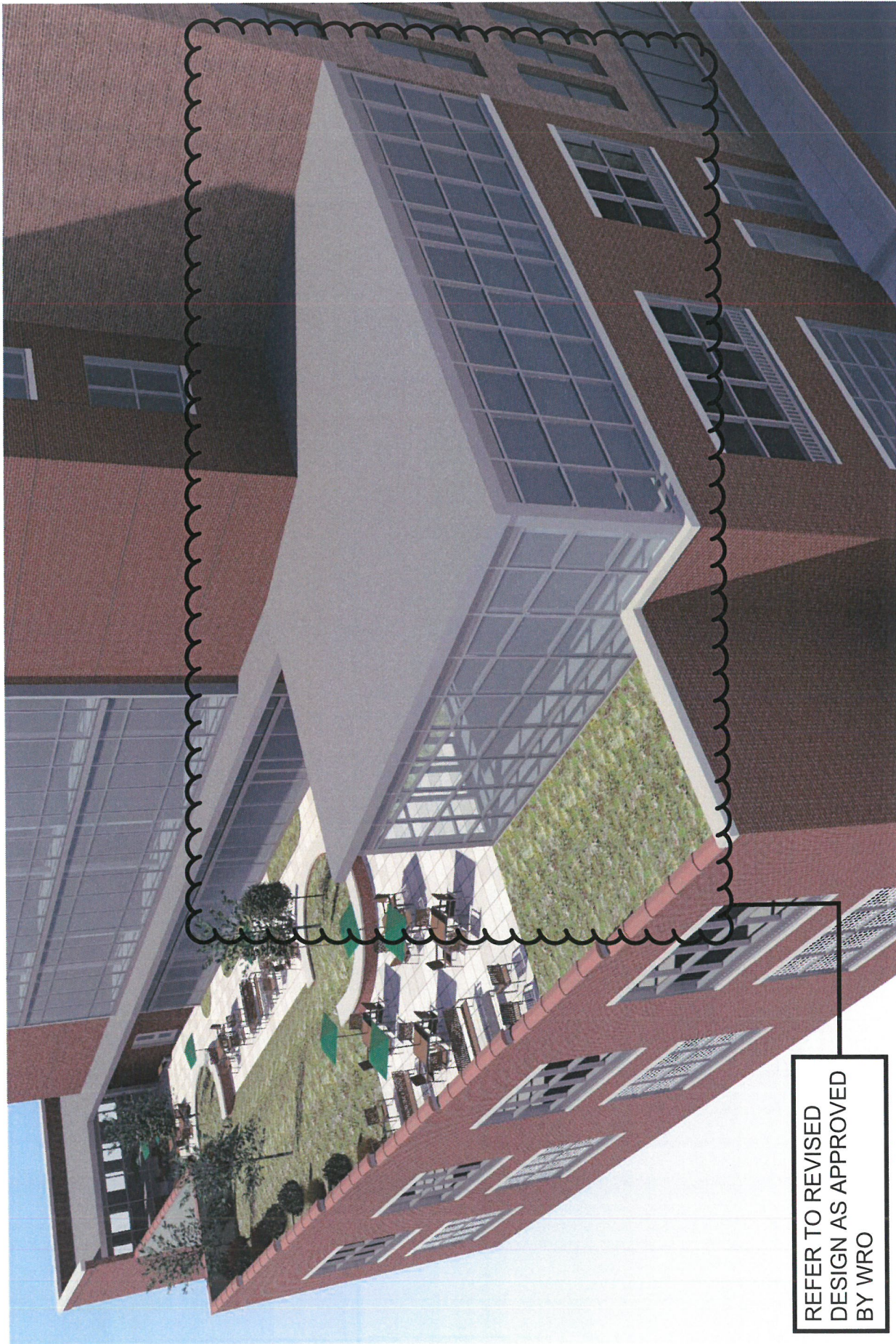


Figure 21 - 209 East Main Street Proposed Building Addition
Aerial View of Roof Garden

REFER TO REVISED
DESIGN AS APPROVED
BY WRO



Figure 22 - 209 East Main Street Reconstruction of E L Hughes Building Storefront and Building Addition
View From Main Street Facing Northeast

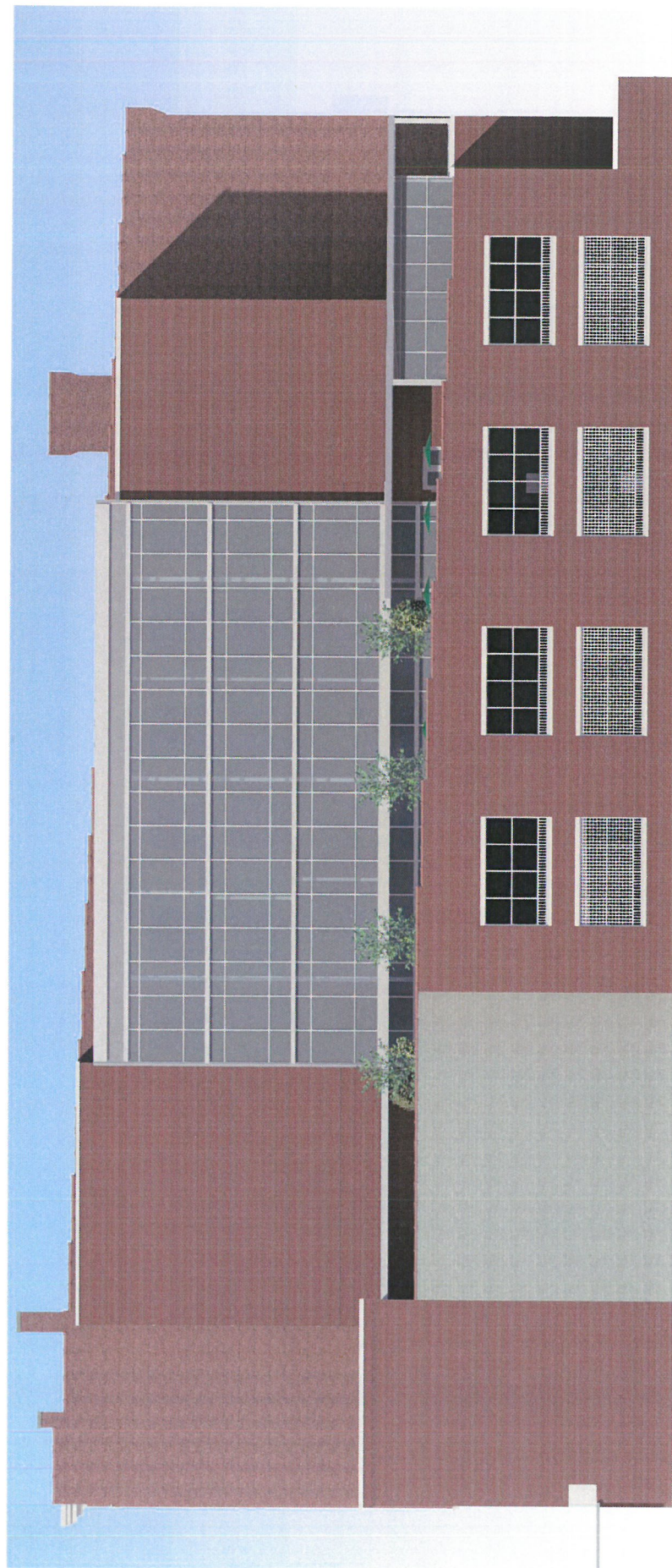


REFER TO REVISED
DESIGN AS APPROVED
BY WRO

Figure 23 - 209 East Main Street Building Addition
View From Washington Street Facing South



Figure 24 - 209 East Main Street
South Elevation Main Street



DESIGN AS APPROVED BY LOUISVILLE WATERFRONT OVERLAY REVIEW DISTRICT
(FLAT ROOF AND CURTAINWALL SET BACK FORM NORTH WALL OF THE HUGHES BUILDING)

Figure 25 - 209 East Main Street
East Elevation



DESIGN AS APPROVED BY LOUISVILLE WATERFRONT OVERLAY REVIEW DISTRICT
(FLAT ROOF AND CURTAINWALL SET BACK FORM NORTH WALL OF THE HUGHES BUILDING)

Figure 26 - 209 East Main Street
North Elevation Washington Street

MATERIALS AND PRODUCTS

DIVISION 04 MASONRY

Brick Masonry for E L Hughes Building Additions:

Two options are being submitted: 1) Belden Modular Colony Red A for all brick on the additions, 2) Belden Modular Colony Red A for the two-story additions and the Columbus Brick Company Louisville Bled for the stair towers. The design intent and challenge is for the additions of the stair towers to not significantly change the perception of the non-articulated east facade of the E L Hughes Building (Samples provided).

The design and brick selection is being submitted the to State Preservation Office for review and approval.

DIVISION 08 OPENINGS

Windows E L Hughes Building:

The original wood window sashes on the Main Street facade have been removed and a storefront framing system has been installed. The window frame and weight pockets are intact and in fair condition. The intent is to remove the storefront framing system and install "Historic" extruded aluminum single-hung window, one-over-one, within the existing window frames.

The Quaker H500 Historical Window Series is being proposed to the State Historic Preservation Office (SHPO) for installation in the existing openings (Data sheets provided).

There is physical evidence that the original paint color of the windows was dark green. Quaker's "Holly Green" is an excellent match (sample provided).

The original windows on the Washington Street facade have been remove and the openings filled in with brick and concrete masonry units (CMU). There is evidence that the original windows were galvanized cold-formed metal frames with wire glass. Two windows of this type are still in place on the west facade. The intent is to remove the brick and CMU infill and install "Historic" extruded aluminum single-hung window, one-over-one, to match the south facade. The color, "Holly Green", shall be used.

Storefront E L Hughes Building:

The original Main Street storefront has been removed. The intent is to reconstruct the geometric layout of the original storefront with contemporary extruded aluminum storefront and curtain-wall systems. The geometric layout and profiles of the extruded aluminum systems is being submitted to the State Historic Preservation Office for review and approval.

The following YKK systems are being reviewed: YES 45 TU Thermally Broken Center Set Storefront System, YCW 700 Thermally Improved Outside Glazed Curtain Wall System, 40M Monumental Commercial Doors (Data sheets provided).

There is physical evidence that the original paint color of the storefront was dark green. YKK's "Hartford Green" is an excellent match (sample provided).

Loading Dock Doors E L Hughes Building:

The original loading dock doors on the Washington Street facade have been removed and the openings filled in with brick and CMU. The intent is to remove the masonry infill and install an extruded aluminum storefront system within the original openings. The design and material is being submitted to the State Historic Preservation Office for review and approval.

Windows, Storefronts, Doors, and Curtain-wall E L Hughes Building Additions:

The intent is to use the same YKK systems with a clear anodized finish (Sample provided).

Glass:

The intent is to use a low-e clear glass. Samples are being submitted to the State Historic Preservation Office for review and approval (Sample provided).



Historical

HISTORICAL

Across the country, rising age-old structures is out. Rehabbing and revitalizing is in. Quaker's family of Historical Series of products contains the unique features necessary for historical replication projects. Symmetrical siphlines. The capacity to match exterior colors. The ability to facilitate large sizes. Historically accurate panning and trim styles to preserve a building's distinguished appearance. Perfect historical accessories such as raised grid profiles, ogee blocks and glass lints. Plus, Quaker offers a long-standing relationship with the National Park Service, the overseers of historical tax credit programs. Quaker currently offers hung, venting and fixed products in our historical product catalog.

Quaker's H300 Single Hung and H500 Single Hung are quite similar with the main difference found at the meeting rail. A heavier meeting rail on the H500

gives it an AAMA rating of CW-40 versus the CW-40 rating of the H300. The H500 group also includes a rare Triple Hung model for taller openings and expansive views. Testing shows our H500 Triple Hung can achieve a tremendous AW-50 rating*. All H300 and H500 products have a matching fixed window.

The H600 Series are Historical venting windows. Find a crank-out casement, push-out casement, crank-out awning and fixed window under this Series. Certified AAMA ratings for this products are as follows: Casement (AW-50), Awning (AW-50), Fixed (AW-50). Another venting set-up to consider is the H600 floating operator which duplicates an industrial warehouse look. All H600 windows have the narrow siphlines, thick frame depth (3 1/4") and deep glazing pocket to accommodate taller, historical SCL profiles. A thermally-broken sash teamed with a thermally-broken main frame enhances U-Values to uncommon levels and superb structural ratings install confidence for elevated field performance.

*Testing was performed in-house due to a lack of official industry testing requirements for fixed hung window models.

HISTORICAL	
H300/H500	
Thermally-broken Frame Depth:	Yes
Colors:	3 1/4"
Finish:	12 popular color 18 Impressive color 7 Regent color Unlimited custom color
H600	
Thermally-broken Frame Depth:	Yes
Colors:	12 popular color 18 Impressive color 7 Regent color Unlimited custom color
Finish:	AAMA 2604 powder coat standard, AAMA 2605 and anodized finishes available



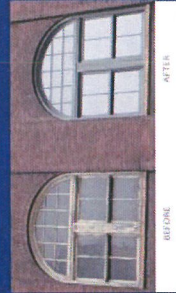
EXPERTS IN AESTHETICS

When it comes to being faithful to original aesthetics, Quaker's expertise and know-how takes charge.

From the word "go", we devote special attention to every detail. We recognize and respect the fact that each project, sometimes each window, has its own individual flavor. So matching colors, shapes, grids, panning—

matching anything for that matter—is simply standard procedure.

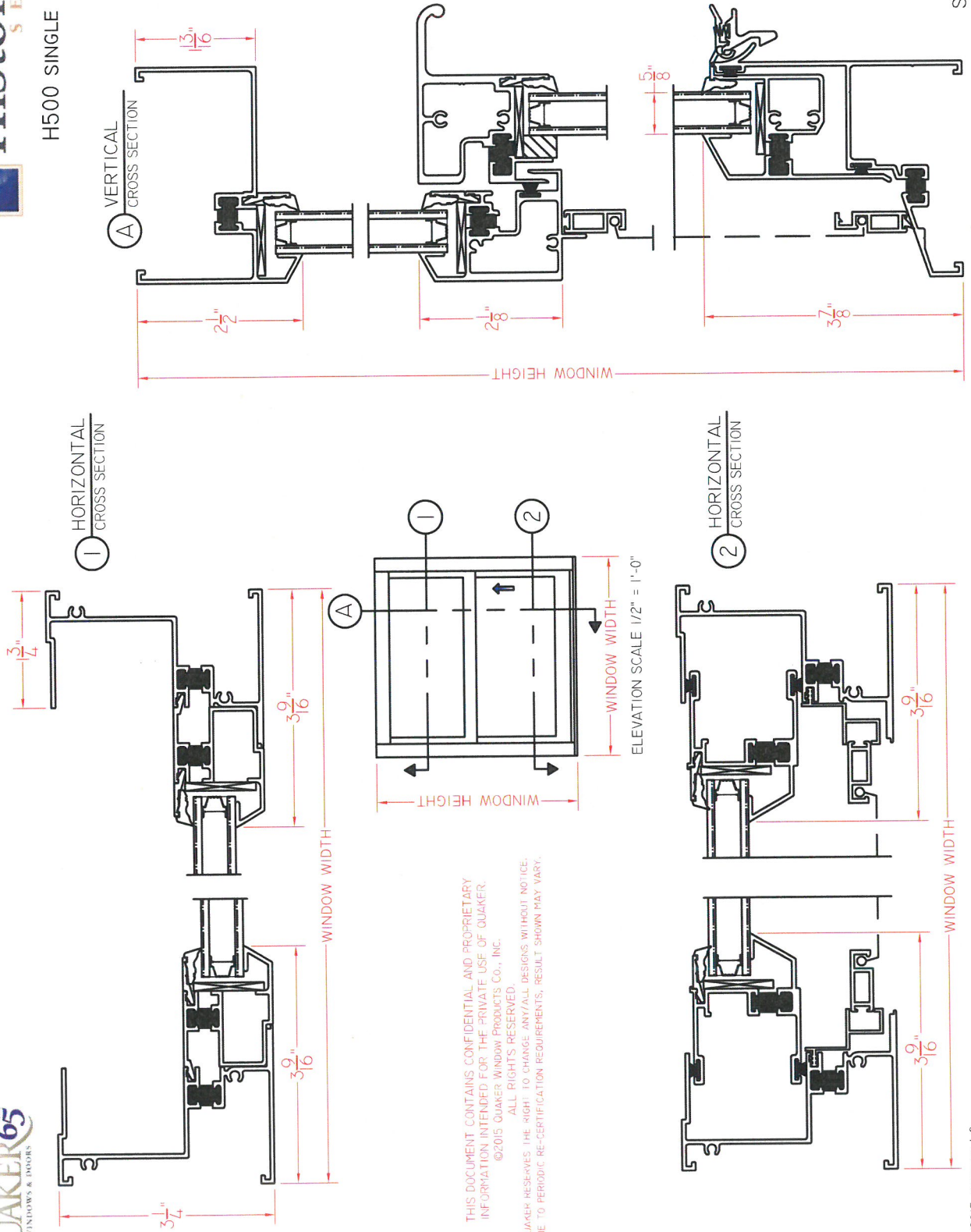
We like to think we turn this uneasy task into an easy one.



Sevent Oaks Estate
Kalamazoo, MI
Product Information: H500 Series
Dealer: Great American Building Materials

Pettit Iron Building
Pittsburgh, PA
Product Information: H500 Single Hung
windows & Awnings
Specialty manufacturing: Geometries,
Custom panning, Custom SCL, Custom colors
Dealer: Modern Air & Heat Controls

H500 SINGLE HUNG



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