



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 19COA1153 Intake Staff: KP

Date: 5/17/19 Fee: No Fee

Instructions:

For detailed definitions of *Certificate of Appropriateness* and *Overlay District Permit*, please see page 4 of this application.

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: 1016 E. Washington Street

Project Address / Parcel ID: 019G00640065

Total Acres: 0.81

Project Cost (exterior only): _____ PVA Assessed Value: \$649,420

Existing Sq Ft: 22,220 New Construction Sq Ft: 1,091 Height (Ft): 50 Stories: 3

Project Description (use additional sheets if needed):

This project will be the transformation of a former wholesale meat and food distribution facility into a community engaging Micro-Brewery and Restaurant. It will be a continuation of the current revitalization of Butchertown, bringing back an early 19th century Butchertown industry, a Brewery.

The building renovation will include minimal additional square footage, maintaining the facilities existing massing and scale. The small amount of additional square footage will be constructed with material sympathetic to the original structure of painted concrete block, reinforced concrete and galvanized metal. Architectural elements such as roof lines will match the flat or shed roof lines of the current structure. The building's once internal operation (cold storage), necessitated a closed monolithic building face typical of many industrial facilities. Where fenestration is added, such as to the wall along the dock, these openings will generally be large overhead doors with glazing as is characteristic of industrial buildings. Demolition on the exterior of the structure will be very limited, generally for the aforementioned windows. The majority of demolition will occur internally for operational needs and to create the Dining spaces for the restaurant.

Parking requirements will be met by a combination of on-street, on-site and off-site spaces. Proposed landscape will "green-up" an otherwise impervious site.

19COA1153

Contact Information:

Owner: ☐ Check if primary contact

Applicant: ☐ Check if primary contact

Name: Andrew Blieden

Name: Andrew Blieden

Company: Butcher Blockbuster, LLC.

Company: Butcher Blockbuster, LLC.

Address: 1201 Story Avenue

Address: 1201 Story Avenue

City: Louisville State: KY Zip: 40206

City: Louisville State: KY Zip: 40206

Primary Phone: _____

Primary Phone: _____

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: _____

Owner Signature (required): 

Attorney: ☐ Check if primary contact

Plan prepared by: ☐ Check if primary contact

Name: _____

Name: Kelli Jones

Company: _____

Company: Sabak, Wilson & Lingo, Inc.

Address: _____

Address: 608 S. 3rd Street

City: _____ State: _____ Zip: _____

City: Louisville State: KY Zip: 40202

Primary Phone: _____

Primary Phone: 584-6271

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: kelli.jones@swlinc.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, Andrew Blieden, in my capacity as Manager, hereby
representative/authorized agent/other

certify that Butcher Blockbuster, 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:  Date: 4/10/19

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.

Please submit the completed application along with the following items:

Required for every application:

- ☐ Land Development Report¹
- ☐ Current photographs showing building front, specific project area, and surrounding buildings
- ☐ Elevations, pictures, samples, brochures, or other technical data describing materials, such as windows, doors, roofing, fencing, etc. to be used in the renovation or replacement

Site and Project plan: *(required for building additions, new structures and fencing)*

- ☐ Site plan drawn to scale with dimensions, as applies to the project, indicating property lines, structures, landscaping, fencing, and parking
- ☐ Floor plans drawn to scale with dimensions and each room labeled
- ☐ 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. For a Land Development Report, go to the following website and enter address in the search bar. After the map zooms to the location, click on the icon that looks like the letter "d" in a green circle. Print report.
<https://www.lojic.org/lojic-online>
2. Deeds and plats can be found at the Jefferson County Clerk's Office (527 West Jefferson Street, 2nd fl, 502-574-6220. Many deeds, plats and other records are available online at:
<https://search.jeffersondeeds.com/>
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/property-search/>
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 <https://louisvilleky.gov/government/planning-design/>

Definitions:

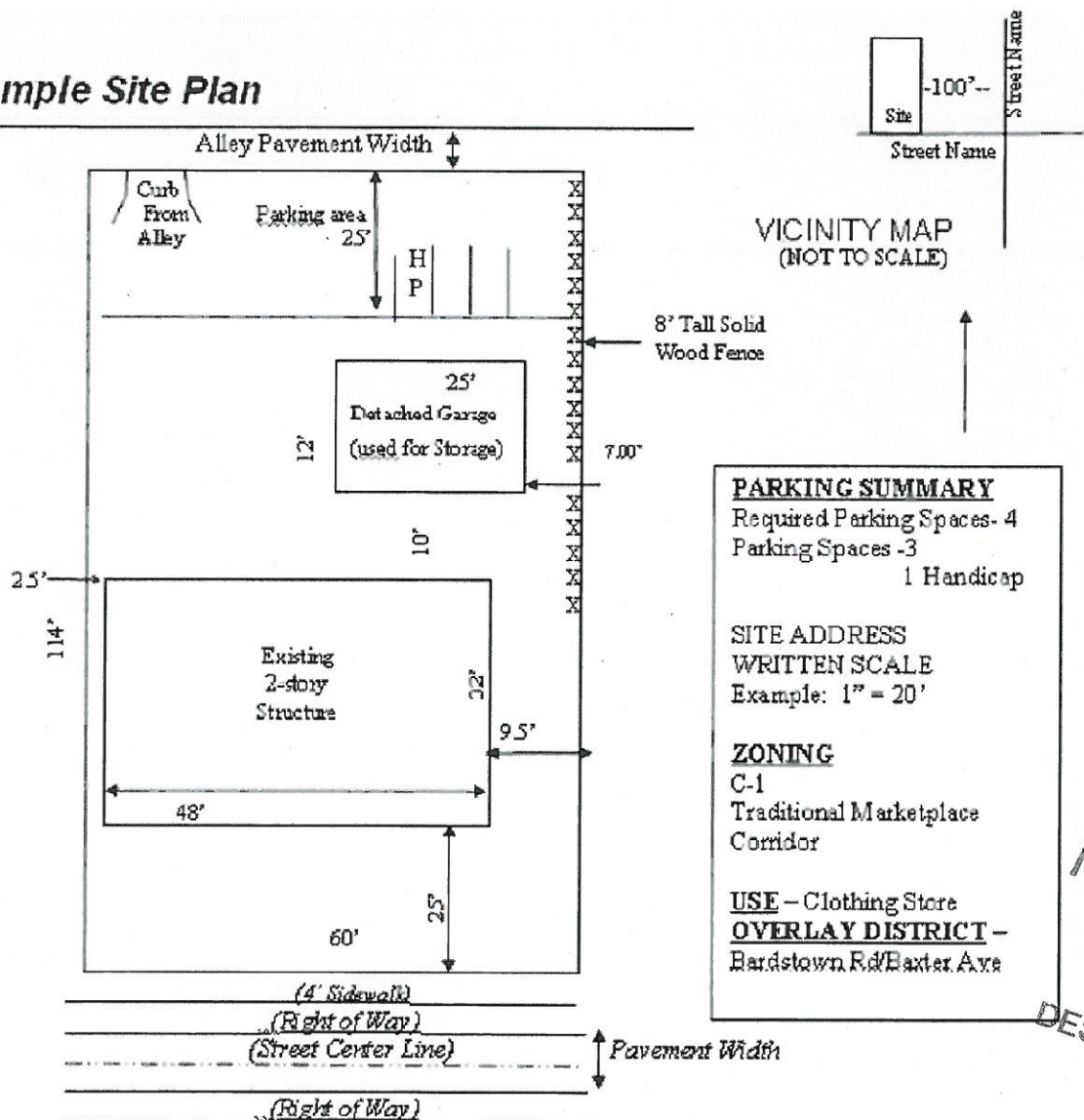
Certificate of Appropriateness: A project involving physical changes to the exterior of a building, structure, or property designated as a local landmark or located within a local preservation district shall require prior approval in the form of a Certificate of Appropriateness. An approval requires 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:

<https://louisvilleky.gov/government/planning-design/historic-preservation-landmarks-and-overlay-districts>

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:

<https://louisvilleky.gov/government/planning-design/historic-preservation-landmarks-and-overlay-districts>

Sample Site Plan





Land Development Report

May 15, 2019 4:51 PM

About LDC

Location

Parcel ID: 019G00640065
Parcel LRSN: 8002673
Address: MULTIPLE ADDRESSES

Zoning

Zoning: CM
Form District: TRADITIONAL MARKETPLACE CORRIDOR
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: NO
Historic Preservation District: BUTCHERTOWN
National Register District: BUTCHERTOWN
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 or
Combined Sewer Floodprone Area: NO
Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0026E

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: YES
Sewer Recapture Fee Area: NO

Services

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

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ADJACENT PROPERTY OWNERS

EDINGER BROTHERS, LLC
1012 STORY AVENUE
LOUISVILLE, KY 40206

WERST REALTY, LLC
1000 E MAIN STREET
LOUISVILLE, KY 40206

LEE REED & JOSEPH ULRICH
12406 SAINT CLAIR DR.
LOUISVILLE, KY 40243

ROY & GLORIA PARKER
1017 E WASHINGTON ST.
LOUISVILLE, KY 40206

SHAWN DAWSON
1019 E WASHINGTON ST.
LOUISVILLE, KY 40206

STEVE FRICK, LLC
4106 PLYMOUTH RD.
LOUISVILLE, KY 40207

OLIVER ARDERY & ESTHER KNAPP
2148 SHERWOOD AVE.
LOUISVILLE, KY 40205

SHAWN DAWSON
1019 E WASHINGTON ST.
LOUISVILLE, KY 40206

ROBERT & ROBERT SCHNUR JR
263 THOMPSON AVE
LOUISVILLE, KY, 40206

BURKHARDT JOHN ZOELLER
1027 E MAIN ST
LOUISVILLE, KY, 40206

BUTCHER BLOCK
PROPERTIES LLC
1201 STORY AVE STE 100
LOUISVILLE, KY, 40206

**OWNERS, APPLICANTS
& CONTACTS**

SABAK, WILSON & LINGO, INC.
ATTN: KELLI JONES
THE HENRY CLAY
608 S. THIRD STREET
LOUISVILLE, KY 40202

BUTCHER BLOCKBUSTER, LLC.
ATTN: ANDREW BLIEDEN
1201 STORY AVE., STE. 100
LOUISVILLE, KY 40206

DONHOFF KARGL NALL
ARCHITECTS
ATTN: TOM KARGL
716 EAST MARKET STREET
LOUISVILLE, KY 40202

LOUISVILLE METRO PLANNING
& DESIGN SERVICES
ATTN: BECKY GORMAN
444 S. 5TH STREET, STE. 300
LOUISVILLE, KY 40202

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