



# Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 19-OVERLAY-0027 Intake Staff: CR

Date: 10/31/19 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: Angels Envy

Project Address / Parcel ID: 101 S. Jackson Street TB 17C, Lot 136

Total Acres: 1.5 acres

Project Cost (exterior only): \_\_\_\_\_ PVA Assessed Value: \$17,341,490

Existing Sq Ft: 47,694 sf New Construction Sq Ft: 11200 sf Height (Ft): 42 Stories: 2

### Project Description (use additional sheets if needed):

The applicant is proposing to construct a 2 story 11,200 building addition. This is a 24% increase in building area. The proposed addition will house tour facilities, a gift shop and event space. The proposed addition will be an extension of the Main Street façade. The façade of the proposed building addition will match the materials, architectural features and design of the existing facades. The existing streetscape including the existing trees will remain as is.

The existing paved area will be modified to accommodate the building expansion and there is no significant increase in paved area.

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**Contact Information:**

Owner: ☐ Check if primary contact

Applicant: ☐ Check if primary contact

Name: Laura Monroe, Controller

Name: Same As Owner

Company: Louisville Distilling Company, LLC

Company: \_\_\_\_\_

Address: 500 East Main Street

Address: \_\_\_\_\_

City: Louisville State: KY Zip: 4020

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Primary Phone: 502-890-6222

Primary Phone: \_\_\_\_\_

Alternate Phone: 502-377-7214

Alternate Phone: \_\_\_\_\_

Email: lmonroe@bacardi.com

Email: \_\_\_\_\_

Owner Signature (required):

Laura Monroe

Attorney: ☐ Check if primary contact

Plan prepared by: ☒ Check if primary contact

Name: NA

Name: Ann Richard RLA

Company: \_\_\_\_\_

Company: Land Design and Development Inc

Address: \_\_\_\_\_

Address: 503 Washburn Avenue

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

City: Louisville State: KY Zip: 40222

Primary Phone: \_\_\_\_\_

Primary Phone: 502-426-9374

Alternate Phone: \_\_\_\_\_

Alternate Phone: \_\_\_\_\_

Email: \_\_\_\_\_

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Email: richard@ldd-inc.com

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**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, Laura Monroe, in my capacity as Controller, hereby  
representative/authorized agent/other

certify that Louisville Distilling Company, 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: \_\_\_\_\_

Laura Monroe

Date: \_\_\_\_\_

10/30/19

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 Report<sup>1</sup>
- ☒ 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: 1<sup>st</sup> tier Adjoining Property Owners (APOs)<sup>3</sup>, 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 , 2<sup>nd</sup> 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/>

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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 5<sup>th</sup> Street, Suite 300. For more information, call (502) 574-6230 or visit <https://louisvilleky.gov/government/planning-design/>

## Definitions:

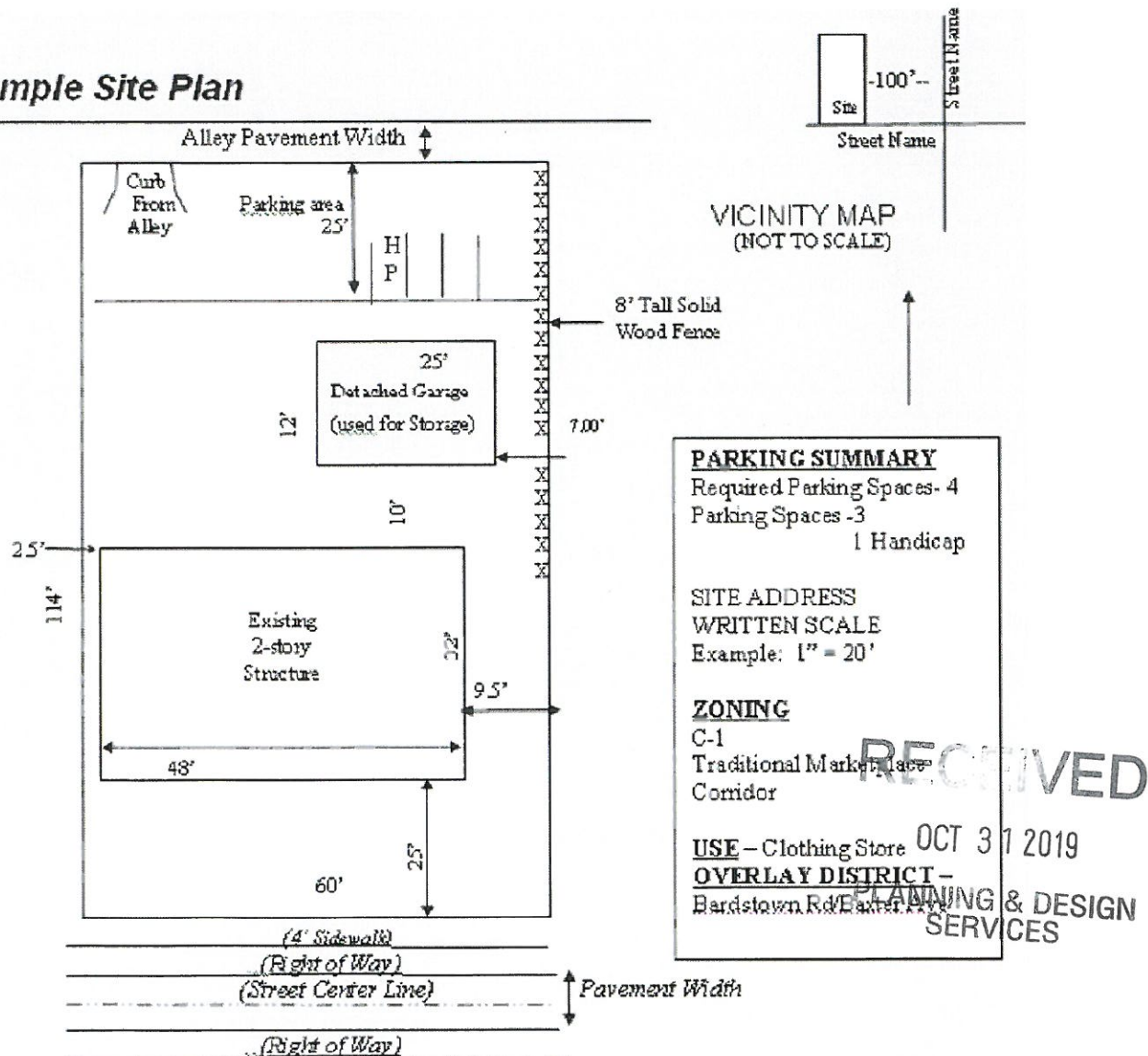
**Certificate of Appropriateness:** A project involving physical changes to the exterior of a building, structure, or property designated as a local landmark or located within a local preservation district shall require prior approval in the form of a Certificate of Appropriateness. An approval requires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



ERIC HUELSMAN, AIA  
JOSEPH & JOSEPH ARCHITECTS  
550 S. 4TH STREET  
LOUISVILLE, KY 40202

JPJ, MAIN STREET LLC  
320 WHITTINGTON PKWY STE 304  
LOUISVILLE, KY, 40222-4919

JOE HABERMAN  
PLANNING AND DESIGN SERVICES  
444 S. 5<sup>TH</sup> STREET, STE 300  
LOUISVILLE, KY 40202

ANN E. RICHARD, RLA  
LAND DESIGN & DEVELOPMENT, INC.  
503 WASHBURN AVENUE, SUITE 101  
LOUISVILLE, KENTUCKY 40222

LOUISVILLE JEFFERSON COUNTY  
METRO  
527 W JEFFERSON ST FL 4  
LOUISVILLE, KY, 40202-2814

BRIAN DAVIS  
PLANNING AND DESIGN SERVICES  
444 S. 5<sup>TH</sup> STREET, STE 300  
LOUISVILLE, KY 40202

COBALT, 445 EAST MARKET LLC  
2101 SUPERIOR AVE STE 300  
CLEVELAND, OH, 44114-2153

LAURA MONROE  
LOUISVILLE DISTILLING COMPANY, LLC  
500 E. MAIN STREET  
LOUISVILLE, KY 40202

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## Land Development Report

October 30, 2019 2:19 PM

[About LDC](#)

### Location

**Parcel ID:** 017C01360000  
**Parcel LRSN:** 8002091  
**Address:** MULTIPLE ADDRESSES

### Zoning

**Zoning:** (M2), EZ1  
**Form District:** DOWNTOWN  
**Plan Certain #:** 09-038-90  
**Proposed Subdivision Name:** NONE  
**Proposed Subdivision Docket #:** NONE  
**Current Subdivision Name:** NONE  
**Plat Book - Page:** NONE  
**Related Cases:** NONE

### Special Review Districts

**Overlay District:** EAST MAIN-MARKET  
**Historic Preservation District:** NONE  
**National Register District:** PHOENIX HILL  
**Urban Renewal:** NO  
**Enterprise Zone:** YES  
**System Development District:** NO  
**Historic Site:** YES

### 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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Main  
Street

Jackson  
Street

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Jackson Street facade

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Main Street

Ex. Curb Cut to remain

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Main Street Streetscape



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Main Street facade

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Main Street facade



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View from I-65 South bound