



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 21-OVERLAY-0025 Intake Staff: CS

Date: 08/26/2021 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: Mercury Ballroom – Patio and Deck Addition

Project Address / Parcel ID: 611 S Fourth Street, Louisville KY 40202

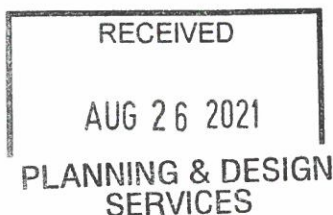
Total Acres: ~.25 acres

Project Cost (exterior only): 200K PVA Assessed Value: \$980,170

Existing Sq Ft: 15,380 New Construction Sq Ft: 1,687 Height (Ft): 28'6" Stories: 2

Project Description (use additional sheets if needed):

Proposed is a 960 square foot enclosed 1st Floor Patio that adjoins the main performance space of the Mercury Ballroom. Additionally, a proposed 960 square foot covered deck is proposed for the second floor that will connect the second floor bar area. The new design will extend the useable floor space of the Mercury Ballroom and allow guests and patrons to also enjoy streetlife of South 4th.



21-OVERLAY-0025

Contact Information:

Owner: ☐ Check if primary contact

Applicant: ☐ Check if primary contact

Name: Bill Weyland

Name: Ashlyn Ackerman

Company: Weyland Ventures

Company: Weyland Ventures

Address: 815 W Market St. Suite 110

Address: 815 W Market St. Suite 110

City: Louisville State: KY Zip: 4020

City: Louisville State: KY Zip: 40202

Primary Phone: (502) 515-2489

Primary Phone: (502) 515-2489

Alternate Phone: _____

Alternate Phone: _____

Email: bill@weylandventures.com

Email: ashlyn@weylandventures.com

Owner Signature (required): _____

Attorney: ☐ Check if primary contact

Plan prepared by: ☐ Check if primary contact

Name: _____

Name: Eric Whitmore, AIA

Company: _____

Company: Weyland Ventures

Address: _____

Address: 815 W Market St. Suite 110

City: _____ State: _____ Zip: _____

City: Louisville State: KY Zip: 40202

Primary Phone: _____

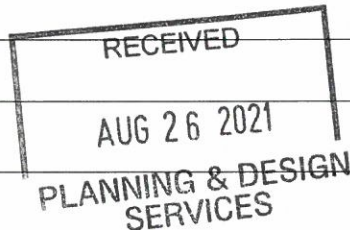
Primary Phone: (502) 515-2489

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: ericw@weylandventures.com

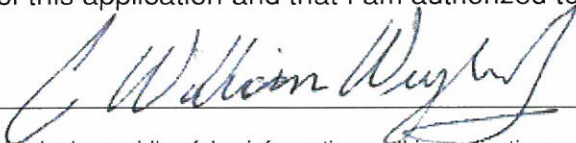


Certification Statement: A certification statement **must be submitted** with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Bill Weyland, in my capacity as Authorized agent, hereby
representative/authorized agent/other

certify that Off Broadway Lofts 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: 8/24/21

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.

21-OVERLAY-0025

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/>



21-OVERLAY-0025

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:

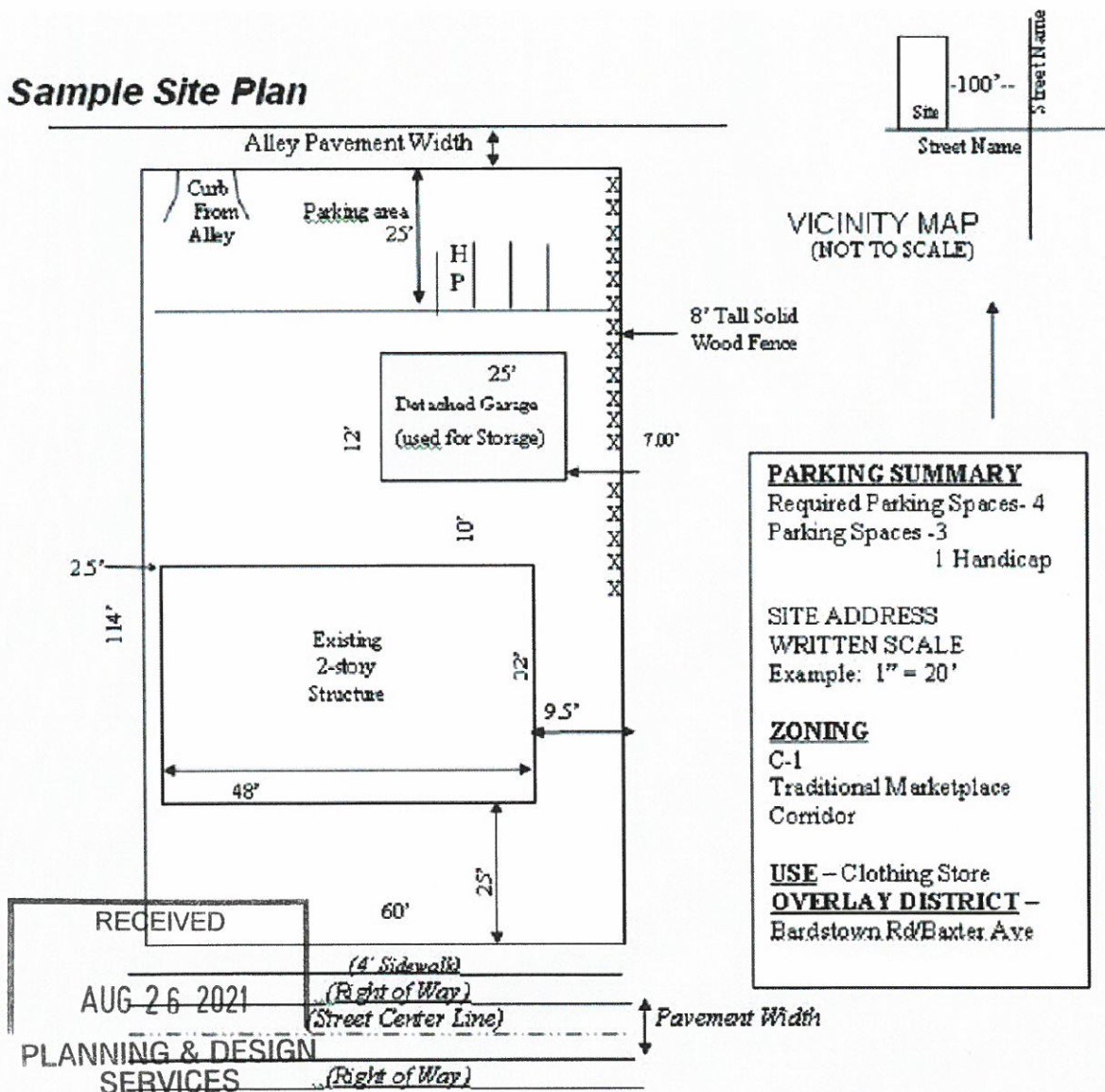
Certificate of Appropriateness: A project involving physical changes to the exterior of a building, structure, or property designated as a local landmark or located within a local preservation district shall require prior approval in the form of a Certificate of Appropriateness. An approval requires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



21-OVERLAY-0025

611 S 4TH ST

Mailing Address 815 W MARKET ST STE 300, LOUISVILLE, KY
40202-2654

Owner OFF BROADWAY OWNER LLC

Parcel ID 013K01950000

Land Value \$453,360

Improvements Value \$526,810

Assessed Value \$980,170

Approximate Acreage 0.2434

Property Class 465 COM ENTERTAINMENT

Deed Book/Page 9612 0819

District Number 102023

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📍 Street View

📍 View in Maps

🖨 Print

🏠 View Neighborhood Sales List

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General Information Report

August 18, 2021 12:35 PM

General Geographic Information

City: LOUISVILLE
Zip Code: 40202
Parcel ID: 013K01950000
2000 Census Tract: 004900
2000 Census Block: 2009
2010 Census Tract: 004900
2010 Census Block: 2007
Neighborhood: CENTRAL BUSINESS DISTRICT
Neighborhood Place: BRIDGES OF HOPE
Metro Park: Not Applicable
LOJIC Street Atlas: MAL18-B

Solid Waste Services

Garbage Collection: Nightly
Recycling: Nightly
Yard Waste: Outside Service Area
Large Item Set-Out Period: Not Applicable

Special Districts

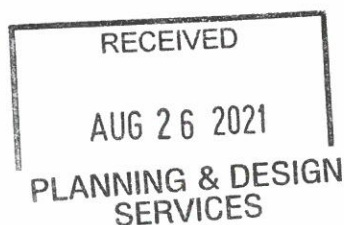
Enterprise Zone: YES
Overlay District: CORE BROADWAY
Historical District: WRIGHT & TAYLOR BUILDING
Preservation District: Not Applicable
Urban Renewal District: BROADWAY
CPW Maintenance District: WEST
Zoning - Form District: (C3) - DT

Emergency Services

Fire: Louisville Fire District 2
Police: Louisville Metro Police Department, First Division

Political Areas

Council Member District: 4 - JECOREY ARTHUR
US Congressional District: 3 - JOHN YARMUTH
KY Senatorial District: 33 - GERALD A. NEAL
KY Legislative District: 41 - ATTICA WOODSON SCOTT
School Board District: 1 - Diane L. Porter
Voting Precinct: L141 Where do I vote?



21-OVERLAY-0025



Land Development Report

July 13, 2021 12:55 PM

[About](#) [LDC](#)

Location

Parcel ID: 013K01950000
Parcel LRSN: 91029528
Address: MULTIPLE ADDRESSES

Zoning

Zoning: (C3)
Form District: DOWNTOWN
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
Plat Book - Page: NONE
Related Cases: B-150-89

Special Review Districts

Overlay District: CORE BROADWAY
Historic Preservation District: NONE
National Register District: WRIGHT & TAYLOR BUILDING
Urban Renewal: YES
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: YES
Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0041F

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



71-OVERLAY-0025

CURRENT
PHOTOGRAPHS



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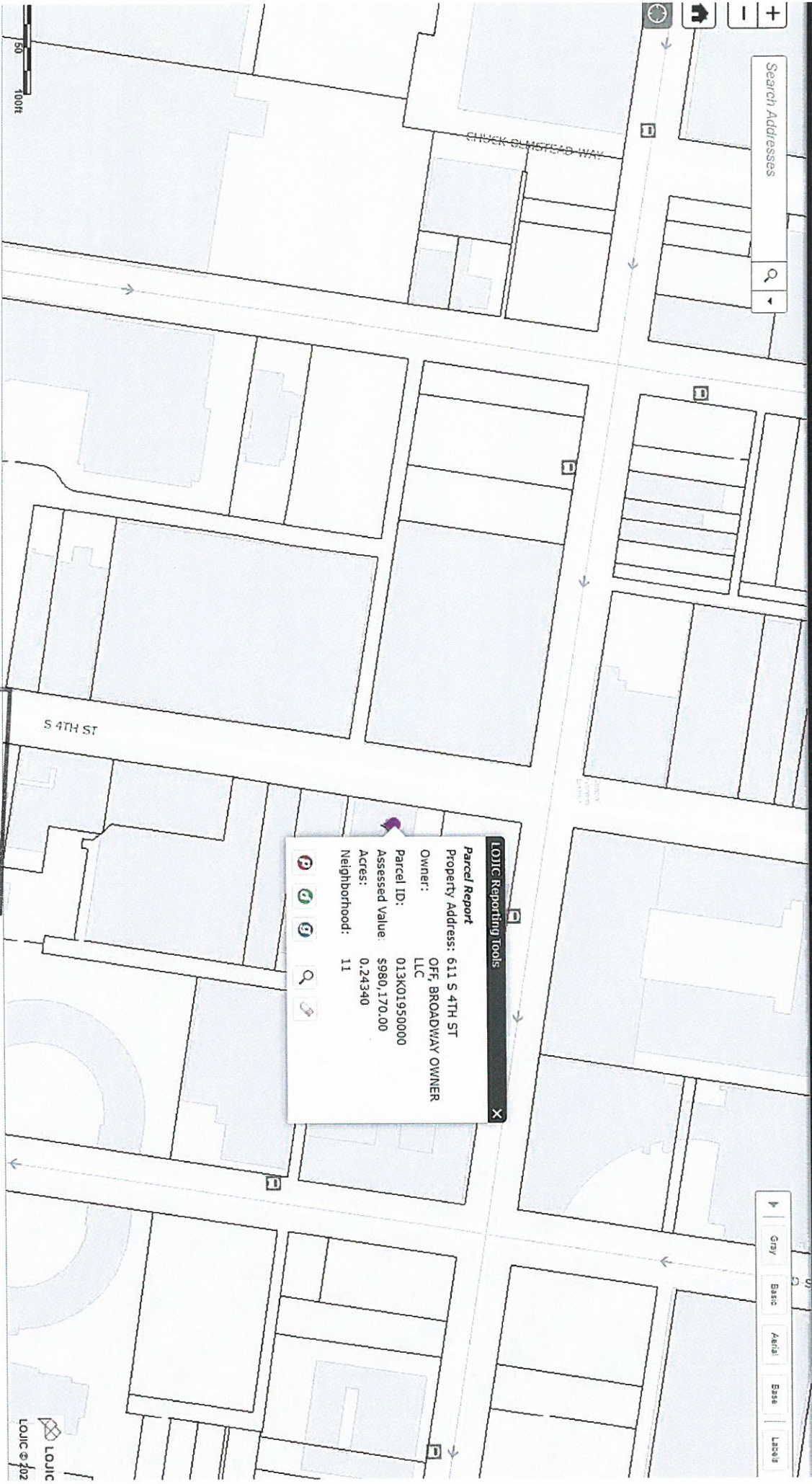


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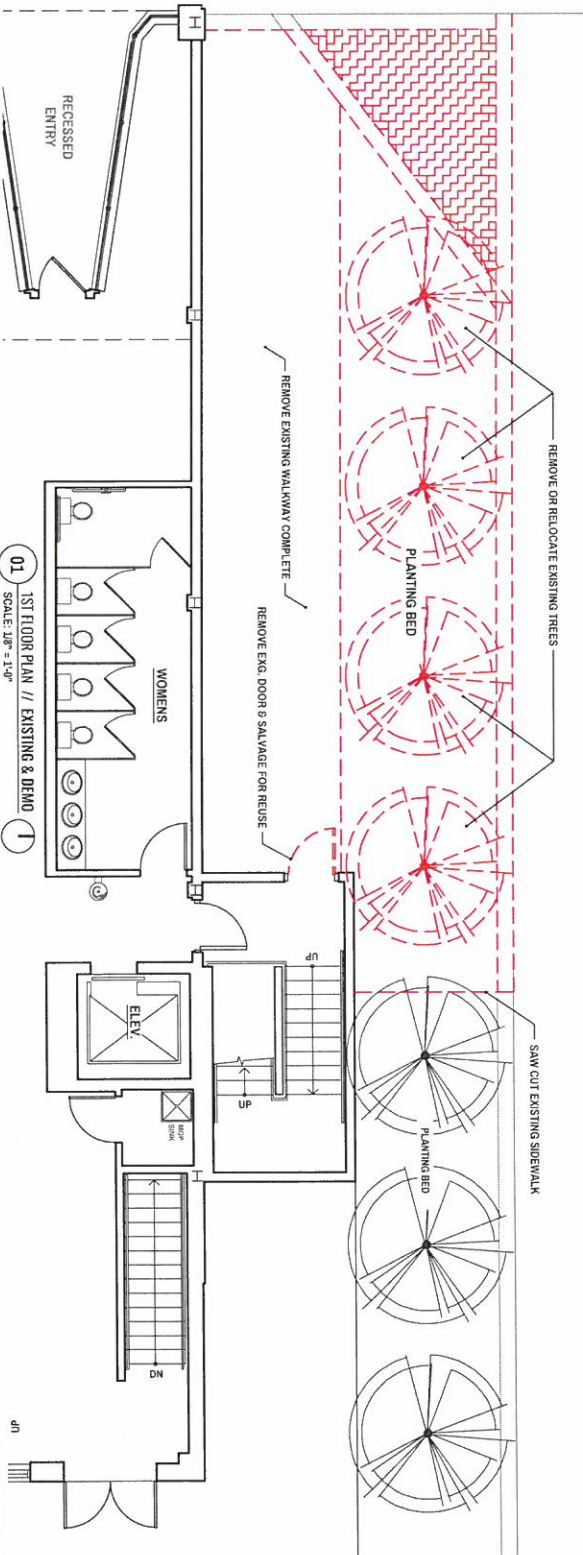
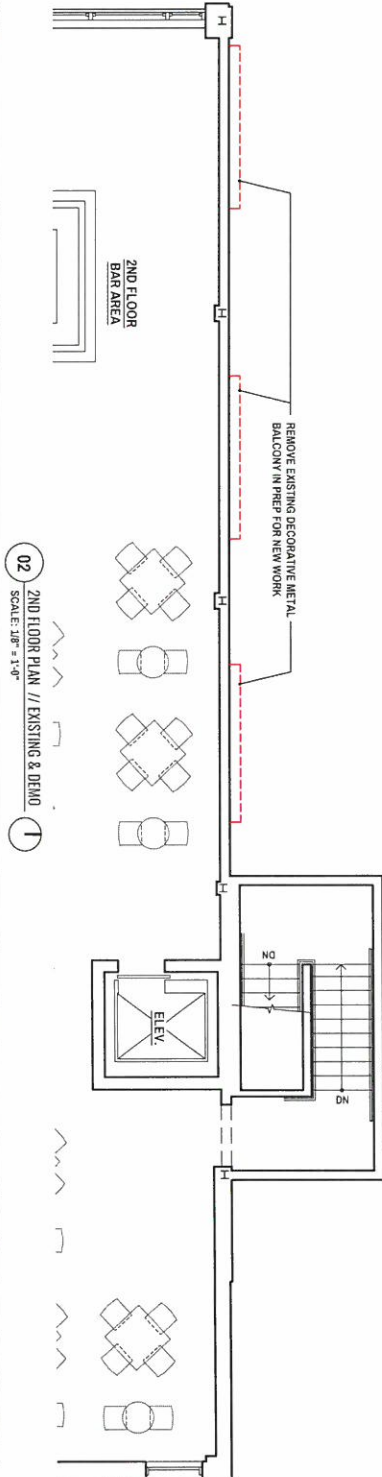
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FLOOR PLANS // EXISTING & DEMO
SCHEMATIC DESIGN 08 / 24 / 21



S. 4TH STREET



WETLAND VENTURES // 815 W. MARKET STREET // LOUISVILLE, KY 40202

MERCURY BALLROOM // 611 S. 4TH STREET // LOUISVILLE, KY 40202 // PATIO ADDITION 01

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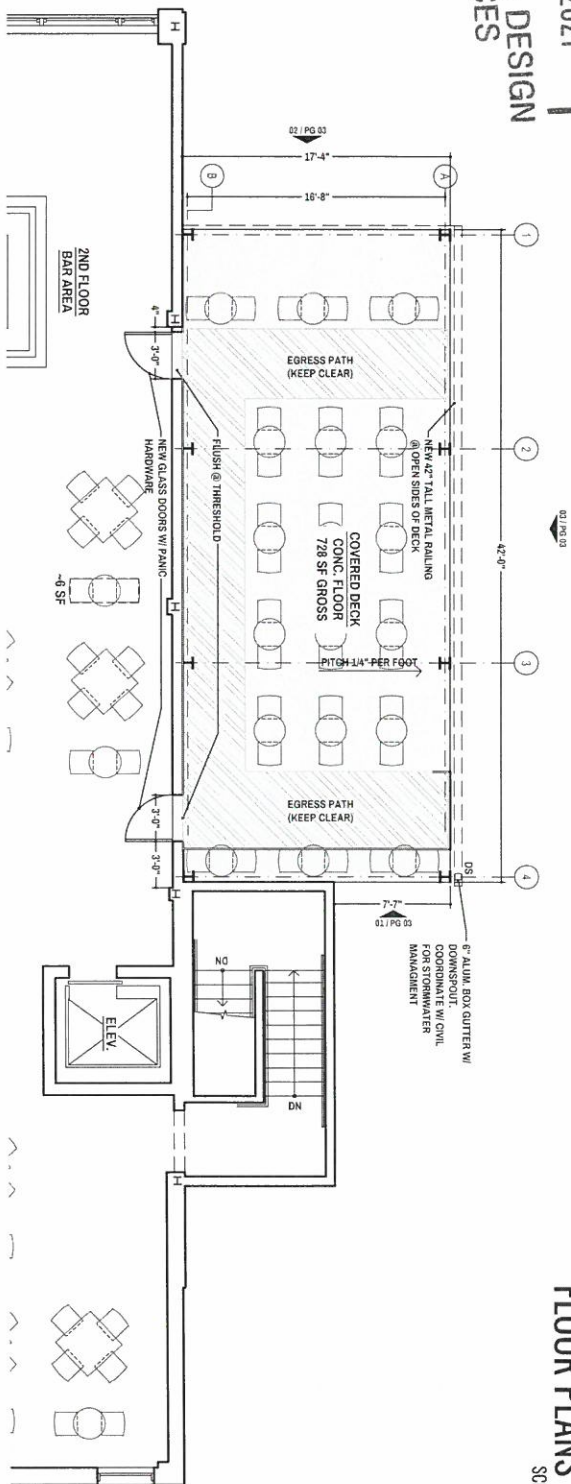
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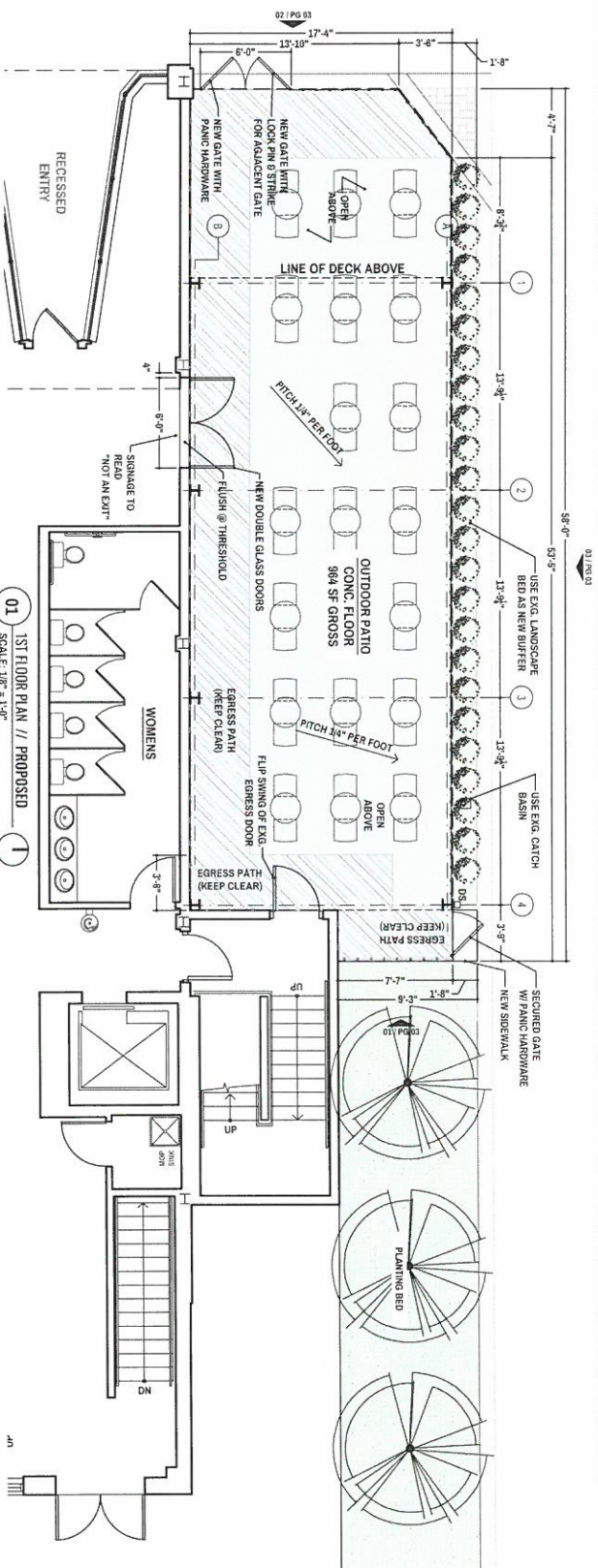
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FLOOR PLANS // PROPOSED

SCHEMATIC DESIGN 08 / 24 / 21



02 2ND FLOOR PLAN // PROPOSED
SCALE: 1/8" = 1'-0"



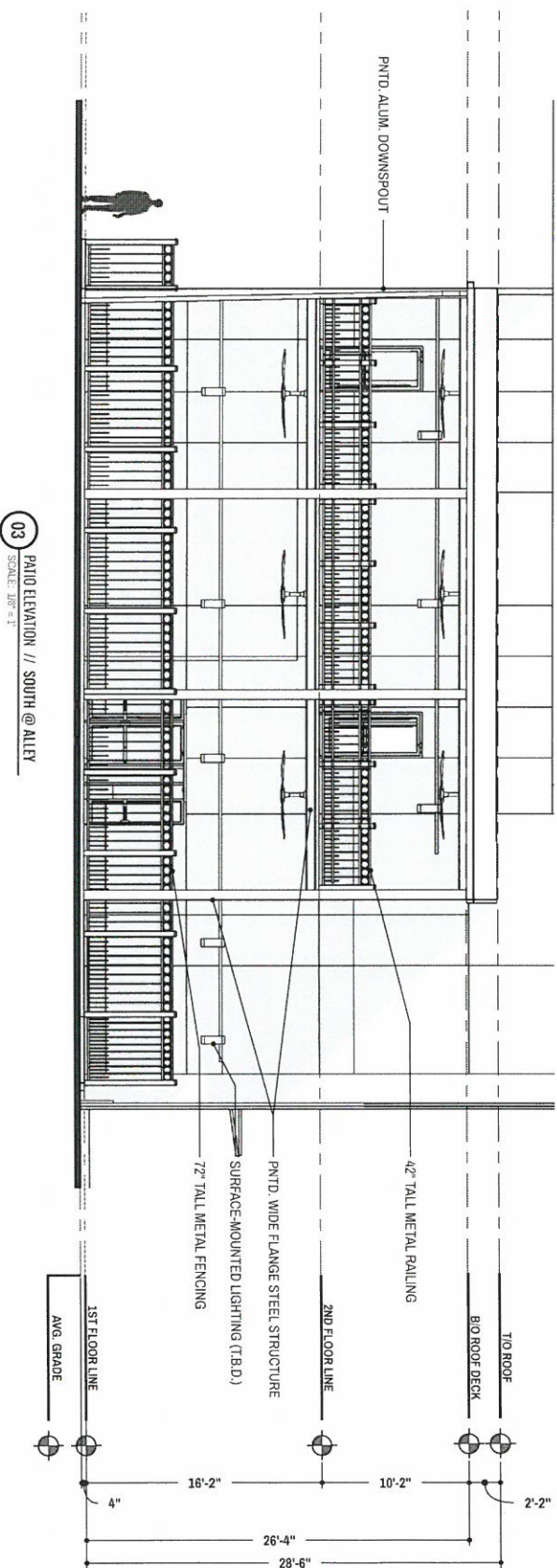
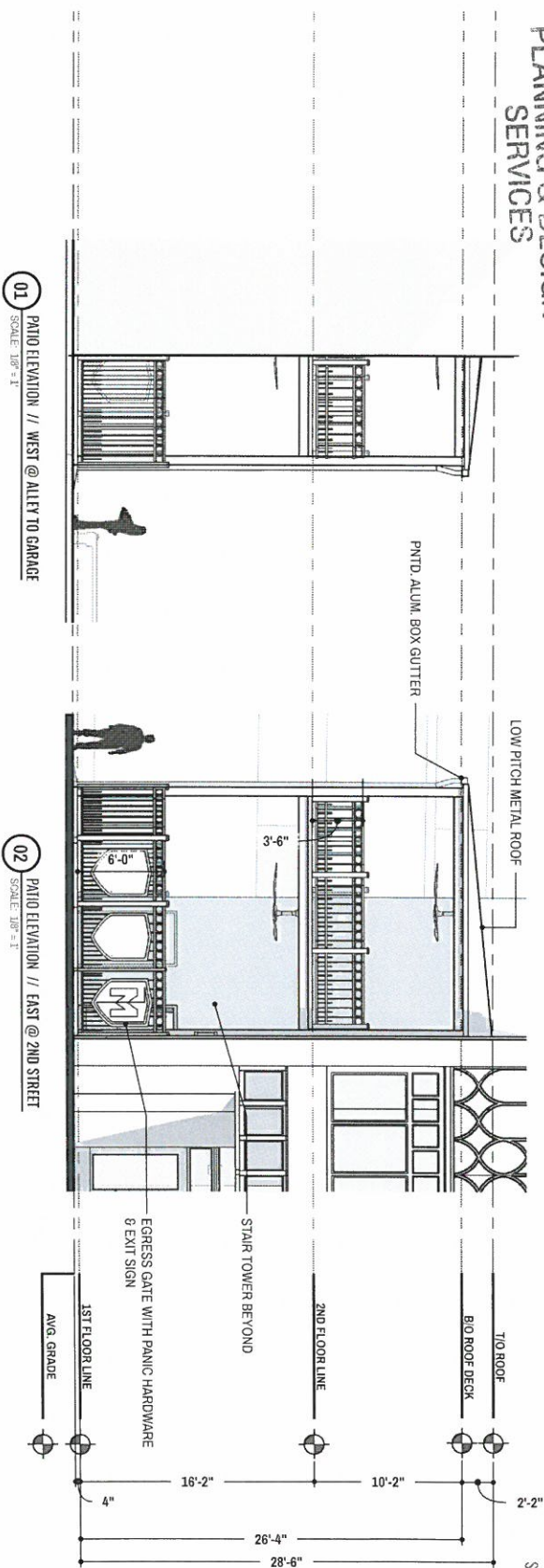
01 1ST FLOOR PLAN // PROPOSED
SCALE: 1/8" = 1'-0"

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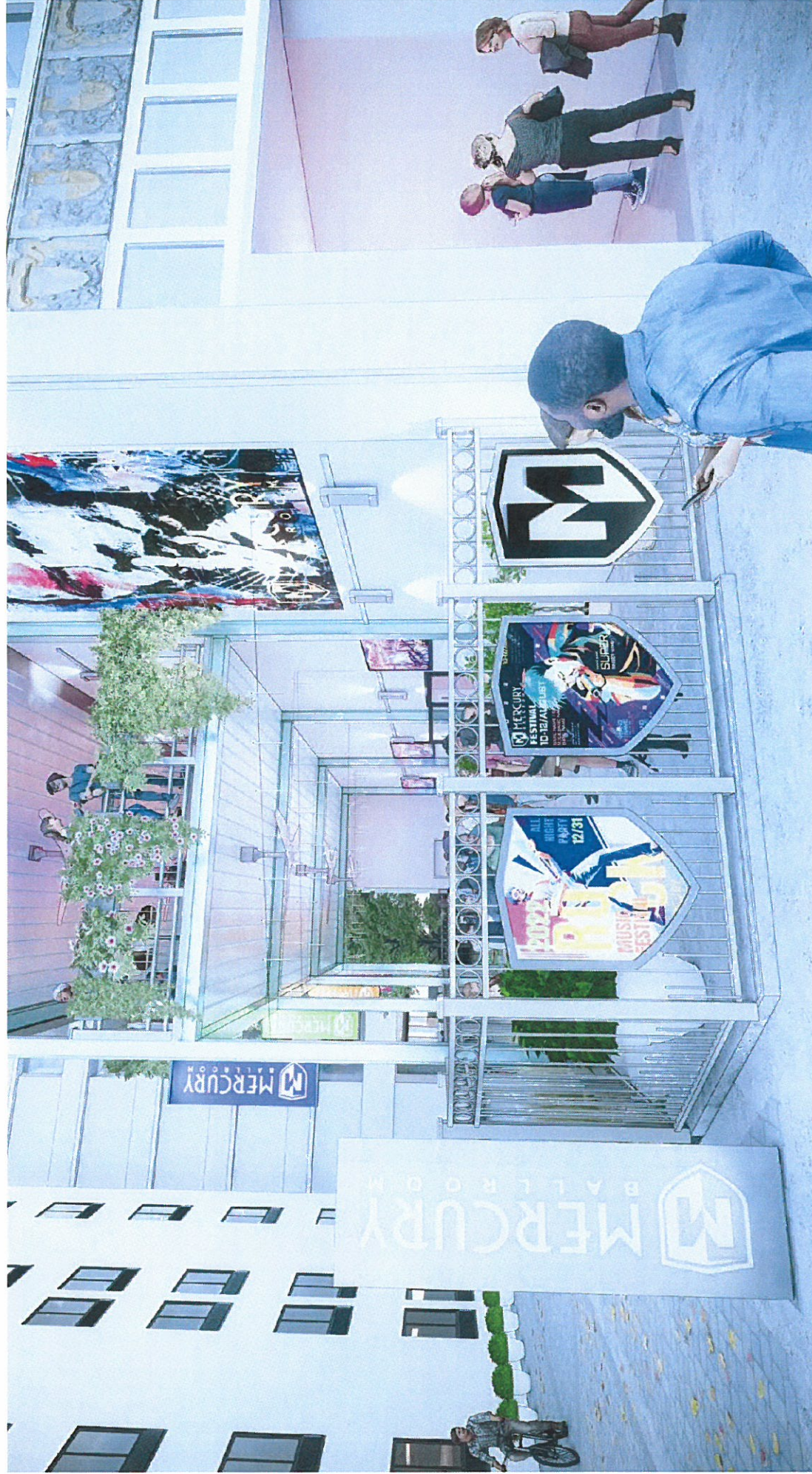
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ELEVATIONS
SCHEMATIC DESIGN 08 / 24 / 21



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The authors thank Dr. J. H. W. Lam, Department of Microbiology, University of Hong Kong, for his critical reading of the manuscript.



PERSPECTIVE LOOKING TOWARDS DECK

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WEYLAND VENTURES // 815 W. MARKET STREET // LOUISVILLE KY 40202

MERCURY BALLROOM PATIO & DECK ADDITION // 611 S 4TH STREET // LOUISVILLE KY 40202 // SCHEMATIC DESIGN

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STREET PERSPECTIVE APPROACH

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BIRDSEYE PERSPECTIVE @ PATIO

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MERCURY BALLROOM PATIO & DECK ADDITION // 611 S 4TH STREET // LOUISVILLE KY 40202 // SCHEMATIC DESIGN

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FIGURE 10-10: A 3D SCHEMATIC RENDERING OF THE PROPOSED PATIO AND DECK ADDITION TO THE MERCURY BALLROOM. THE RENDERING SHOWS THE PROPOSED PATIO AND DECK ADDITION TO THE MERCURY BALLROOM. THE RENDERING SHOWS THE PROPOSED PATIO AND DECK ADDITION TO THE MERCURY BALLROOM. THE RENDERING SHOWS THE PROPOSED PATIO AND DECK ADDITION TO THE MERCURY BALLROOM.



PERSPECTIVE FROM ACCESS ALLEY

21-OVERLAY-0025