



# Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 19-COA-0171

Intake Staff: CR

Date: 12/30/19

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: Ransdell Residence

Project Address / Parcel ID: 2530 Ransdell Ave. / 075L 0002 0000

Total Acres: 1.56780

Project Cost (exterior only): \$130,000

PVA Assessed Value: \$999,930

EXST. HGT: 35'-11"  
ADDITION: 30'-0"

Existing Sq Ft: 5,663

New Construction Sq Ft: 1,578 (ADDITION) Height (Ft): 2.5 Stories: 2.5

1,284 SF (CARRIAGE HOUSE) CARRIAGE HOUSE 28'-8"

Project Description (use additional sheets if needed):

Please see attached project description.

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**Contact Information:**

Owner: ☐ Check if primary contact

Applicant: ☐ Check if primary contact

Name: Augusta B. Holland

Name: Lindsey Stoughton

Company: c/o Wyatt, Tarrant & Combs, LLP

Company: LMS Design

Address: 400 West Market St., Suite 2000

Address: 816 Franklin St.

City: Louisville State: KY Zip:

City: Louisville State: KY Zip: 40206

Primary Phone: (502) 562-7505

Primary Phone: (317) 345-4398

Alternate Phone:

Alternate Phone:

Email: tberry@wyattfirm.com

Email: stoughton@LMSdesignLLC.com

Owner Signature (required):



Attorney: ☐ Check if primary contact

Plan prepared by: ☐ Check if primary contact

Name:

Name: Maria de la Guardia

Company:

Company: de la Guardia Victoria Architects

Address:

Address: 224 Valencia Ave.

City:  State:  Zip:

City: Coral Gables State: FL Zip: 33134

Primary Phone:

Primary Phone: (305) 444-6363

Alternate Phone:

Alternate Phone:

Email:

Email: maria@dlgvarchitects.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, Turney P. Berry, in my capacity as trustee, hereby  
2019 Ransdell Avenue Trust representative/authorized agent/other

certify that 2019 Ransdell Avenue Trust 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: T P Berry, Trustee Date: 12/30/2019

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.

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## Ransdell Residence

### Project Description

The residence at 2530 Ransdell Ave. was built in the early 1900s and reflects a curious indecision on the part of the Architect as to the style of the house, thus resulting in a naïve albeit charming eclectic mix of Arts and Crafts, Georgian and Queen Anne styles. The variety of styles within the composition result in a somewhat lyrical play of gable, hip and dormer roof forms that are the result of the contrasting styles. The addition to the main house and the carriage house aspire to contribute to this playful composition.

The residence has had its share of remodels, in some cases making it hard to decipher what is original and what is new. At one moment in its history the entrance of the house was flipped from Longest Avenue to Ransdell, transforming the front into the back and the back into the front. As both streets are important within Cherokee Triangle, Landmark Commission considers Longest Ave. the front whilst the Planning Board considers Ransdell Ave. the front. The current house is sited almost 250' from Longest Ave but only 38' from Ransdell. This challenging house location within the site leaves limited options for the additions, as one respects the public realm off Longest Ave. The design of the addition chooses to reinforce the strong hierarchy of the centered portico on the massing of the existing house by adding on to both sides of the house. These two additions and the carriage house step back and recede on either side of the existing historic massing in a manner that Japanese architects have named the *wild geese formation* because of the similarity to the flying v-patterns of migrating geese. This receding composition is consistent with Cherokee Tringle preservation principle recommendation of stepping back the additions so as to not compete with the historical façade in massing, size and scale.

The whole of the existing house has a closed soffit eave except for the roof above the family room, which has an open eave. Curiously, this volume appears to have been modified at some point in time as the more vernacular open eave is completely different in style and spirit from the more refined closed eave on the remainder of the historic house. The additions choose to differentiate themselves from the original house by playing on this contrast of open versus closed eave. The open eave allows the addition to establish similarity and tie into the anomalous roof over the family room while establishing differences with the historical house. The open eave also allows for a lower roof over the new second floor thus not competing with the taller historical roof over the main volume of the existing house as recommended by the design guidelines.

Currently, the house has a diverse and esoteric collection of window types and glass lite proportions, some are original, but many are the result of numerous remodels over the years. The range is so wide that the house suffers from lack of any visual cohesion with respect to the fenestrations. Because the current owners would like to upgrade most windows to energy efficient double-pane wood windows with T.D.L., it is an opportunity to reestablish some proportional harmony and order in the fenestration system of the whole house. The differentiation in the eaves will allow us to distinguish the original house from the new addition while the systematization of the windows and doors will allow us to tie the composition back together. The majority of the windows proposed are double hung, two over one or three



over one, in consideration of the house's craftsman's lineage. The replacement doors follow a similar proportioning system to the proposed windows.

The public realm on Longest Ave. will function as a back garden. The design proposes a garden terrace and pool to create level ground which will allow the family to enjoy the wonderful garden and the rolling lawn with mature trees towards Longest Ave. The Landscape Architect is proposing a privacy hedge along the avenue not to dissimilar to those of various neighbors.

The design replaces the circular automobile drive on Ransdell with two short drives at both ends of the property providing access to the Carriage House and the Carport. The center of the Ransdell yard is freed from the automobile and allows pedestrian access to the house from the street through a beautiful garden. The trellised vine on the first floor of the addition, further differentiates the new and the historic while also contributing to the arrival garden showpiece. This consideration of placing people in the middle of the property versus the automobile, enhances the sense of community and presents a friendlier, more neighborly and pedestrian front towards Ransdell Ave.

The design is characterized by preservation and the integration of the addition and carriage house to the historic and cherished fabric of Cherokee Triangle and the house. The house and site remain very much in the spirit of the original, a charming and eclectic mix of styles. By respecting the fundamental character of the existing house and the nature of the site, this proposal resolves the new as a continuation of the past and reaffirms the virtue and beauty of the unique and distinct setting that is Cherokee Triangle.

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**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:

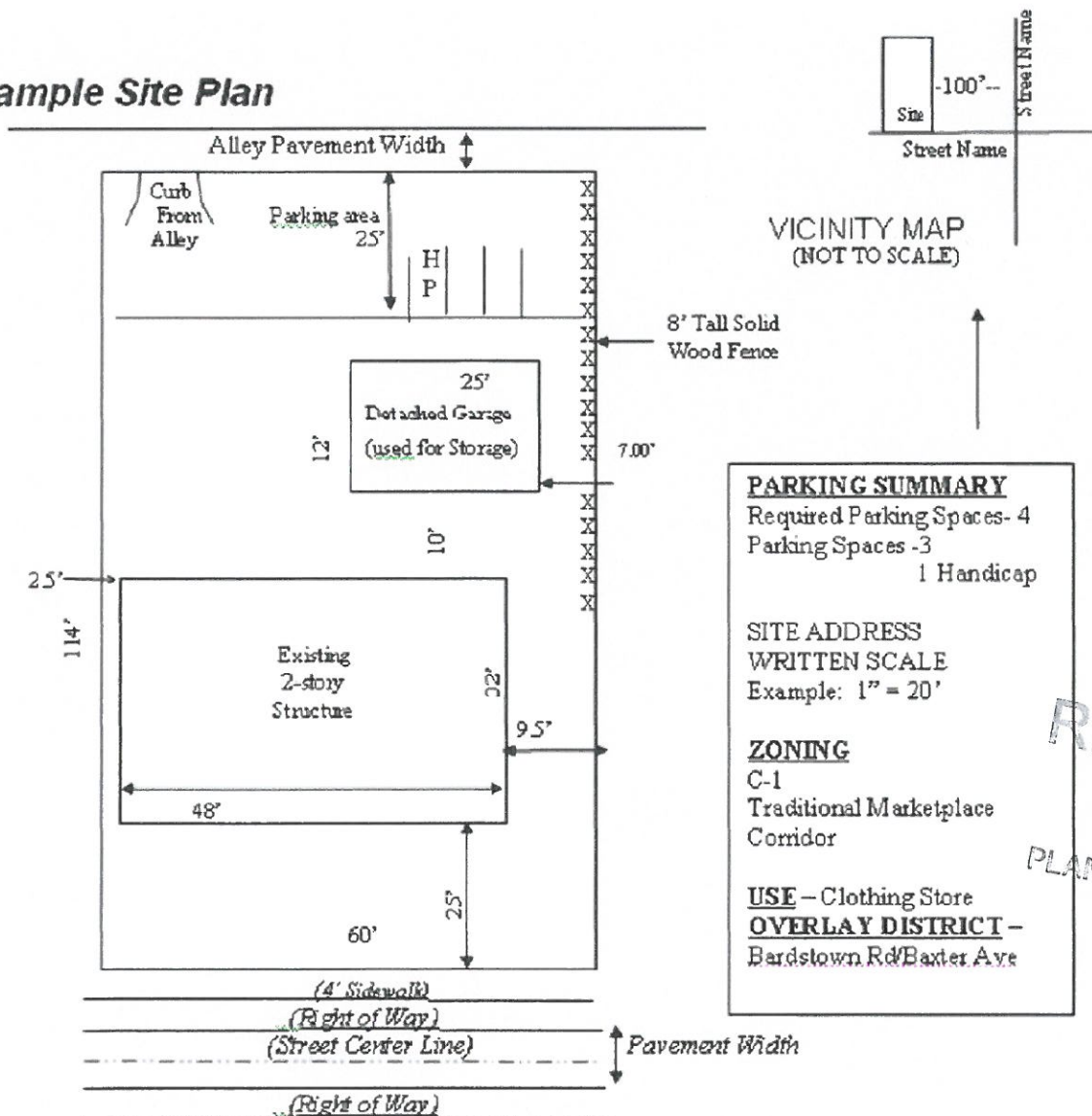
**Certificate of Appropriateness:** A project involving physical changes to the exterior of a building, structure, or property designated as a local landmark or located within a local preservation district shall require prior approval in the form of a Certificate of Appropriateness. An approval requires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





## Land Development Report

September 11, 2019 4:20 PM

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

### Location

**Parcel ID:** 075L00020000  
**Parcel LRSN:** 78171  
**Address:** 2530 RANDELL AVE

### Zoning

**Zoning:** R2  
**Form District:** TRADITIONAL NEIGHBORHOOD  
**Plan Certain #:** NONE  
**Proposed Subdivision Name:** NONE  
**Proposed Subdivision Docket #:** NONE  
**Current Subdivision Name:** EASTERN PARKLAND CO.  
**Plat Book - Page:** 01-067  
**Related Cases:** NONE

### Special Review Districts

**Overlay District:** NO  
**Historic Preservation District:** CHEROKEE TRIANGLE  
**National Register District:** CHEROKEE TRIANGLE  
**Urban Renewal:** NO  
**Enterprise Zone:** NO  
**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:** 21111C0043E  
**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:** YES

### Sewer & Drainage

**MSD Property Service Connection:** YES  
**Sewer Recapture Fee Area:** NO

### Services

**Municipality:** LOUISVILLE  
**Council District:** 8  
**Fire Protection District:** LOUISVILLE #4  
**Urban Service District:** YES

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1. William K. Sr. & Suzanne Oldham  
2532 Ransdell Ave. Louisville KY 40204
2. University of Louisville Real Est.  
2515 Longest Ave. Louisville KY 40204
3. Michael Summerfield  
2525 Ransdell Ave. Louisville KY 40204
4. Singh, Reddy Revocable trust  
2523 Ransdell Ave. Louisville KY 40204
5. Denise Harper Angel  
2521 Ransdell Ave. Louisville KY 40204
6. Barbara C. Goudy  
2519 Ransdell Ave. Louisville KY 40204
7. Mark Naylor  
2515 Ransdell Ave. Louisville KY 40204
8. Identified Parcel is part of a multi-unit complex
9. Katherine Eleen Mckune  
2539 Cherokee Pkwy Louisville KY 40204
10. Erle Byron & B P Boyer  
2520 Longest Ave. Louisville KY 40204
11. Susan B. Frockt  
2514 Longest Ave. Louisville KY 40204

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WILLIAM & SUZANNE OLDHAM  
2532 RANSDALL AVE.  
LOUISVILLE KY 40204

UNIVERSITY OF LOU. REAL EST.  
2515 LONGEST AVE.  
LOUISVILLE KY 40204

MICHAEL SUMMERFIELD  
2525 RANSDALL AVE.  
LOUISVILLE KY 40204

SINGH, REDDY REVOCABLE TRUST  
2523 RANSDALL AVE.  
LOUISVILLE KY 40204

DENISE HARPER ANGEL  
2521 RANSDALL AVE.  
LOUISVILLE KY 40204

BARBARA C. GOUDY  
2519 RANSDALL AVE.  
LOUISVILLE KY 40204

MARK NAYLOR  
2515 RANSDALL AVE.  
LOUISVILLE KY 40204

KATHERINE EILEEN MCKUNE  
2539 CHEROKEE PKWY  
LOUISVILLE KY 40204

ERLE BYRON & B P BOYER  
2520 LONGEST AVE.  
LOUISVILLE KY 40204

SUSAN B. FROCKT  
2514 LONGEST AVE.  
LOUISVILLE KY 40204

LMS DESIGN  
816 FRANKLIN ST.  
LOUISVILLE KY40206

ATTN. BECKY GORMAN  
PLANNING & DESIGN SERVICES  
444 S. 5TH ST. SUITE 300  
LOUISVILLE KY 40206

DE LA GUARDIA  
VICTORIA ARCHITECTS  
244 VALENCIA AVE.  
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2530 RANSDALL  
COPY OF APO LABELS

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2530 RANSDELL AVE.

APO MAILING LABELS

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2532 RANSDELL AVE.  
LOUISVILLE KY 40204

UNIVERSITY OF LOU. REAL EST.  
2515 LONGEST AVE.  
LOUISVILLE KY 40204

MICHAEL SUMMERFIELD  
2525 RANSDELL AVE.  
LOUISVILLE KY 40204

SINGH, REDDY REVOCABLE TRUST  
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LOUISVILLE KY 40204

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LOUISVILLE KY 40204

SUSAN B. FROCKT  
2514 LONGEST AVE.  
LOUISVILLE KY 40204

LMS DESIGN  
816 FRANKLIN ST.  
LOUISVILLE KY40206

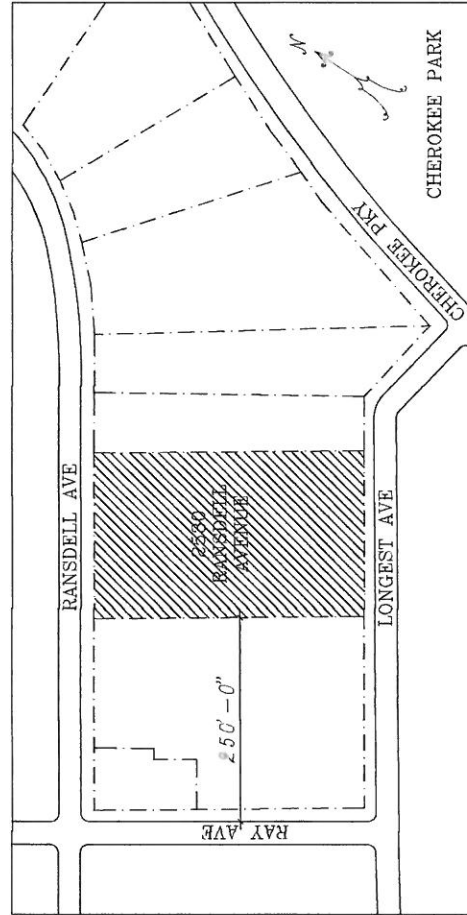
ATTN. BECKY GORMAN  
PLANNING & DESIGN SERVICES  
444 S. 5TH ST. SUITE 300  
LOUISVILLE KY 40206

DE LA GUARDIA  
VICTORIA ARCHITECTS  
244 VALENCIA AVE.  
CORAL GABLES FL 33134



# ZONING INFORMATION - 2530 RANDELL AVE.

ZONING	SINGLE FAMILY RESIDENTIAL (R2)	BUILDING FLOOR AREAS	EXISTING	NEW CONSTRUCTION	TOTAL
FORM DISTRICT	TRADITIONAL NEIGHBORHOOD (TN)	MAIN HOUSE			
HISTORIC DISTRICT	CHEROKEE TRIANGLE	FIRST FLOOR	2,443 SQ.FT.	977 SQ.FT.	3,420 SQ.FT.
		SECOND FLOOR	2,215 SQ.FT.	601 SQ.FT.	2,816 SQ.FT.
LOT AREA	66,160 SQ.FT./1.56 ACRES	ATTIC FLOOR	1,005 SQ.FT.	-	1,005 SQ.FT.
		TOTAL	5,663 SQ.FT.	1,578 SQ.FT.	7,241 SQ.FT.
NO. OF STORIES	2.5	CARRIAGE HOUSE			
		FIRST FLOOR	-	432 SQ.FT.	432 SQ.FT.
		SECOND FLOOR	-	852 SQ.FT.	852 SQ.FT.
HEIGHT FROM ADJ. GRADE	(+521'-0" N.A.V.D.)	TOTAL	-	1,284 SQ.FT.	1,284 SQ.FT.
MAIN HOUSE - EXISTING	35'-11"	TOTAL BUILDING FLOOR AREAS	5,663 SQ.FT.	2,862 SQ.FT.	8,525 SQ.FT.
MAIN HOUSE - ADDITION	30'-0"	ACCESSORY AREAS			
CARRIAGE HOUSE	28'-8"	CARPORT	-	510 SQ.FT.	-
		GARAGE	-	812 SQ.FT.	-



Vicinity Map  
Scale: 1" = 120'-0"

Planning Information & Vicinity Map

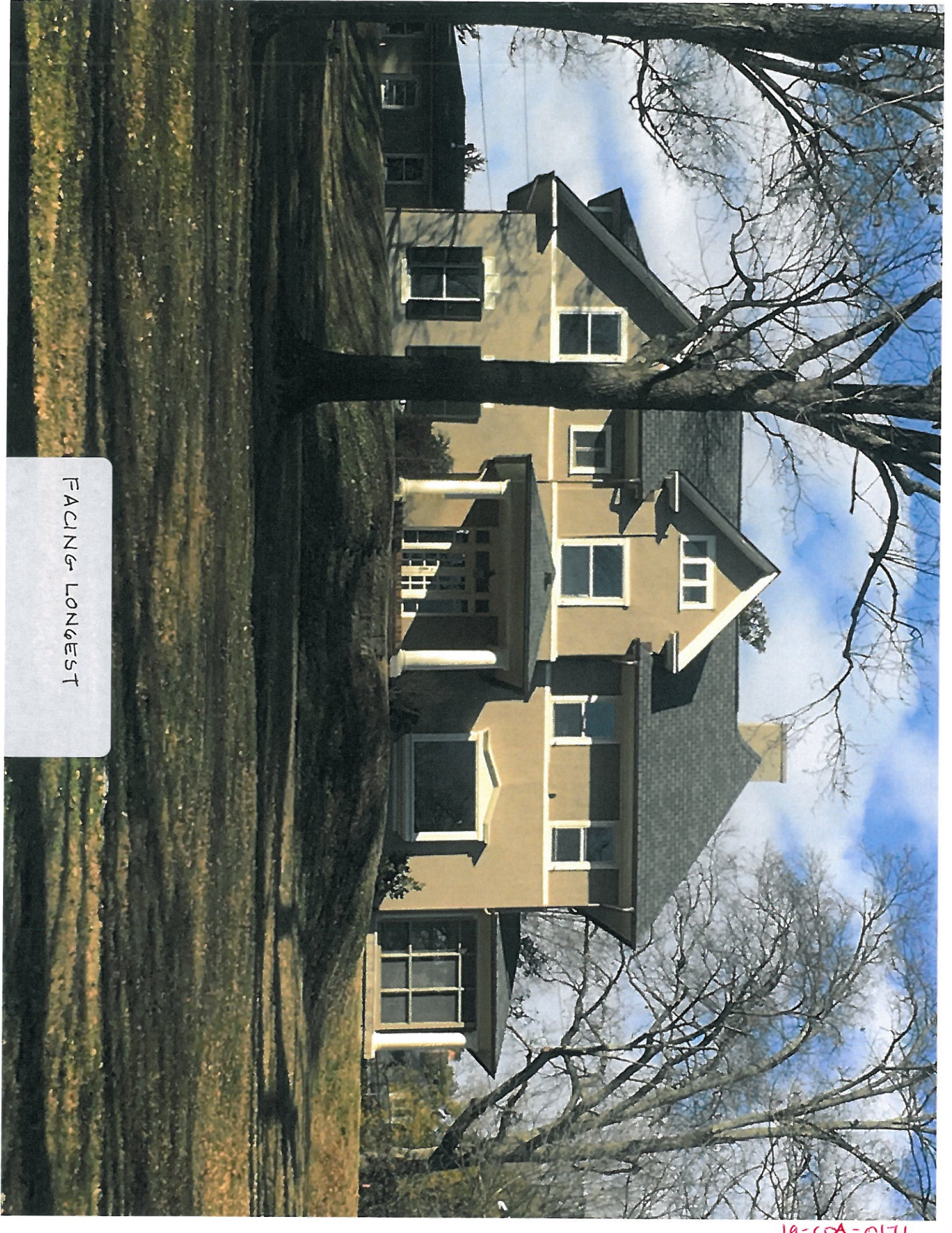
Ransdell Builders  
Cherokee Triangle, Kentucky

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December 28, 2019  
at the Zonanda Victoria Architects

19-COA-0171

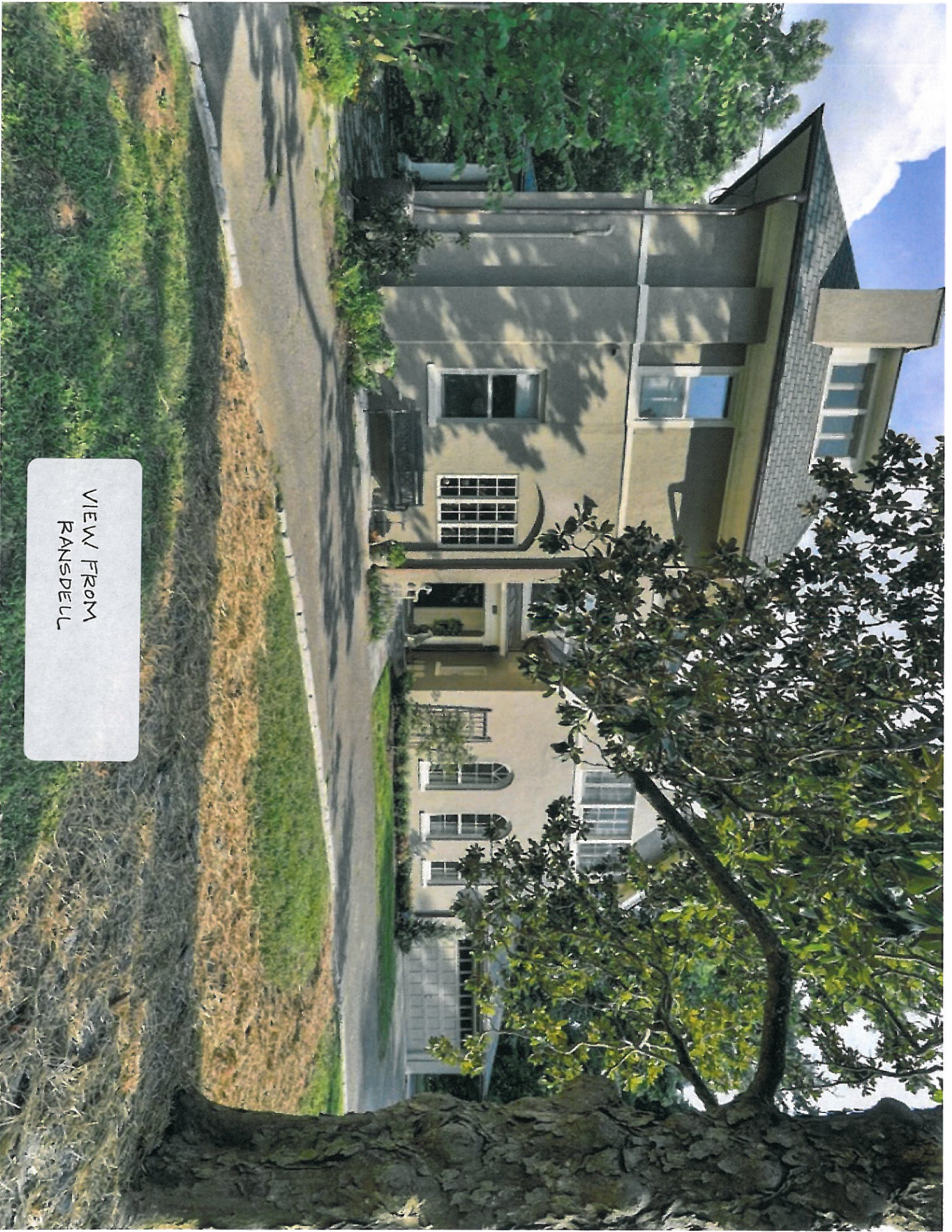




FACING LONGEST

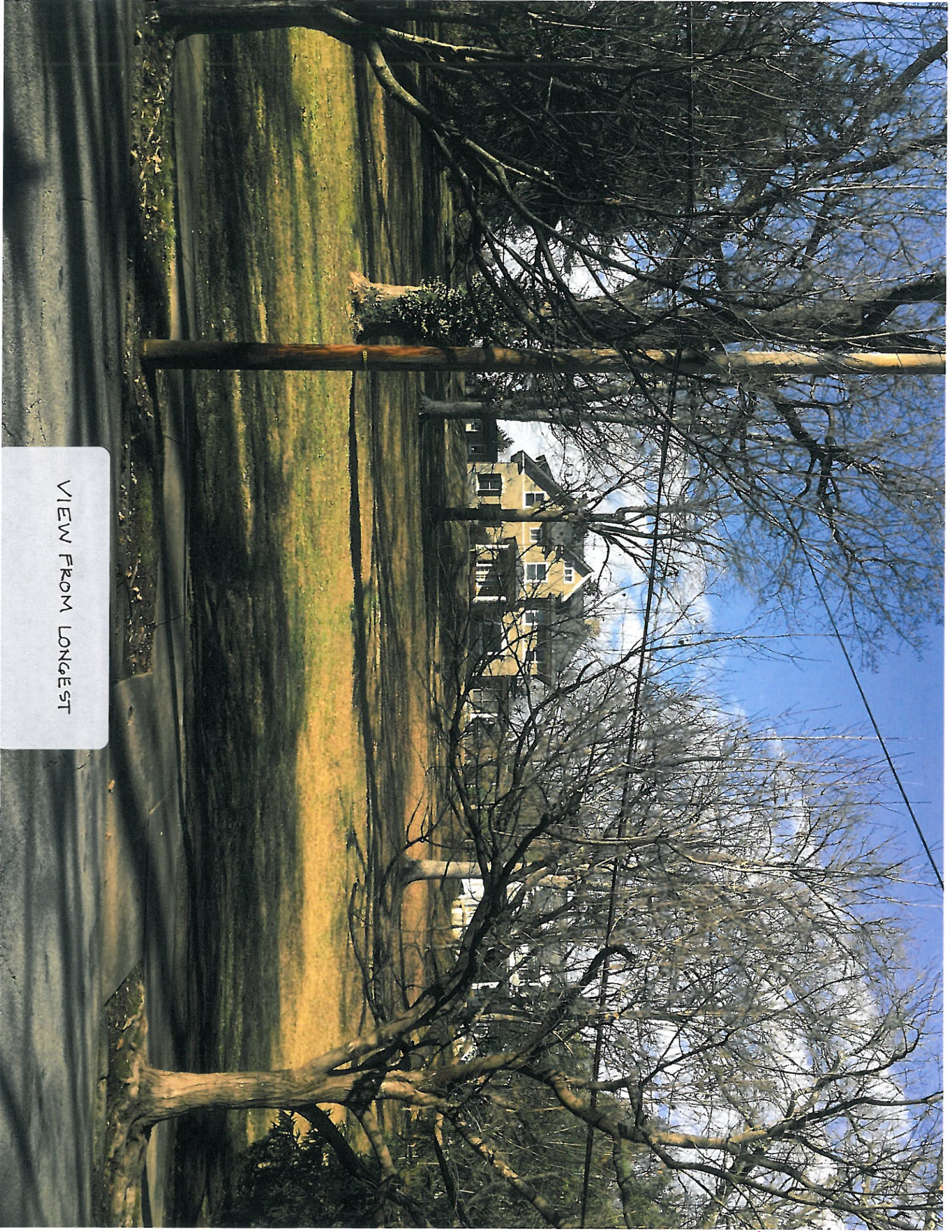
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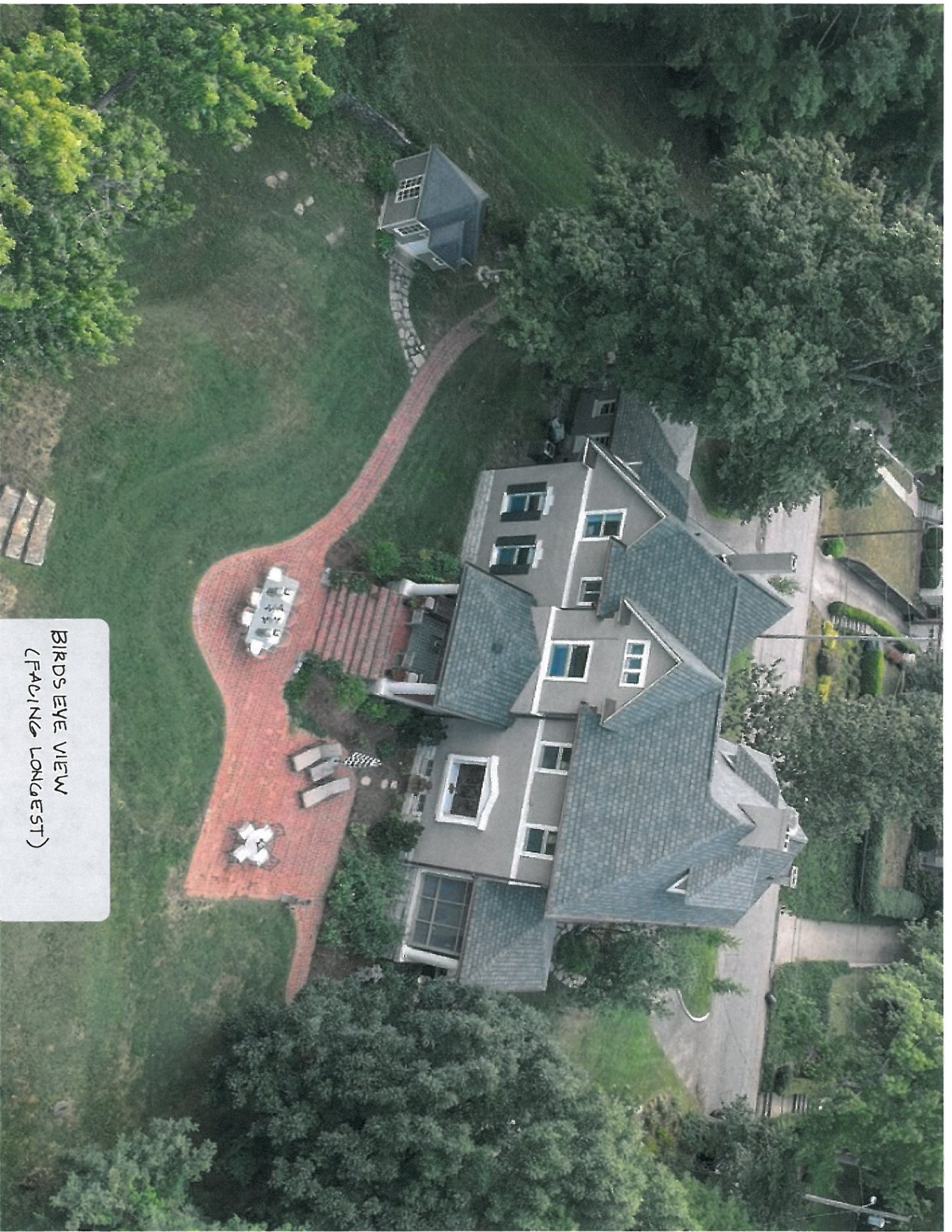
VIEW FROM  
RANDELL





VIEW FROM LONGEST

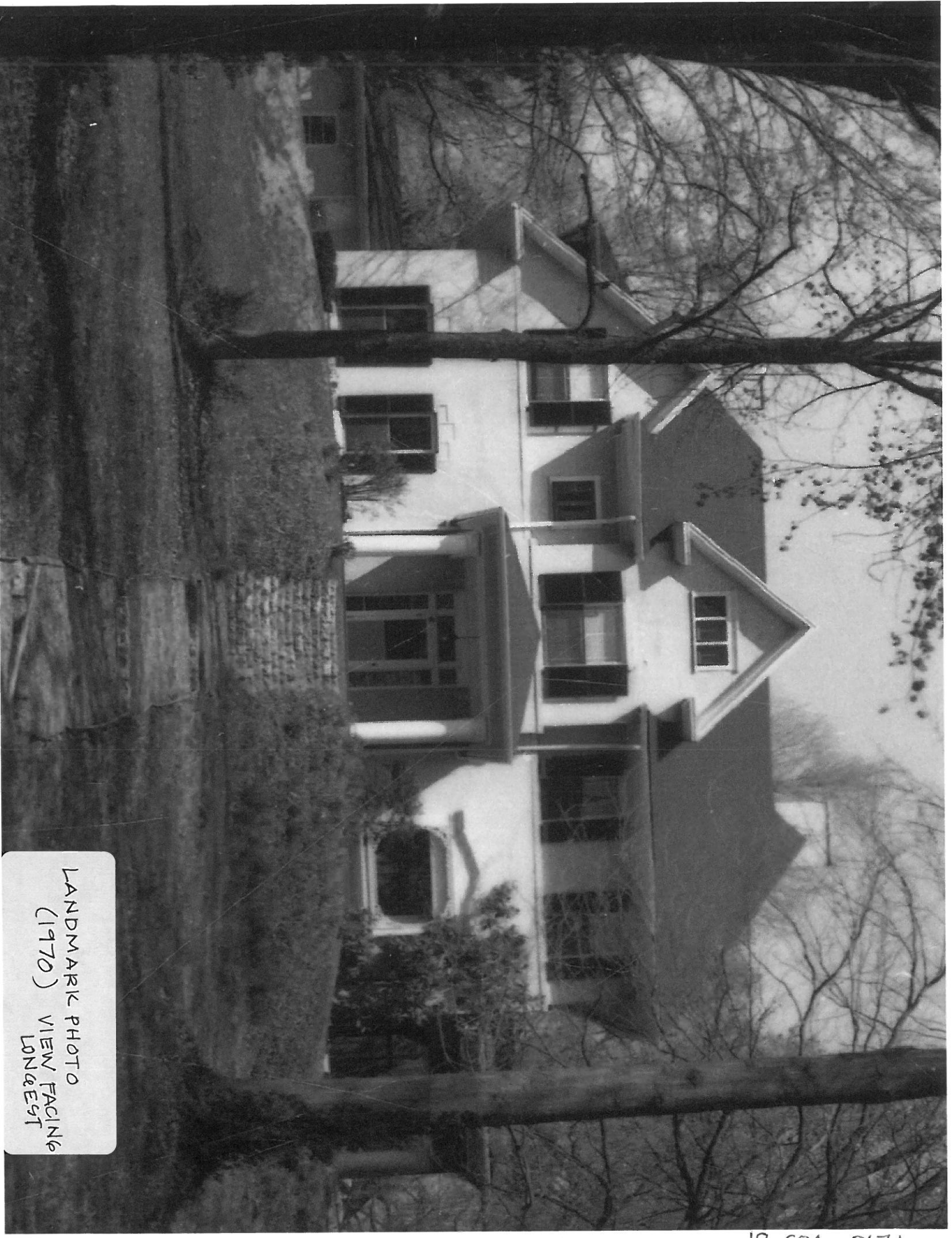




BIRDS EYE VIEW  
(FACING LONGEST)

19-CCA-0171

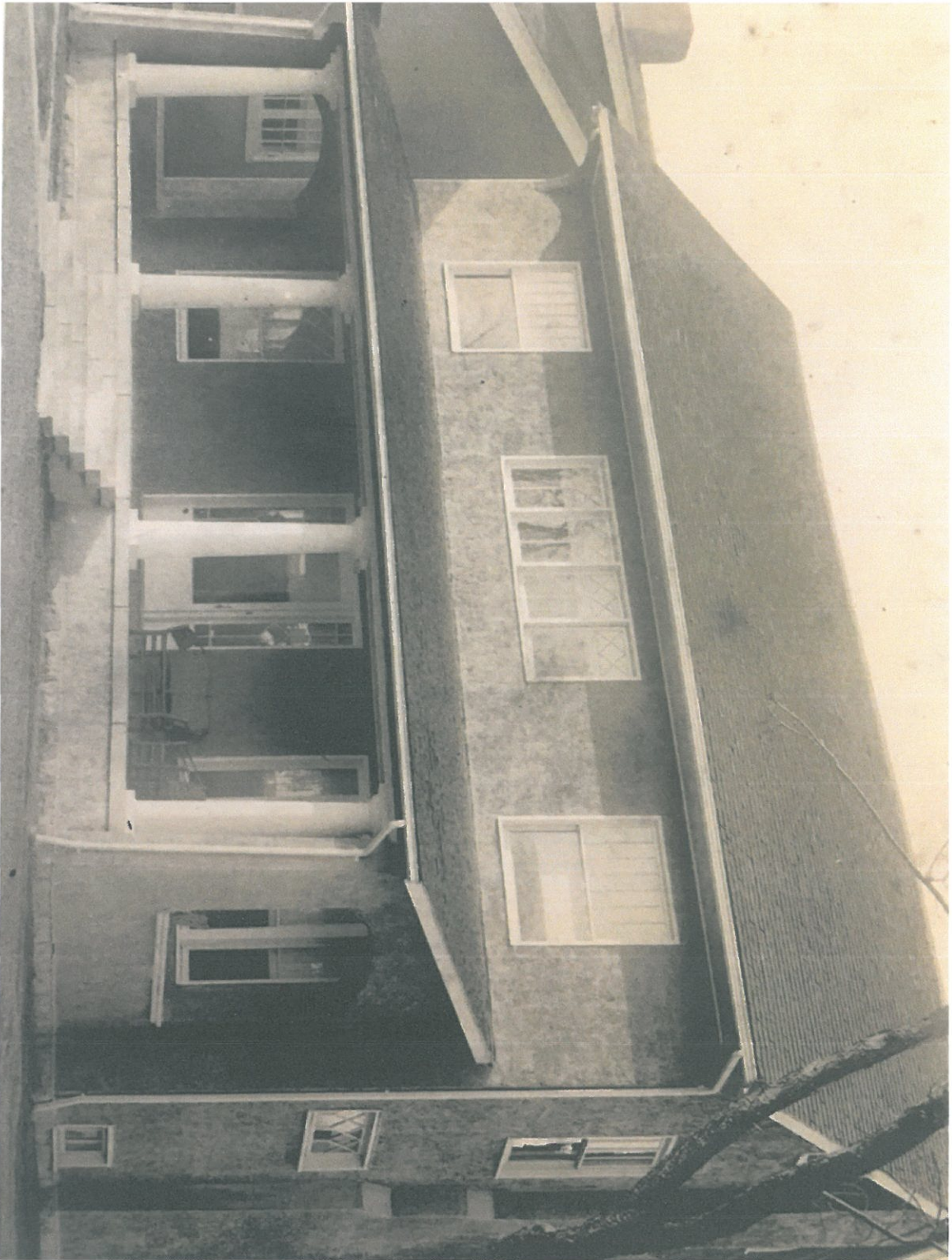




LANDMARK PHOTO  
(1970) VIEW FACING  
SOUTHWEST

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SURROUNDING CONTEXT : 2439 KANSDEL AVE.  
BUILT ABOUT 1908 (PICTURED SOON AFTER)





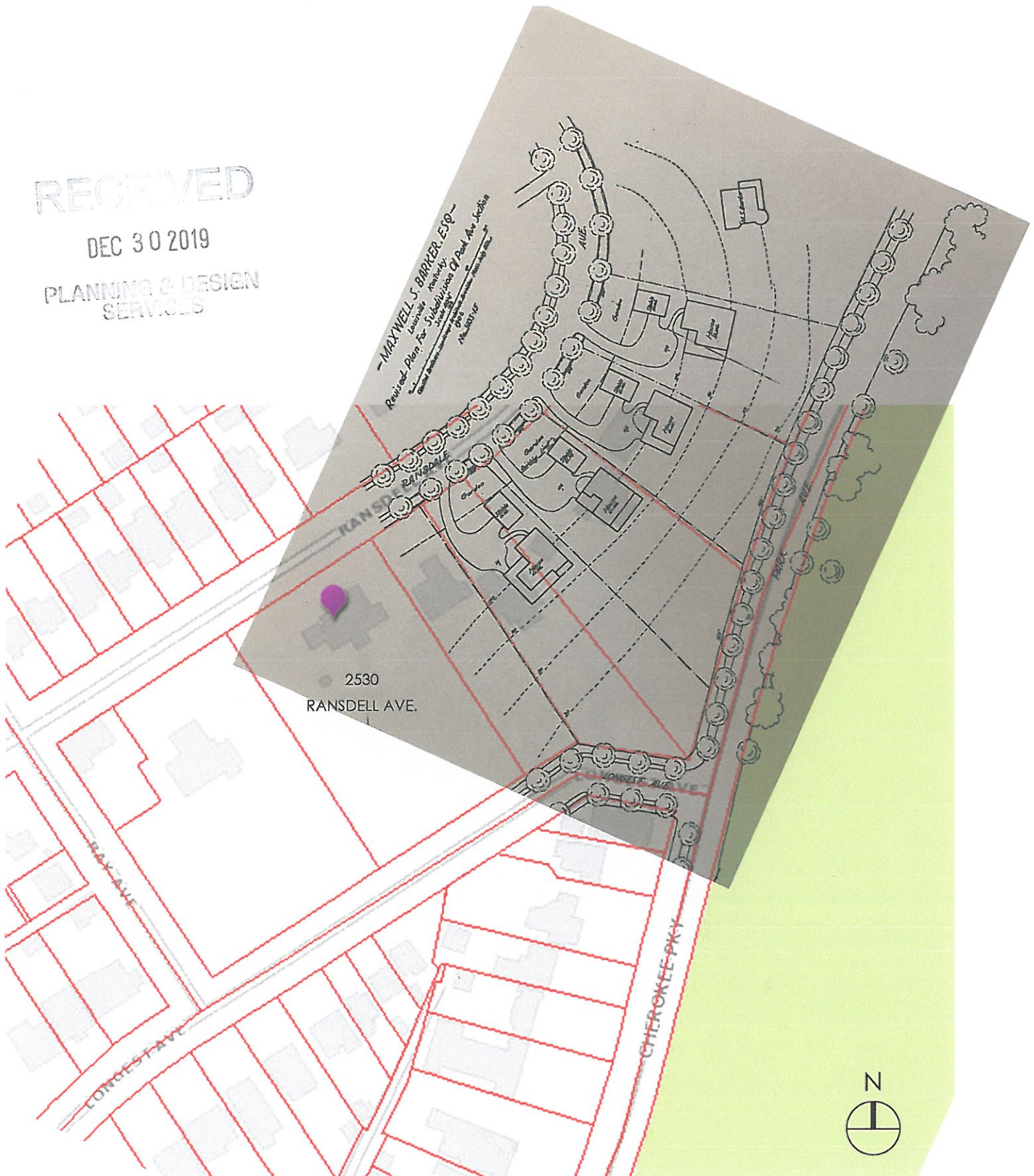
SURROUNDING CONTEXT : 2525 RANDELL AVE.  
BUILT ABOUT 1908 (PICTURED SOON AFTER)



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### HISTORIC CONTEXT : Carriage House

REVISED SUBDIVISION PLAN BY OLMSTED BROTHERS DATED 8 JULY 1906  
overlaid on current lojic map

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—MAXWELL S. BARKER, ESQ.—

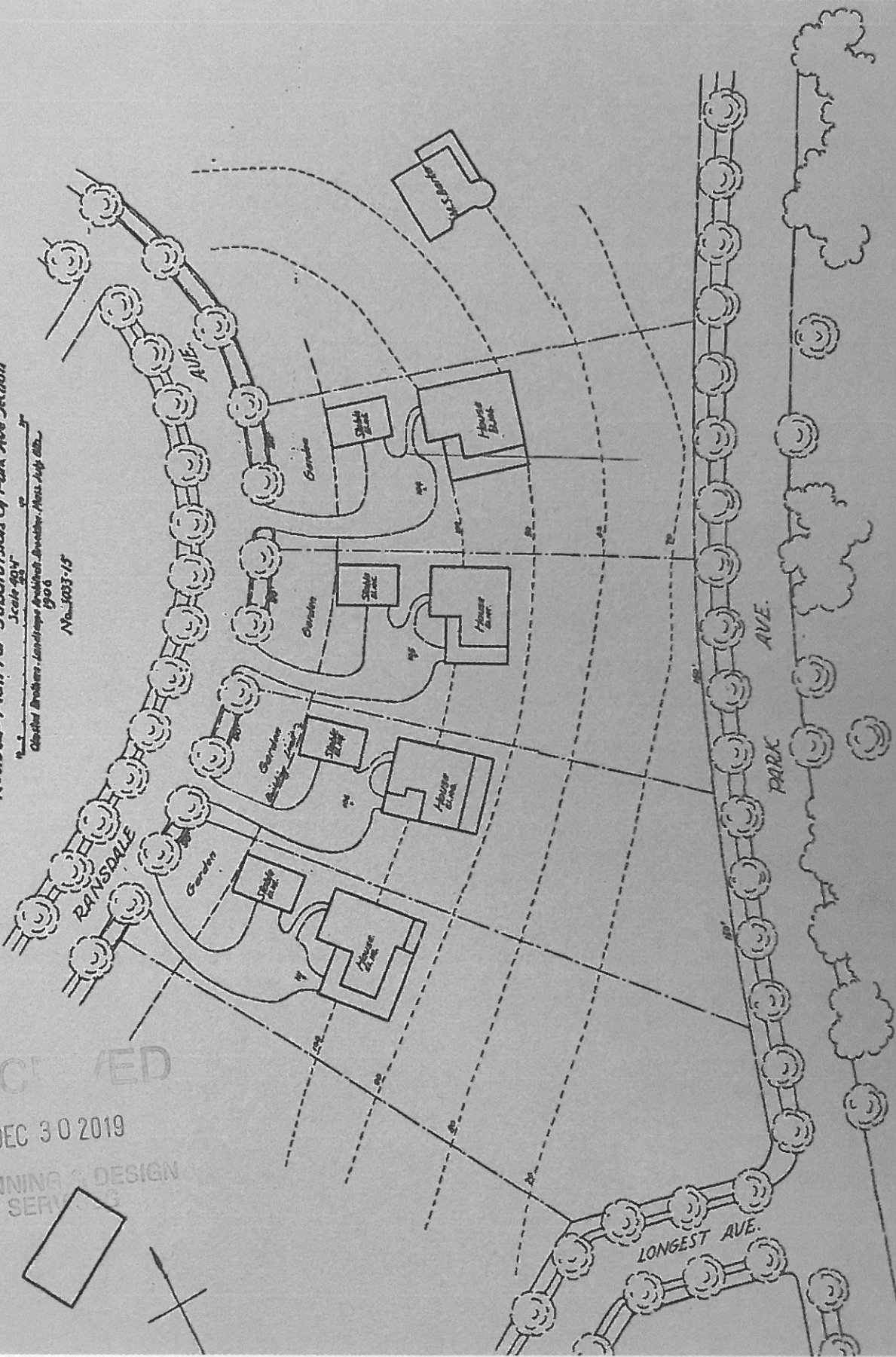
Louisville, Kentucky

Revised Plan For Subdivision Of Park Ave Section

Scale 80' = 1" 1906

Original Drawing Landscaping Architect, Louisville, Mass. July 18th

No. 3033-15



made by my property that you mention.... I mentioned to my  
landscane architect the fact that it was a lot of work to do