Historic Landmarks and Preservation Districts Commission

Certificate of Appropriateness

To:	Jan DeBevoise
Thru:	Bob Keesaer, AIA, NCARB- Planning & Design Supervisor
From:	Savannah Darr, Historic Preservation Specialist
Date:	August 30, 2016

Case No: 16COA1186
Classification: Staff Review

GENERAL INFORMATION

Property Address: 815 East Washington Street

Applicant:
Jan DeBevoise
815 East Washington Street
Louisville, KY 40206
502-295-1147
jan.debevoise@gmail.com

Owner: same as applicant

Architect/Design: Jan DeBevoise

Estimated Project Cost: $25,000

Description of proposed exterior alteration:
The applicant requests approval to construct a 26' by 26' two story frame garage on the alley behind the main house. The foundation will be poured concrete and the walls will be covered in fiber cement siding with a 4" exposure to match the rear addition of the main house. The north elevation, which will face the alley, will contain two single garage doors. The upper story will contain one sliding window and one stationary window. The east elevation of the garage will have a second story double entry door with wood stairs. The south elevation will contain a double entry door flanked by sliding and stationary windows. The entry door will be located below grade, so concrete stairs will lead down. The upper story will also have sliding and stationary windows. The west elevation will not contain any windows or doors and will sit on the property line. The 3:12 shed roof will be covered with standing seam metal roofing and utilize 6" aluminum ogee gutters. A 12' apron will be poured from the garage to the alley. New 8' tall wood privacy fencing will be constructed east of the garage to close off the rear yard. The yard

slopes down northeast toward the alley, so a poured concrete retaining wall shall be constructed west of the garage to hold the soil from the berm.

Communications with Applicant, Completion of Application
The application was received on August 19, 2016. The application was determined to be mostly complete and classified as requiring Staff Review on August 22, 2016. Staff confirmed with the applicant on August 25, 2016 that no plumbing would be installed in the garage to make it habitable. Staff spoke with the applicant on August 30, 2016 to confirm a few details that were missing from the application.

FINDINGS

Guidelines
The following design review guidelines, approved for the Butchertown Preservation District, are applicable to the proposed exterior alteration: **Garage, New Construction, and Site**. The report of the Commission Staff's findings of fact and conclusions with respect to these guidelines is attached to this report.

The following additional findings are incorporated in this report:

Site Context/ Background
The site, zoned R6, is located on the north side of East Washington Street in the Traditional Neighborhood Form District. It is located on the fifth lot east of North Shelby Street. The site contains a two story Greek Revival masonry house surrounded by other two story Victorian era masonry houses of varying architectural styles as well as smaller frame shotgun style houses.

In 2009, the applicant received a COA to restore the windows on the front elevation; enclose the side sleeping porch; and construct a rear addition. The addition appears modern in design and the new garage will reflect that same design. The applicant has applied for a variance (16VARIANCE1065) from the Land Development Code to construct the garage on the western property line.

Conclusions
The proposed addition generally meets the Butchertown design guidelines for **Garage, New Construction, and Site**. The rectangular garage is a standard, basic design. It will be located on the rear alley in line with other secondary structures. **The applicant proposes 8' tall privacy fencing but that does not meet Site Guideline ST15. The fencing shall not be taller than 7' in height.**

DECISION
On the basis of the information furnished by the applicant, staff recommends the application for a Certificate of Appropriateness be **approved** with the following conditions:

1. **The surface area of the garage door shall be broken up by articulated panels or stiles and rails to reduce scale.**
2. **The fiber cement siding shall have a 4" exposure.**

3. **The 12' concrete apron shall be poured with historic concrete mix (see attached).**
4. **The wood privacy fencing shall be 7' tall and painted or opaque stained (see attached).**
5. **The finished side of the fence shall face the alley.**
6. **Should the design change, the applicant shall contact staff.**

The foregoing information is hereby incorporated in the Certificate of Appropriateness as approved and is binding upon the applicant, his successors, heirs or assigns. This Certificate does not relieve the applicant of responsibility for obtaining the necessary permits and approvals required by other governing agencies or authorities.

Sayannah Darr
Historic Preservation Specialist

8/31/16
Date

Attached Documents / Information
1. Applicant Submitted Information
2. Design Guideline Checklists

GARAGE

Design Guideline Checklist

+	Meets Guidelines
-	Does Not Meet Guidelines
+/-	Meets Guidelines with Conditions as Noted
NA	Not Applicable
NSI	Not Sufficient Information

Design Element	Building Feature		Approved	Comments
Location		+	Rear-yard location	
		+	Align with adjacent secondary structures	
		+	Use to define and enclose rear yard	
		+	Minimize paving	
Materials	Walls	+/-	Horizontal wood siding (3" or 4" exposure)	Fiber cement siding with 4" exposure. Will use corner boards and trim around openings.
		NA	Board and batten siding	
		NA	Brick	

		NA	Stucco over frame or concrete block	
		NA	Cast stone, molded concrete block	
		NA	Aluminum and vinyl siding (3" or 4" exposure)	
		NA	No painted concrete block.	
		NA	No un-painted concrete block.	
		NA	No T-111 plywood.	
	Roof	NA	Asphalt, fiberglass, wood, vinyl, or slate shingles.	
		+	Metal roofing	
		+	Half-round or Ogee gutters	6" aluminum ogee gutters
		NA	Approved Gable-end element	
		NA	No membrane roofing on sloped roofs.	
Building Forms	Main Block	+	Simple, rectangular, prismatic volumes	
		NA	Ell-shaped buildings	
		NA	Slightly-projecting bays	
		NA	Cantilevered, second floors	
		+	No overly-elaborate volumes	
	Roof	NA	Simple gable roofs (6-in-12 minimum slope)	
		+	Hipped, shed, and flat roofs with parapets	Shed roof
		NA	Intersecting gables	
		+	Overhanging eaves	
		+	Half-round or ogee gutters	6" aluminum ogee gutters
		NA	No low-pitched gable roofs (less than 6-in-12 slope)	
		NA	No flush eaves	
		NA	No roofs without gutters	
Openings	Garage	+	Single-car openings	
	Doors	+	Surface area of door broken up by articulated panels or stiles and rails to reduce scale	
		+	No double and triple doors	
		+	No flush garage doors (they accentuate the large size of the openings)	
	Windows	+	Use window openings to break up wall surface	
		NA	Security grills installed on the inside face of the windows	

NEW CONSTRUCTION

RESIDENTIAL DESIGN GUIDELINES

+	Meets Guidelines
-	Does Not Meet Guidelines
+/-	Meets Guidelines with Conditions as Noted
NA	Not Applicable
NSI	Not Sufficient Information

	Guideline	Finding	Comment
NC1	Make sure that new designs conform to all other municipal regulations, including the Jefferson County Development Code and Zoning District Regulations.	+	
NC2	Do not demolish contributing structures in a historic district to make way for new or large-scale construction. Non-contributing buildings are identified in each of the district or individual landmark designations or National Register nominations.	NA	
NC3	Design new construction so that the building height, directional emphasis, scale, massing, and volume reflect the architectural context established by surrounding structures.	+	
NC4	Make sure that the scale of new construction does not conflict with the historic character of the neighborhood.	+	
NC5	Incorporate materials and design elements that complement the color, size, texture, and level of craftsmanship seen in surrounding buildings.	+	
NC6	Do not use materials in new construction that are visually incompatible with surrounding historic buildings within the district. Materials to be avoided include: ornamental pierced concrete masonry screens and walls, "antiqued" brick, wrought-iron porch columns, chain-link fencing, exterior carpeting, jalousie windows, glass block, picture windows, unpainted wood, and asphalt siding.	+	
NC7	Design new construction to reinforce the human scale of historic districts where this is a character-defining feature.	NA	
NC8	Design new construction in such a way that it does not disrupt important public views and vistas.	NA	
NC9	Reinforce existing patterns of open space and enclosure, created by circulation routes, fences, walls, lawns, and allees of trees, in designs for new construction.	+	
NC10	Design infill construction that reinforces the spatial organization established by surrounding buildings. The character of historic streetscapes relies heavily on the visual continuity established by the repetition of similarly-designed facades.	+	
NC11	Design infill construction in such a way that the façade's organization closely relates to surrounding buildings. Window and door openings should be similar in size to their historic counterparts, as should the proportion of window to wall space. Cornice lines, columns, and storefronts are other important character-defining facade elements.	NA	Garage

NC12	Design new construction so that the building mass has a similar sense of lightness or weight as surrounding historic structures. Mass is determined by the proportion of solids (walls) to voids (window and door openings). Historic window proportions are generally two-and-one-half (height) by one (width).	NA	Garage
NC13	Develop designs for new construction using windows that are sympathetic to the window patterns of surrounding buildings. Use of comparable frame dimensions, proportions, and muntin configurations is encouraged.	NA	Garage
NC14	Develop designs for new construction using front doors that are sympathetic to the door patterns of surrounding buildings. Use of comparable frame dimensions, proportion, and panel and light configuration is encouraged.	NA	Garage
NC15	Design new construction so that the orientation of the main entrance is the same as the majority of other buildings on the street	+	
NC16	Incorporate paved walks between sidewalks and the front entrances for new construction located on streets where this is a character-defining feature.	NA	Garage
NC17	Retain the character-defining features of a historic building when undertaking accessibility code-required work.	NA	
NC18	Investigate removable or portable ramps as options to providing barrier-free access.	NA	
NC19	Locate handicapped access ramps on secondary elevations wherever possible. If locating a ramp on the primary façade is required, it should be installed in a manner that does not damage historic fabric and is as unobtrusive as possible.	NA	
NC20	Design infill construction so that it is compatible with the average height and width of surrounding buildings.	+	
NC21	Design new construction to have a floor-to-floor height that is within 10 percent of adjacent historic construction where the floor-to-floor height is relatively consistent, and a character-defining feature.	NA	Garage
NC22	Maintain the historic rhythm of the streetscape. The space between new construction and existing structures should fall within 20 percent of the average spacing for the block.	+	
NC23	Maintain historic setback patterns. In order to maintain the continuity of the streetscape, setbacks for new construction should either match that of adjacent buildings where all share the same setback or be within 20 percent of neighboring structures in areas with varied setbacks.	+	In line with neighboring garages
NC24	Ensure that the roofs of new buildings relate to those of neighboring historic structures in pitch, complexity, and visual appearance of materials.	+	
NC25	Follow the precedent set by adjacent buildings when designing rooflines for infill construction. Where the predominant form is flat, built-up roofs are preferred. Where the predominant form is complex and steeply pitched, that is preferred. In blocks characterized by shallow-pitched roofs and pronounced overhangs with exposed rafters, these elements should be incorporated.	+	

NC26	Design new construction so that the orientation of the main roof form is parallel with the majority of other roofs on the street, where roof forms are relatively consistent and a character-defining feature.	+	
NC27	Design new construction to emphasize the existing cornice line on each block where this is a character-defining feature.	NA	Garage
NC28	Integrate mechanical systems into new construction in such a way that rooftops remain uncluttered.	+	
NC29	Make provisions for screening and storing trash receptacles when designing new construction.	+	Either in garage or behind privacy fence
NC30	Use an exterior sheathing that is similar to those of other surrounding historic buildings. While use of wood siding is preferred, vinyl siding may be used for new construction, but only in areas where the predominate historic construction material is wood.	+	Fiber cement siding with 4" exposure
NC31	Use masonry types and mortars that are similar to surrounding buildings in designs for new construction. Red brick is the most common masonry material found throughout the city's historic districts.	NA	
NC32	Incorporate stone or cast-stone sills and lintels into new construction designs on blocks where such elements are character-defining features.	NA	
NC33	Do not use modern "antiqued" brick in new construction.	NA	
NC34	Design new construction to have a raised masonry foundation, which is compatible in proportion and height with surrounding buildings. Foundation materials may be of a warm-toned poured concrete, split-face concrete block, or stuccoed concrete block that has a uniform, textured appearance.	NA	Garage
NC35	Incorporate front porches on blocks where they are character-defining features. Design of new porches should be compatible with the form, scale, and detailing of surrounding buildings. On blocks where porch columns are prevalent, new columns should always consist of a base, shaft, and capital, and convey the appearance of actually holding up the porch roof.	NA	Garage
NC36	Design porches on newly-constructed buildings so that the floor is even with or a maximum of one step below the corresponding floor of the house, the ceiling is even with that of adjacent rooms, the floor is at least 6' deep, the rhythm of the porch bays matches the facade's pattern of solids and voids, and the porch fascia board matches the height of the window head.	NA	Garage
NC37	Design new garages or other secondary structures so that they complement the scale, roof form, setback, and materials of adjacent secondary structures.	+	In line with neighboring garages
NC38	Site new garages adjacent to alleys where present. Review the garage prototype insert that identifies styles appropriate to preservation districts when planning a garage construction project.	+	
NC39	Where no alleys exist, garages should be sited at the rear of the property behind the main house. Garage doors should not face the street, and access should be along the side yard. Landscape screening along the driveway is encouraged.	NA	
NC40	Use of smaller, single garage doors rather than expansive double or triple doors is preferred.	+	2 single door openings

NC41	Orient the roofline of a new garage so that it is parallel with the main house or follow the predominant pattern of existing secondary structures where such a pattern exists.	+	
NC42	Roof pitch should be no less than one in six. Where the roof form of the main house is character-defining, owners are encouraged to echo the form of the main house.	+	
NC43	Design new construction so that access to off-street parking is off alleys or secondary streets wherever possible.	+	
NC44	Incorporate storm-water management provisions into the design of new construction, so that any related runoff will not adversely impact nearby historic resources.	+	6" aluminum ogee gutters with downspouts

SITE

Design Guideline Checklist

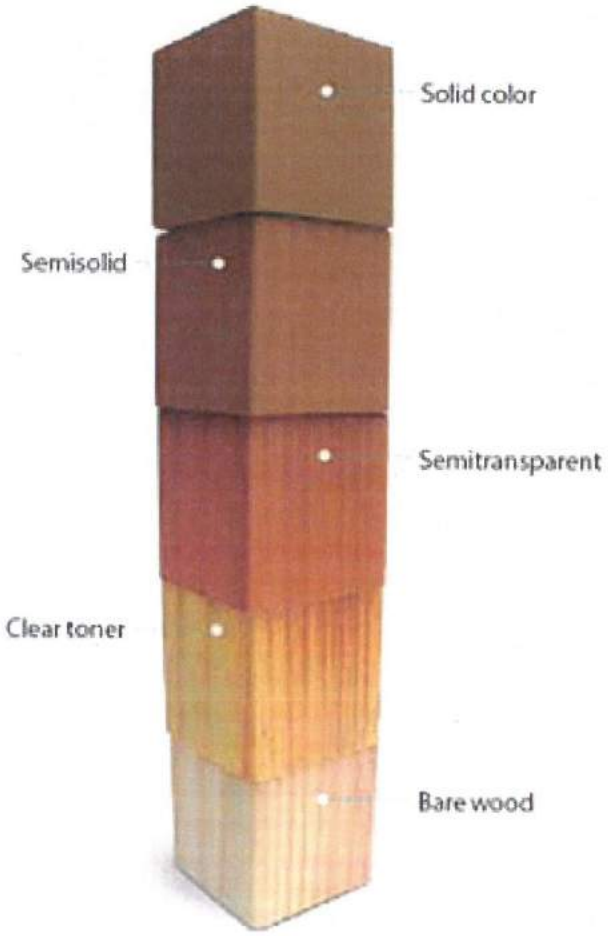
+ Meets Guidelines
- Does Not Meet Guidelines
+/- Meets Guidelines with Conditions as Noted
NA Not Applicable
NSI Not Sufficient Information

	Guideline	Finding	Comment
ST1	Consider the relationships that exist between the site and structure when making exterior alterations. Changes to one will affect the other. A primary goal should be to maintain a complementary relationship.	+	
ST2	Retain established property line patterns and street and alley widths. Any replatting should be consistent with original development patterns.	+	
ST3	Use paving materials that are compatible with adjacent sites and architectural character.	+	Historic concrete mix for apron
ST4	Restore and reuse historic paving materials for streets and sidewalks such as brick and hexagonal pavers and limestone curbing. Maintain original curbing whenever possible. The historic relationship between the road surface and edging should be preserved. Any replacement should use historic materials. If replacement with original materials is not technically or economically feasible, a substitute material may be used if it duplicates the color, texture, and visual appearance of the original.	NA	
ST5	Maintain brick, stone, or poured concrete steps wherever present. If replacement is required, original materials should be used. New construction should incorporate steps on blocks where they are a character-defining feature.	NA	
ST6	Do not harm historic resources through road widening or underground utility repair.	NA	
ST7	Locate driveways, parking areas, and loading docks to the side and rear of properties. Access from alleys is preferred.	+	Alley

ST8	Maintain original front yard topography, including grades, slopes, elevations, and earthen berms where present. New construction should match the grade of adjacent properties. Do not recontour front-yard berms into stepped terraces, using railroad ties, landscape timbers, or any other historically-inappropriate material for retaining walls.	NA	
ST9	Do not carry out excavations or regrading within or adjacent to a historic building, which could cause the foundation to shift or destroy significant archeological resources.	NA	
ST10	Do not install masonry walls in street-visible locations unless they are used to retain earth at changes in grade, screen service areas, or unless a historic precedent exists.	+/-	Retaining wall along west side of property to hold back existing berm
ST11	Use materials that match existing sections of historic fencing in material, height, and detail when carrying out limited replacement projects. If an exact match cannot be made, a simplified design is appropriate.	NA	
ST12	Use materials that match the existing character of the original when replacing retaining walls or curbing. If an exact match cannot be made, a simplified design is appropriate.	NA	
ST13	Install only historically-compatible iron fencing under 2'-5" in height where there is demonstrable historic precedent.	NA	
ST14	Do not install front-yard fencing where there is no historic precedent.	NA	
ST15	Install any rear- or side-yard privacy fencing so that it is set back from the side wall at least two feet and presents the finished side out. Any privacy fencing should be less than seven feet in height. Contact the Department of Inspections, Permits, and Licenses regarding additional restrictions on fencing at corner properties.	+/-	Applicant proposes 8' tall fencing but it must be 7' to meet guidelines
ST16	Do not install chain-link, split-rail, or woven-wood fencing, or concrete block walls in areas that are visible from a public way. Opaque fencing, such as painted or stained pressure-treated wood, may be permitted with appropriate design.	+	
ST17	Use understated fixtures when installing any type of exterior lighting. Fixture attachment should be done so as not to damage historic fabric. Fixtures should not become a visual focal point.	NSI	
ST18	Do not light parking areas or architectural features in a harsh manner. Generally, an average illumination level of 1.5 to 2.0 foot-candles will be sufficient. Light should be directed down and away from neighboring properties.	+	
ST19	Parking lots of a certain size should have a portion of the parking area dedicated to plantings that will soften the expanse of paving. See the Jefferson County Development Code - Requirements for Landscaping and Land Use Buffers for specific requirements.	NA	
ST20	Use high-pressure sodium or metal halide lights to create a soft illumination where site or streetscape lighting is desired.	NA	
ST21	Position fixtures, such as air conditioning units, satellite dishes, greenhouse additions, and overhead wiring, on secondary elevations where they do not detract from the character of the site. Try to minimize noise levels to adjacent properties.	NA	

ST22	Preserve large trees whenever possible and enhance established street tree patterns by planting additional trees along public rights-of-way. Consult the city arborist to determine what tree species are suitable for placement near overhead wires. Select and place street trees so that the plantings will not obscure historic storefronts once mature. Removal of trees within or immediately adjacent to a public right-of-way or within public open spaces requires review unless directed by the city arborist for emergency or public safety reasons.	+	Saving tree in rear yard
ST23	Ensure that all proposed cellular towers and associated fixtures will be properly screened from view.	NA	
ST24	Install utility lines underground whenever possible.	NA	

An opaque stain should make the wood have a monolithic look helping to cover knot holes and variances in color. In the photo below, we are looking for the semitransparent look pictured here.



Historic Concrete Mix A

This formula contains pea gravel and is designed to accommodate light maintenance vehicles.

PROVIDE AND INSTALL HISTORIC MIX CONCRETE WHERE INDICATED ON THE PLANS. CONTRACTOR SHALL SUPPLY ONE THREE FOOT SQUARE TEST SAMPLE OF THE HISTORIC MIX CONCRETE FOR THE OWNER'S APPROVAL PRIOR TO POURING THE CONCRETE. SPRAY HISTORIC MIX WITH RETARDER AND LIGHTLY WASH TO MATCH EXISTING HISTORIC MIX WALKS IN THE PARK. ALL HISTORIC MIX CONCRETE SHALL BE 4,000 PSI @ 28 DAYS W/ 5% AIR (+/- 1-INCH), A 0.51 WATER/CEMENT RATIO AND A 4-INCH SLUMP (+/- 1-INCH) WITH A MIX DESIGN AS FOLLOWS:

MATERIAL	QUANTITY/(C.Y.)	VOLUME (C.F.)
TYPE I/II PORTLAND CEMENT	470 lb.	2.39
CLASS C FLY ASH	100 lb.	0.59
3/8" PEA GRAVEL	781 lb.	4.74
CONCRETE SAND	2,196 lb.	13.48
CITY WATER	290 lb.	4.65
AIR ENTRAINMENT	0.60 oz./cwt	0.00
WATER REDUCER	2.00 oz./cwt	0.01
TOTAL	3,837 lb.	27.20 C.F.

**Based on Shawnee Dream Playground Specifications 2010 Metro Parks*

Historic Concrete Mix B

This formula is useful in matching existing historic concrete walks.

SAND-GROUT CONCRETE MIX DESIGN

MIX ID: 6-1/2 BAG GROUT - 4,000 PSI

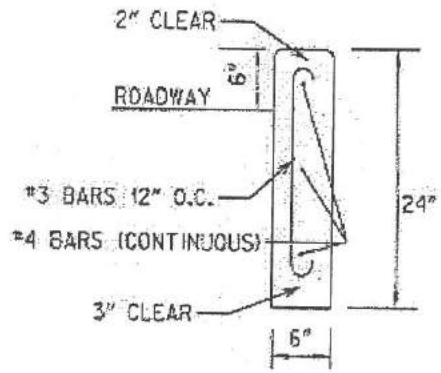
WEIGHTS PER CUBIC YARD	(SATURATED SURFACE-DRY)	YIELD, CU. FT.
TYPE I PORTLAND CEMENT	630	3.21
CLASS F FLY ASH (LBS.)	110	0.70
CLASS A SAND (LBS.)	2729	17.02
WATER (GAL. LBS.)	295	4.73
TOTAL AIR (%)	5.0±1.0	1.35
		TOTAL 27.00 CU. FT.
ADD MIXTURE		
RUSS TECH. FINISHEASE NC (OZ.)	29.60	
AIR ENTRAIN		
RUSS TECH. RSA-10 (OZ.-US)	5.9	
WATER/CEMENT RATIO (LBS.)	0.40	
SLUMP (IN.)	4.00	
CONCRETE UNIT WEIGHT (LBS./CU. FT.)	139.4	

COMPENSATION FOR THE FREE AND NEGATIVE MOISTURE WILL BE MADE AT THE TIME OF BATCHING.

CONSTRUCTION TYPE: GENERAL
PLACEMENT: HANDS ON

THE KEY TO THE FINAL IS THE PRODUCT OF THE LIGHT SPRAY WASH (WATER) UNDERTAKEN AT THE PROPER TIME - A FIELD DECISION (NO RETARDENT)

SAMPLES PREPARED FOR WALKWAY AND CURB CONSTRUCTION WITH ST. JAMES COURT, LOUISVILLE, KENTUCKY.



SIMULATED LIMESTONE HEADER CURB

- 1/2" EXPANSION AT EACH 30' STOP STEEL AT ALL EXPANSION JOINT
- COLD JOINT EACH 10' (SAW)
- CAULK ALL JOINTS
- GREASED SMOOTH 1/2" STEEL ROD 12" LONG, 6" DOWN FROM TOP + 6" UP FROM BOTTOM SPANNING ALL EXPANSION JOINTS

WHAT ARE THE MIX PROPORTIONS?
MIX PROPORTIONS WILL VARY DEPENDING ON LOCAL MATERIALS AND DESIRED STRENGTH REQUIREMENTS. SHOWN BELOW, AS EXAMPLE ONLY, ARE MIXES FROM THREE SOURCES:

AMERICAN CONCRETE PAVEMENT ASSOCIATION - "MUNICIPAL CONCRETE PAVEMENT MANUAL - GUIDE SPECIFICATIONS AND DESIGN STANDARDS. FLOWABLE LOW-STRENGTH MORTER BACKFILL"

QUANTITIES OF DRY MATERIALS PER CUBIC YARD

CEMENT	100 LBS.	SAND (SSD)	2800 LBS.
FLY ASH	250 LBS.	WATER (MAXIMUM)	500 LBS.

FINE AGGREGATE GRADATIONS*

SIEVE SIZE	% PASSING
3/4	100
200	0-10

IOWA DEPARTMENT OF TRANSPORTATION - "SUPPLEMENTAL SPECIFICATIONS FOR FLOWABLE MORTER", SS 1053, JANUARY 19, 1988

QUANTITIES OF DRY MATERIALS PER CUBIC YARD

CEMENT	100 LBS.	FINE AGGREGATE	2600 LBS.
FLY ASH	300 LBS.	WATER (APPROX.)	70 GAL.

FINE AGGREGATE GRADATIONS*

SIEVE SIZE	% PASSING
3/4	100
200	0-10

OHIO DEPARTMENT OF TRANSPORTATION - "LOW STRENGTH MORTER BACKFILL MATERIAL" PROPOSAL NOTE NO. 220, REV. NOVEMBER 3, 1987, CLASS LSM-100

TRIAL MIX PER CUBIC YARD

CEMENT	100 LBS.	SAND (SSD)	2580 LBS.
FLY ASH	250 LBS.	WATER (MAXIMUM)	500 LBS.

SAND GRADATION*

SIEVE SIZE	% PASSING
3/8 INCH	100
NO. 4	90-100
NO. 8	65-100
NO. 16	40-85
NO. 30	20-60
NO. 50	7-40
NO. 100	0-20
NO. 200	0-10

NOTE IT IS INTENDED THAT THE SAND BE A FINE SAND THAT WILL STAY IN SUSPENSION IN THE MIXTURE TO THE EXTENT REQUIRED TO OBTAIN A FLOWABLE CONSISTENCY.

LOUISVILLE METRO PUBLIC WORKS
444 5th Street, Louisville, Kentucky 40202

TRANSITIONAL CURB

REVISIONS

Mark W. Adams 6/96
APPROVED BY DATE

STANDARD DRAWING NO. 201-2

2 OF 2

Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 16COA1186 Intake Staff: JB

Date: 8/19/16 Fee: ~~20~~

Instructions:

For detailed definitions of *Certificate of Appropriateness* and *Overlay District Permit*, please see page 4 of this application. Applications for *Signage* are no longer submitted to Planning & Design Services. Applications for Signage are to be made directly to the Construction Review Division.

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: B- 2 Story Garage (815 E Washington St)

Project Address / Parcel ID: 815 E Washington St / 019F01550000

Deed Book(s) / Page Numbers[2]: 08566/0744

Total Acres: 0.11

Project Cost: $25,000 PVA Assessed Value: $161,810

Existing Square Feet: 2500 New Construction Square Feet: 1352 Height (ft.): 20 Stories: 2

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

A 2 story garage with parking on the ground level and storage on the 2nd level. The building will be typical of recent construction in the neighborhood. It will be a simple box-like structure with large plate glass windows and door facing the South (interior yard between house and garage). 2 garage doors and smaller windows will be placed on the north (alley) side. The garage will have a relatively flat shed roof and be sided with cement board siding. A double entry door will be located on the east side at the top of a single flight of exterior steps from the ground level. The west side of the building will sit on the property line as is the custom on the block and in the neighborhood, for which a variance has been applied for.

RECEIVED

AUG 19 2016

PLANNING & DESIGN SERVICES

16 COA 1186

Contact Information:

Owner: ☒ *Check if primary contact*

Name: Jan DeBevoise

Company:

Address: 815 E Washington St

City: Louisville State: KY Zip: 40206

Primary Phone: 502-295-1147

Alternate Phone:

Email: jan.debevoise@gmail.com

Applicant: ☒ *Check if primary contact*

Name: Jan DeBevoise

Company:

Address: 815 E Washington St

City: Louisville State: KY Zip: 40206

Primary Phone: 502-295-1147

Alternate Phone:

Email: jan.debevoise@gmail.com

Owner Signature (required):

Attorney: ☐ *Check if primary contact*

Name:

Company:

Address:

City: State: Zip:

Primary Phone:

Alternate Phone:

Email:

Plan prepared by: ☐ *Check if primary contact*

Name:

Company:

Address:

City: State: Zip:

Primary Phone:

Alternate Phone:

Email:

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AUG 19 2016
PLANNING & DESIGN SERVICES

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, _____, in my capacity as _____, hereby
representative/authorized agent/other

certify that _____ 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: _____

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:

Project information

- ☑ Land Development Report[1]
- ☑ Current photographs showing building front, specific project area, and surrounding buildings
- ☑ Pictures, samples, brochures, or other technical data describing materials, such as windows, doors, roofing, fencing, etc. to be used in the renovation or replacement
- ☑ One map of the project area and surrounding properties (may be obtained from http://www.lojic.org/ using the *LOJIC Online Map*)

Site plan (*see site plan example on next page*)

- ☑ Two sets of site plans *drawn to scale* with dimensions, as applies to the project, indicating property lines, structures, landscaping, fencing, and parking
- ☑ Two copies of floor plans *drawn to scale* with dimensions and each room labeled
- ☑ Two copies of 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

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Resources:

1. Detailed instructions to obtain a Land Development Report are available online at: http://ags2.lojic.org/lojiconline/
2. Deeds and plats can be found at the Jefferson County Clerk's Office, located at the 2nd floor of Metro Hall (527 West Jefferson Street, telephone: 502-574-6220). Many deeds, plats and other records are available online at: http://www.landrecords.jcc.ky.gov/records/S0Search.html
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/
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:

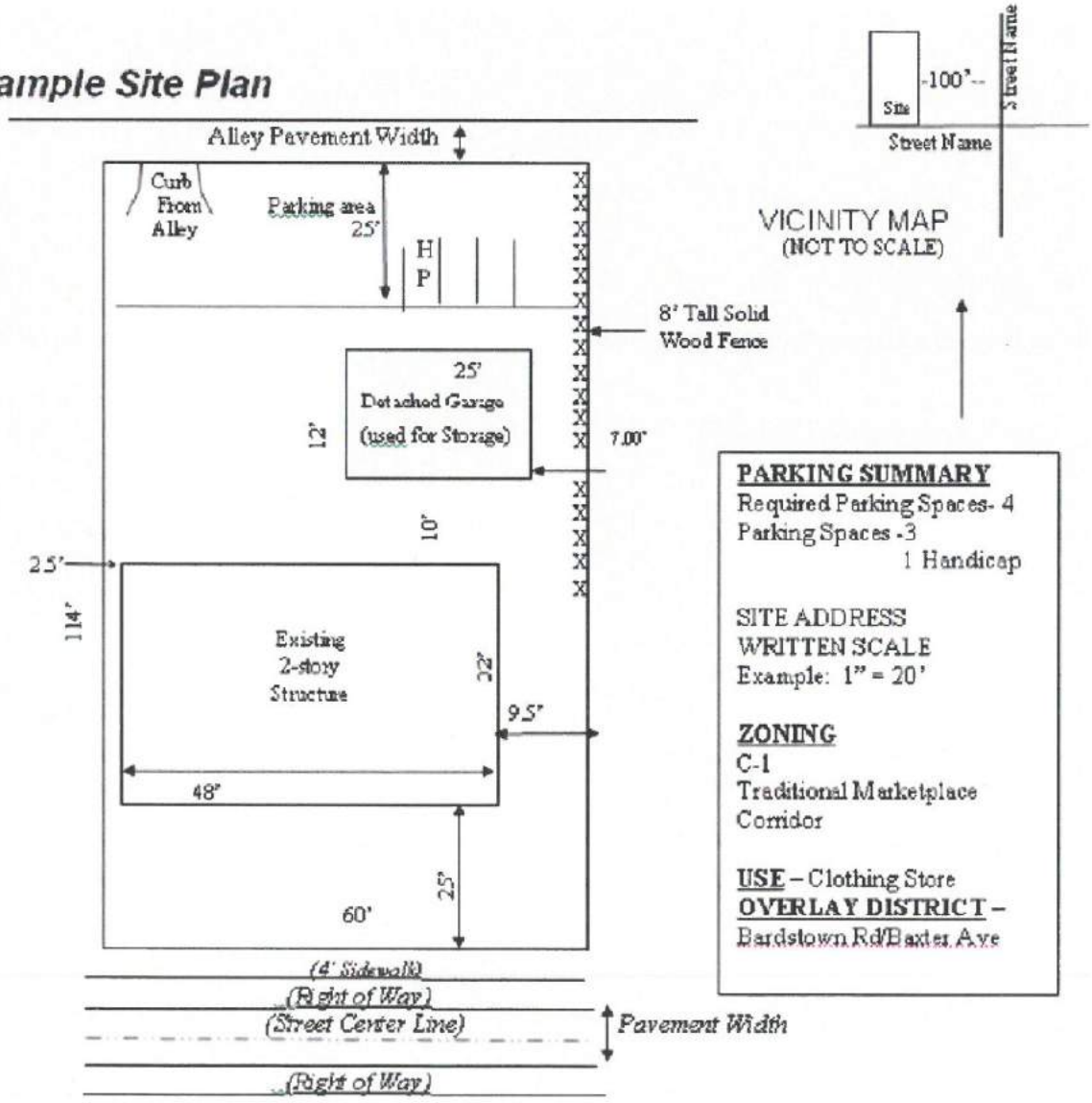
Applications are due on Fridays at 5:00 p.m. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit http://www.louisvilleky.gov/PlanningDesign.

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: http://www.louisvilleky.gov/PlanningDesign/Historic+Landmarks+and+Preservation+Districts+Commission.htm

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: http://www.louisvilleky.gov/PlanningDesign/Overlay+Districts.htm

Sample Site Plan



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Land Development Report

August 15, 2016 12:45 PM

About LDC

Location

Parcel ID:	019F01550000
Parcel LRSN:	91019060
Address:	815 E WASHINGTON ST

Zoning

Zoning:	R6
Form District:	TRADITIONAL NEIGHBORHOOD
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:	YES

Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone:	NO
FEMA Floodway Review Zone:	NO
Local Regulatory Floodplain Zone:	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
Drainage Credit Program:	CSO020, CSO058 - Project(s) Value between $.04 - $1.5

Services

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

815 E Washington St and Surrounding Area

8/19/2016, 9:41:18 AM

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CEMENT BOARD SIDING
4" EXPOSURE LIKE ON
HOUSE ADDITION

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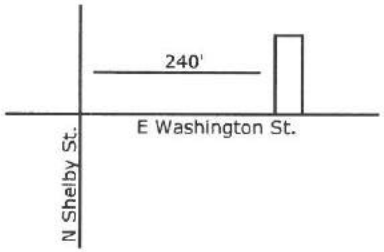

Variance for side yard setback

Required: 3 ft
Requesting 0 ft

SITE ADDRESS
1 inch = 20 ft

R-6 Residential Multi-Family District

N

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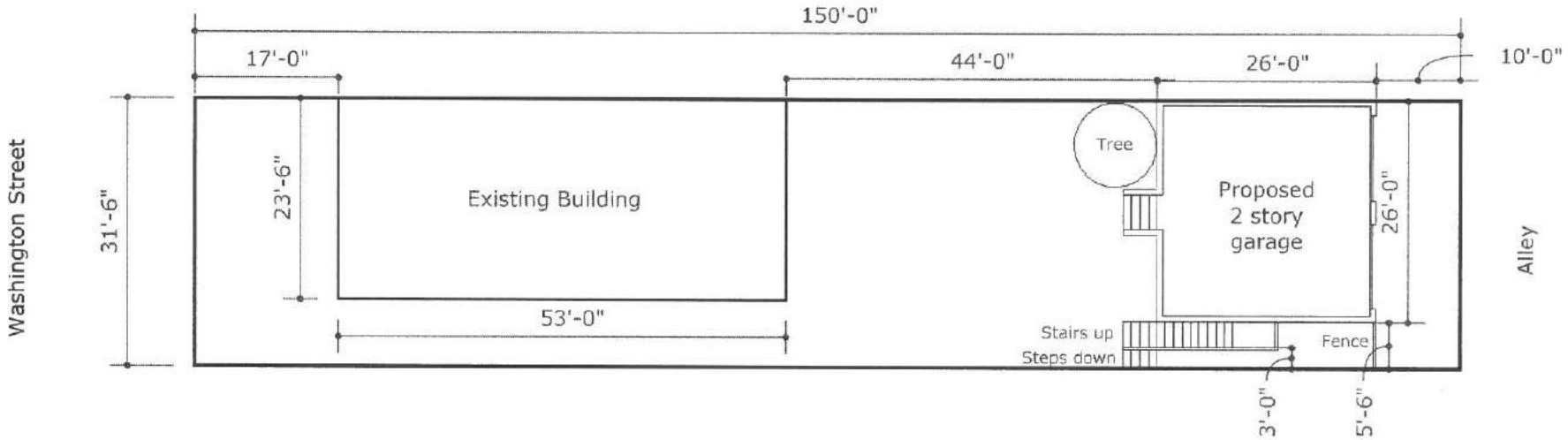

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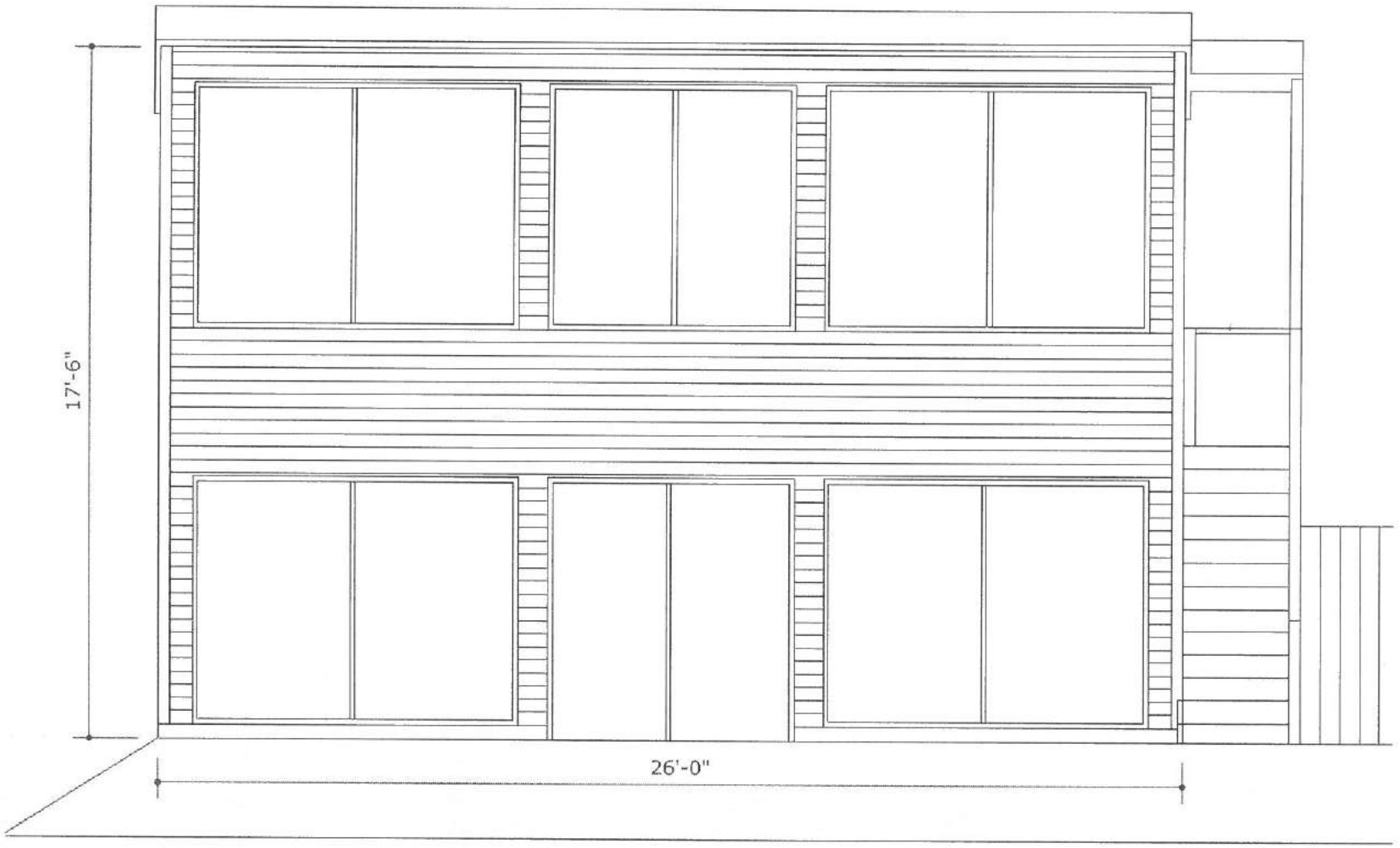
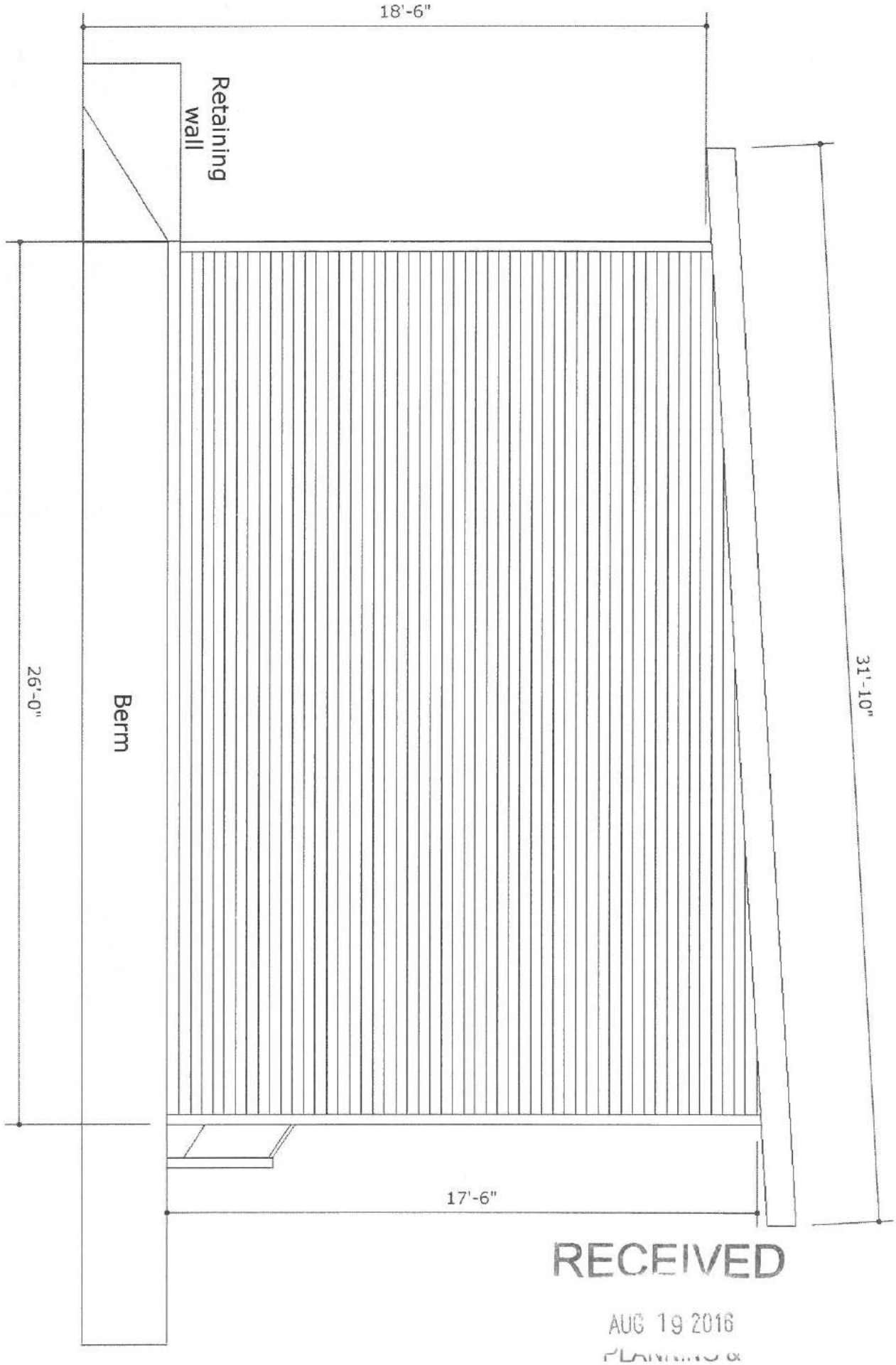
Parcel ID: 019F01550000
150' x 31.5'



August 14, 2016

West Elevation

815 E Washington St. | **Proposed 2 Story Garage**



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A 03

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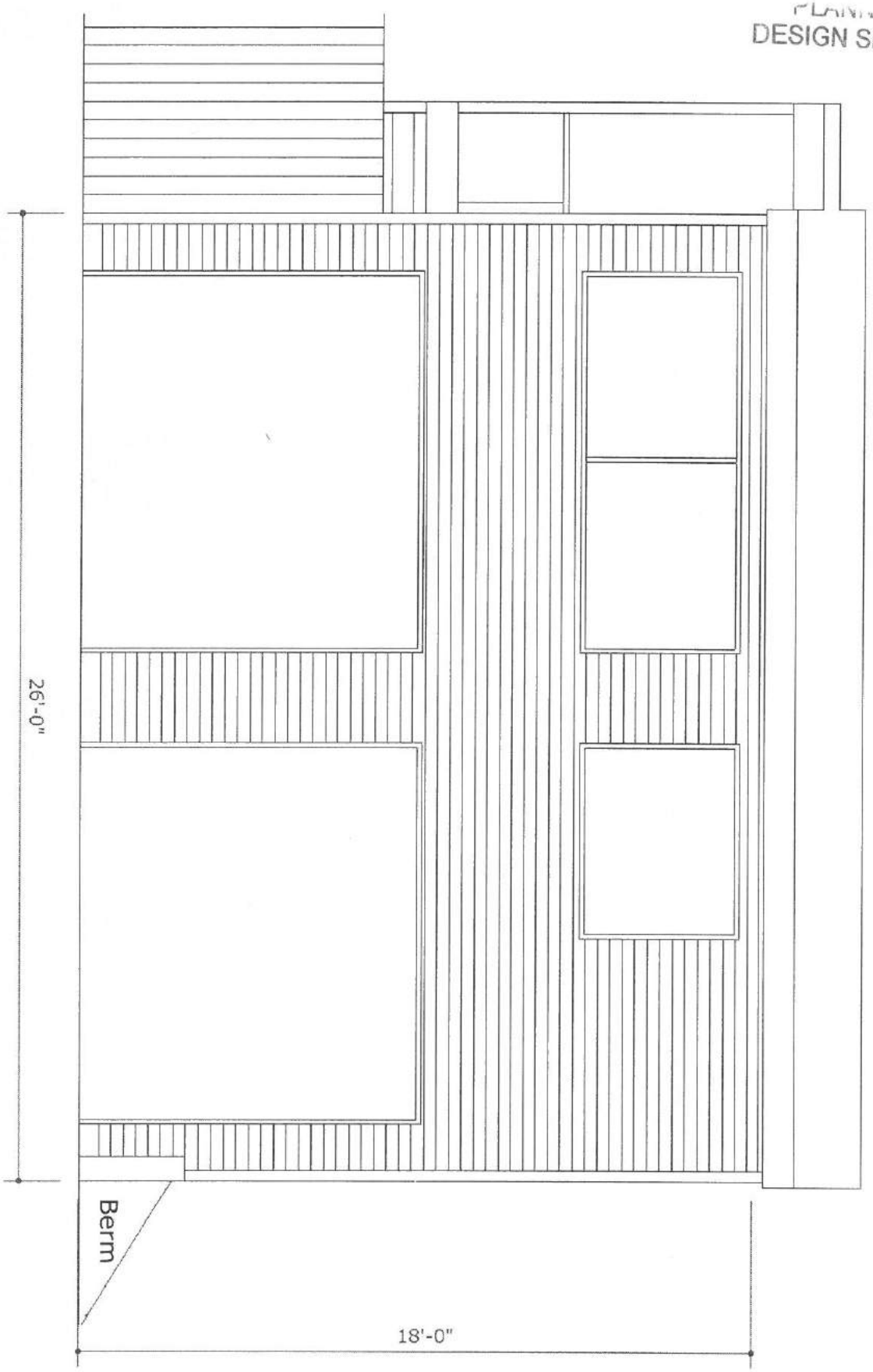
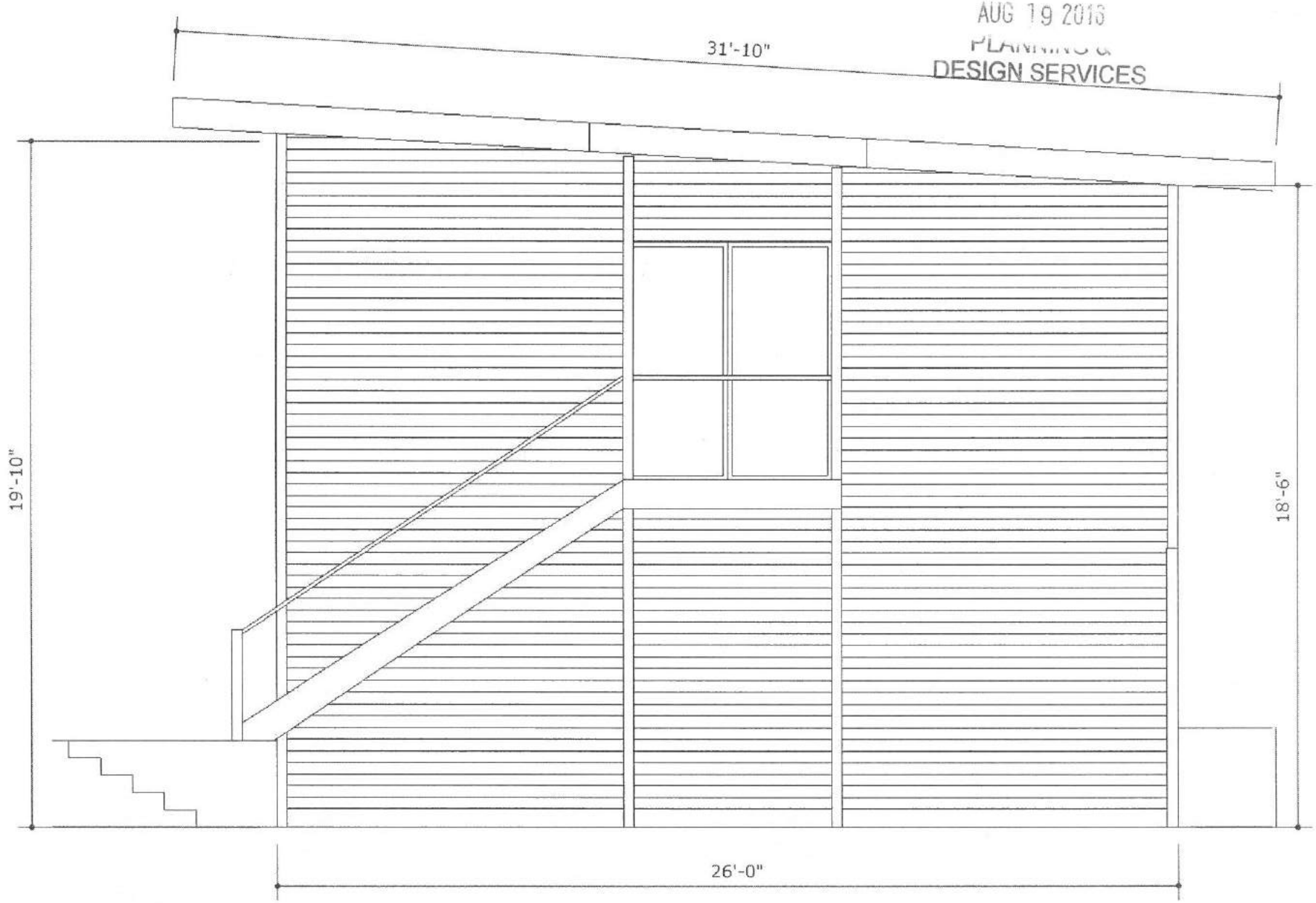
North Elevation

815 E Washington St. | **Proposed 2 Story Garage**



A 04



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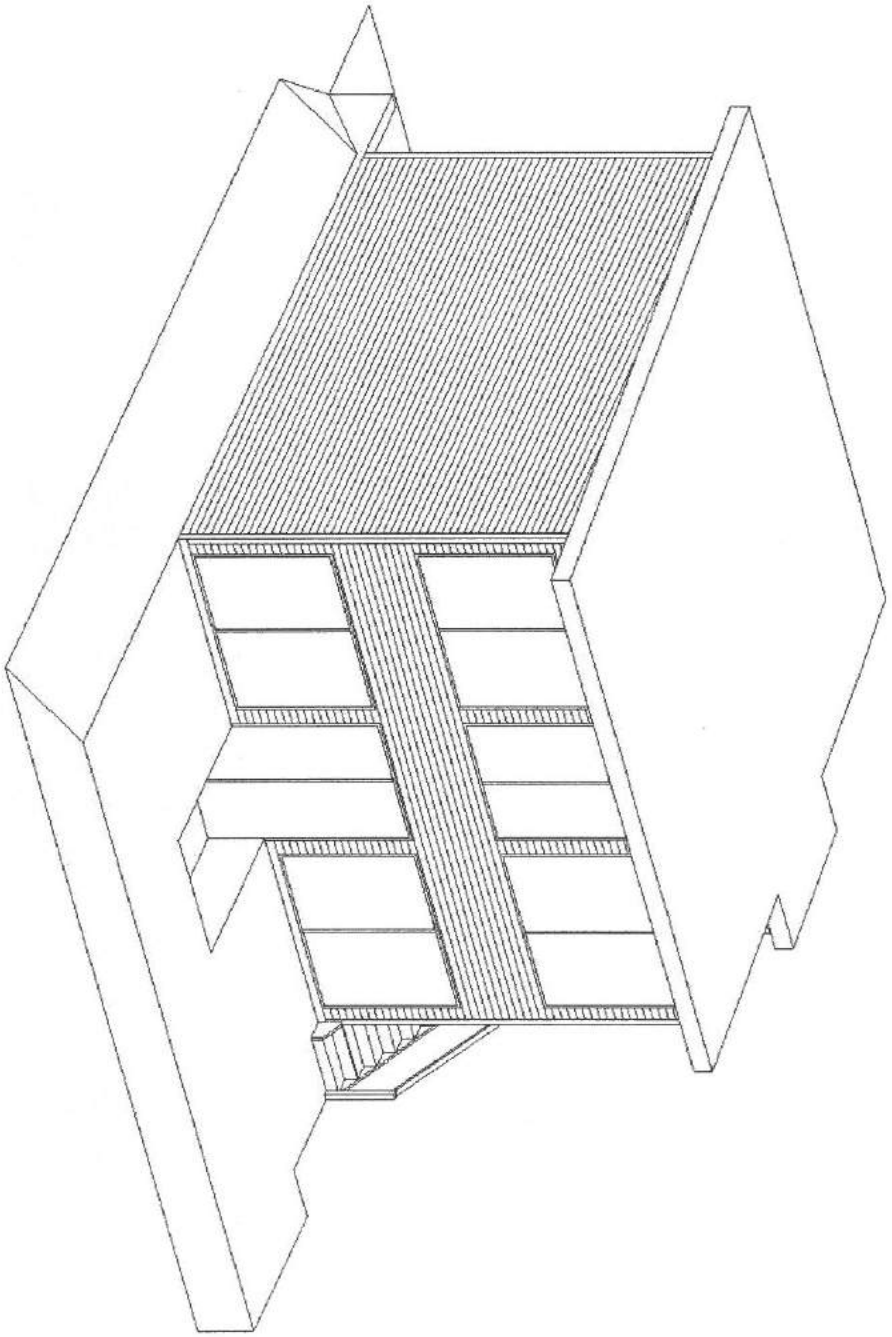
Axon Southwest



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815 E Washington St. | **Proposed 2 Story Garage**

A 07

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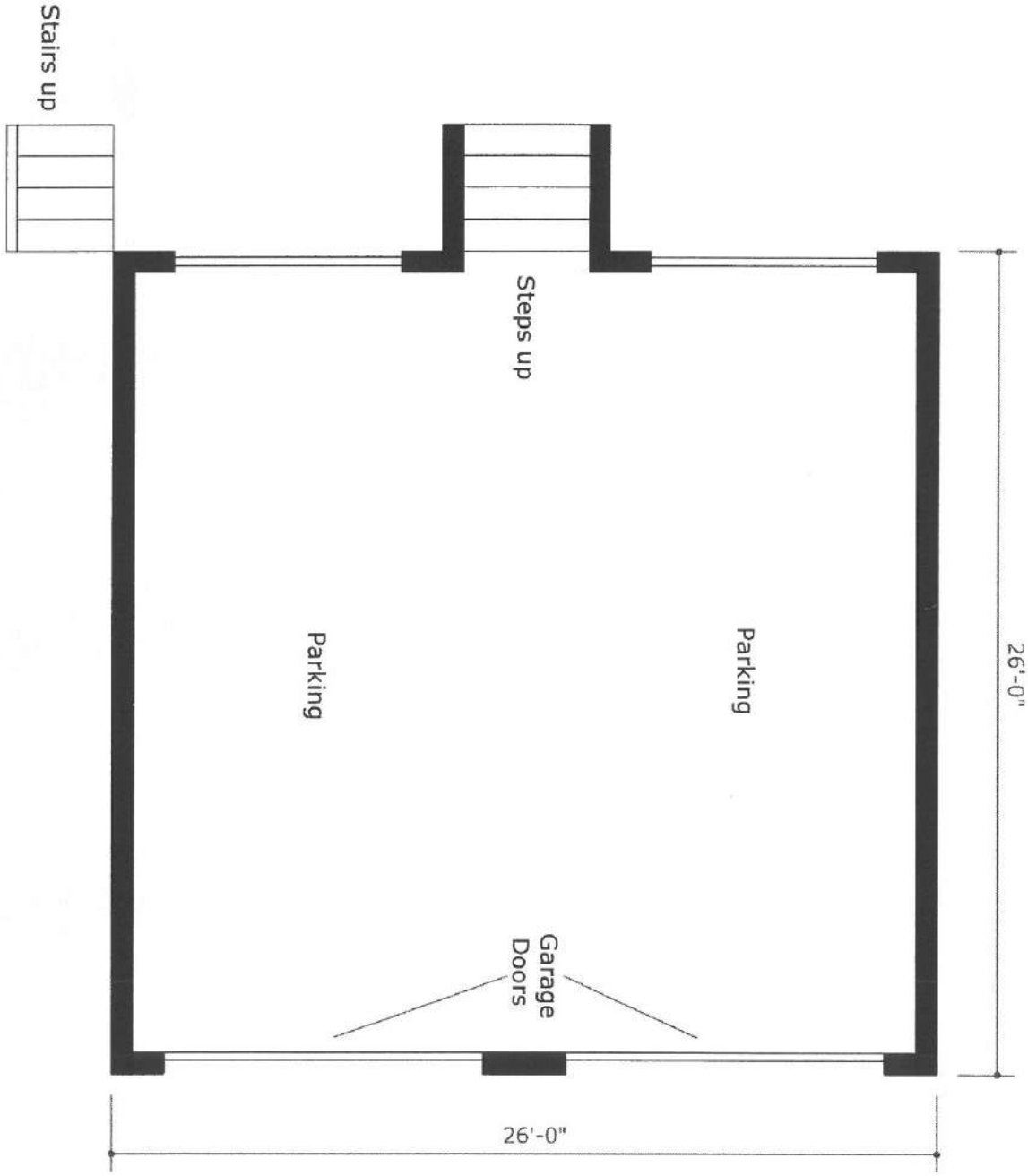
Axon-Northeast

815 E Washington St. | **Proposed 2 Story Garage**

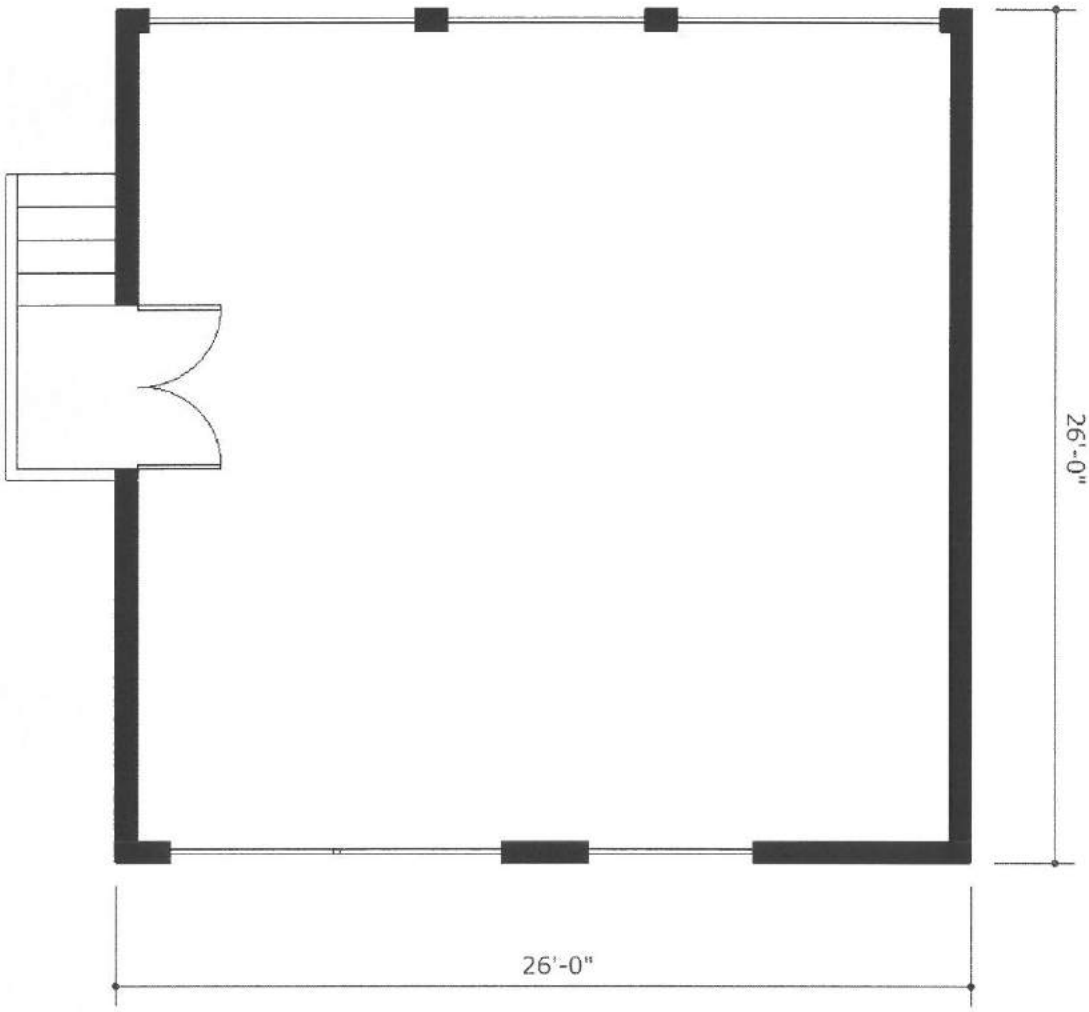


August 17, 2016

Plan First Floor

815 E Washington St | **Proposed 2 Story Garage**

A



August 17, 2016

Second Floor Plan

815 E Washington St | **Proposed 2 Story Garage**

A 11

Darr, Savannah

From: Jan DeBevoise <jan.debevoise@gmail.com>
Sent: Wednesday, August 31, 2016 8:43 AM
To: Darr, Savannah
Subject: RE: 815 E Washington

Savannah,

The foundation will be poured concrete and will extend to the rear on the west side to continue to retain the existing berm.

The garage should be shown on the drawing to be 10' off the alley (let me know if I made a mistake on that) but I would like permission to place it up to 12' in case a larger vehicle I have cannot easily make that turn.

I had planned on a regular stock 6" aluminum gutter on the back of the building. (Ogee)

The 6' section of privacy fence will be wood and it will be 8' tall to minimize any unwanted foot traffic from the alley.

The stairs to the second floor will be made from pressure treated lumber.

The roof will be 3:12 or less and have metal roofing.

I have not picked out a garage door style but I will make sure it has articulated panels or stiles and rails.

Thanks!

Jan

On Aug 30, 2016 10:30 AM, "Darr, Savannah" <Savannah.Darr@louisvilleky.gov> wrote:

I lied ☺ As I delved further, I realized I had more questions.

- According to your site it looks like you will be placing your garage 20' off the alley. Is this accurate? If so, do you have a reason for that? Typically, we want garages to line up with others on the alley, which appear to be 10' from the alley.
- What kind of gutters will you be using? Half round? Ogee?
- Will your privacy fence in the rear be wood?
- What material will your retaining wall be constructed of?
- The stairs that lead to the side of the garage and south doors, what material will they be?

- What is your proposed roofing material? Your pitch appears to be about a 3:12, which per code has to be covered in metal or rolled roofing. If the pitch is 4:12 or higher then you can use shingles.

- Do you have a garage door style in mind? It needs to be broken up by articulated panels or stiles and rails to reduce scale.

Thanks!

From: Jan DeBevoise [mailto:jan.debevoise@gmail.com]
Sent: Thursday, August 25, 2016 3:53 PM
To: Darr, Savannah
Subject: Re: 815 E Washington

Hello, I am not installing plumbing, just electrical.

Thanks!

On Aug 25, 2016 12:40 PM, "Darr, Savannah" <Savannah.Darr@louisvilleky.gov> wrote:

Good afternoon,

I have been assigned as the case manager for your garage COA application. Do you plan on installing any plumbing in the new garage?

Thanks!

Savannah Darr

Historic Preservation Specialist

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Louisville Metro Planning & Design Services