



# Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 20-OVERLAY-0044 Intake Staff: SP

Date: 10-1-2020 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: 1369 Bardstown Rd

Project Address / Parcel ID: 075F00050000

Total Acres: 0.1386

Project Cost (exterior only): 20,000 PVA Assessed Value: 228,000

Existing Sq Ft: 2,133 New Construction Sq Ft: 0 Height (Ft): 16 Stories: 1

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

1363 Bardstown Rd is located between Midland Ave and Edgeland Ave. The property has a commercial residential single-story structure. The residential was built first in 1902. Several additions have been around the original structure throughout the years. Most of the additions enclose the original structure. Overall, the property has not been maintained and suffers from neglect. This project is to demolish the garage and the additions to create a shell out of the original structure. This shell will be the anchor of a beer garden. In the back of the property, which is all accessible from an unusual alley layout, temporary foods truck can park and open for business. The rest of the property will be landscaped and provide seating for customers. At the front of the property all the old trees will remain to create a garden and seating area. At the sidewalk, a trellis is proposed to delineate the garden.

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**Contact Information:**

Owner: ☐ Check if primary contact

Applicant: ☒ Check if primary contact

Name: Louis Partners LLC

Name: Rachel Harman

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

Company: Concept Architects

Address: 1363 Bardstown RD

Address: 1621 Windsor Pl

City: Louisville State: KY Zip: 4020

City: Louisville State: KY Zip: 40204

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

Primary Phone: 270-823-4647

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

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

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

Email: rachel@conceptarcs.com

Owner Signature (required): \_\_\_\_\_

Attorney: ☐ Check if primary contact

Plan prepared by: ☐ Check if primary contact

Name: \_\_\_\_\_

Name: \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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

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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, Rachel Harman, in my capacity as architect, hereby  
representative/authorized agent/other

certify that Louis Partners 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: Rachel Harman

Date: 9/24/20

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

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**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/>

## 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:

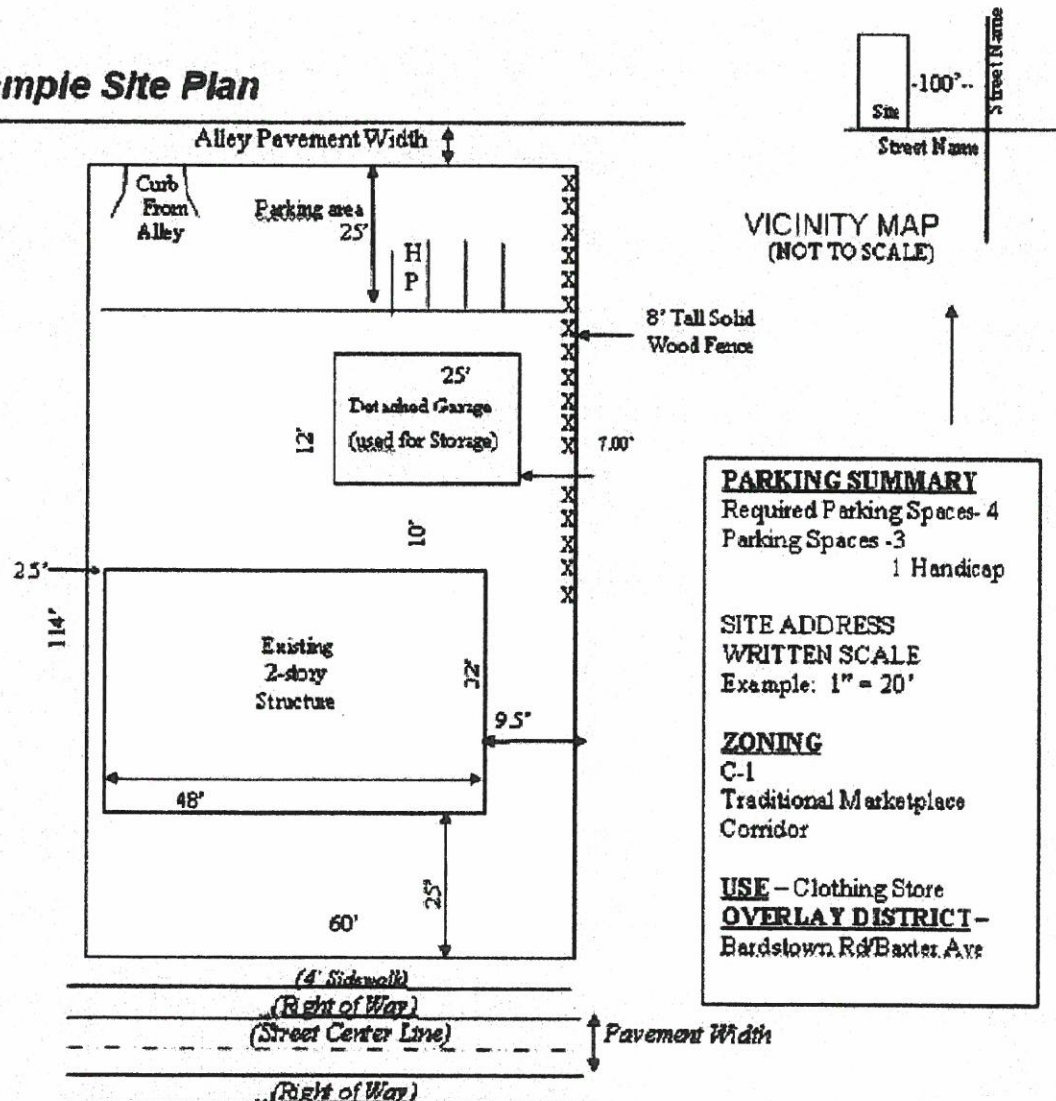
**Certificate of Appropriateness:** A project involving physical changes to the exterior of a building, structure, or property designated as a local landmark or located within a local preservation district shall require prior approval in the form of a Certificate of Appropriateness. An approval requires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

February 19, 2020 10:03 PM

About LDC

### Location

Parcel ID: 075F00050000  
Parcel LRSN: 91163  
Address: 1369 BARDSTOWN RD

### Zoning

Zoning: (C2)  
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: BARDSTOWN ROAD  
Historic Preservation District: NONE  
National Register District: HIGHLANDS  
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: NO  
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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20 - OVERLAY - 0048

# 1369 Bardstown Road

This building was originally built to be a single family home. Currently it has been divided into 4 small apartments.

At least 5 exterior additions have been put up over the years, covering the original building on all four sides

The arrow in the picture points to a 2nd roof line over the left hand door. This is one of the few remaining visible parts of the original building.



Front elevation facing Bardstown Rd.

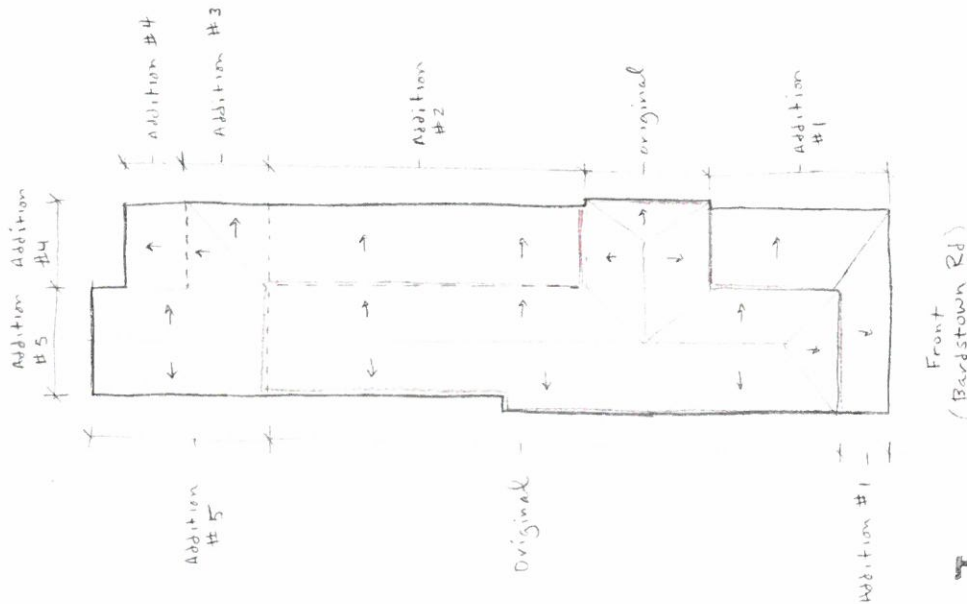
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The plan at left shows the layout of the 5 additions around the original building.

The photos shows the roof over addition 1 at the front right of the building. The taller roof is the original building



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This is a view of additions 4 and 5  
from the back of the building



This is the roof over additions  
#2 and #3



These two photos were taken on the right side of the building. They show addition 5 and a portion of the building which was original.

This wall of the original building has been modified with 3 siding types, the box gutter has been covered with roofing, and the windows are replacements. This type of treatment and the obvious deferred maintenance problems are typical on all 4 elevations

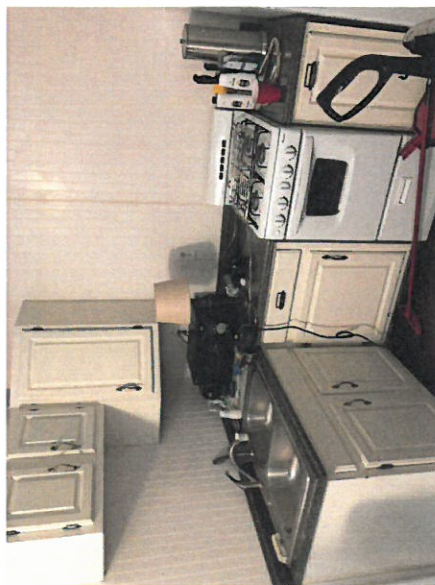
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These pictures show the interiors. All the original interior finishes are gone. They have been replaced with cheap materials and poor craftsmanship is typical throughout.

The layout of the apartments is ill conceived and awkward, and there is a lack of sufficient windows, resulting in many dimly lit rooms.



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