



Landmarks Certificate of Appropriateness & Overlay District Permit  
Louisville Metro Planning & Design Services

Case No.: 20 COA-0087 Intake Staff: JM  
Date: 05-21-2020 Fee: No Fee

**Instructions:**

For detailed definitions of Certificate of Appropriateness and Overlay District Permit, please see page 4 of this application.

*Address is actually Old Louisville*

**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: Carriage House Renovation

Project Address / Parcel ID: 1142 1/2 Garvin Place

Total Acres: \$10,000

Project Cost (exterior only): \_\_\_\_\_

PVA Assessed Value: <sup>(2017)</sup> \$197,000

Existing Sq Ft: 484 sf (1st)  
484 sf (2ND)

New Construction Sq Ft: \_\_\_\_\_

Height (Ft): 18'-3" Stories: 2

Project Description (use additional sheets if needed):

*(See attached description)*

*Renovation of the existing structure to include slight modifications. The structure is a 2-story carriage house at rear of site.*

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**Contact Information:**

Owner:  Check if primary contact Applicant:  Check if primary contact

Name: Richard Miller Name: Same as Owner

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

Address: 1232 Marvin Place Address: \_\_\_\_\_

City: Louisville State: Ky Zip: 40203 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Primary Phone: cell: (502) 821-2275 Primary Phone: \_\_\_\_\_

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

Email: viewrenew@gmail.com Email: \_\_\_\_\_

Owner Signature (required): [Signature]

Attorney:  Check if primary contact Plan prepared by:  Check if primary contact

Name: \_\_\_\_\_ Name: Darnell Farris

Company: \_\_\_\_\_ Company: Reflections Imagery

Address: \_\_\_\_\_ Address: 3104 Teal Avenue

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ City: Louisville State: Ky Zip: 40213

Primary Phone: \_\_\_\_\_ Primary Phone: (502) 558-5357

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

Email: \_\_\_\_\_ Email: darnefrr@aol.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, \_\_\_\_\_, 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.

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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

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Resources:

**Please submit the completed application along with the following items:**

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://apps.lojic.org/lojiconline/>
  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/>
  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 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>

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**Land Development Report**

May 21, 2020 10:09 AM

About LDC

**Location**

Parcel ID:	029K00080000
Parcel LRSN:	8200423
Address:	MULTIPLE ADDRESSES

**Zoning**

Zoning:	TNZD
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:	OLD LOUISVILLE
National Register District:	NONE
Urban Renewal:	NO
Enterprise Zone:	NO
System Development District:	NO
Historic Site:	NO

**Environmental Constraints**

<b>Flood Prone Area</b>	
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:	21111C0041E
<b>Protected Waterways</b>	
Potential Wetland (Hydric Soil):	NO
Streams (Approximate):	NO
Surface Water (Approximate):	NO
<b>Slopes &amp; Soils</b>	
Potential Steep Slope:	NO
Unstable Soil:	NO
<b>Geology</b>	
Karst Terrain:	NO

**Sewer & Drainage**

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

**Services**

Municipality:	LOUISVILLE
Council District:	6
Fire Protection District:	LOUISVILLE #2
Urban Service District:	YES

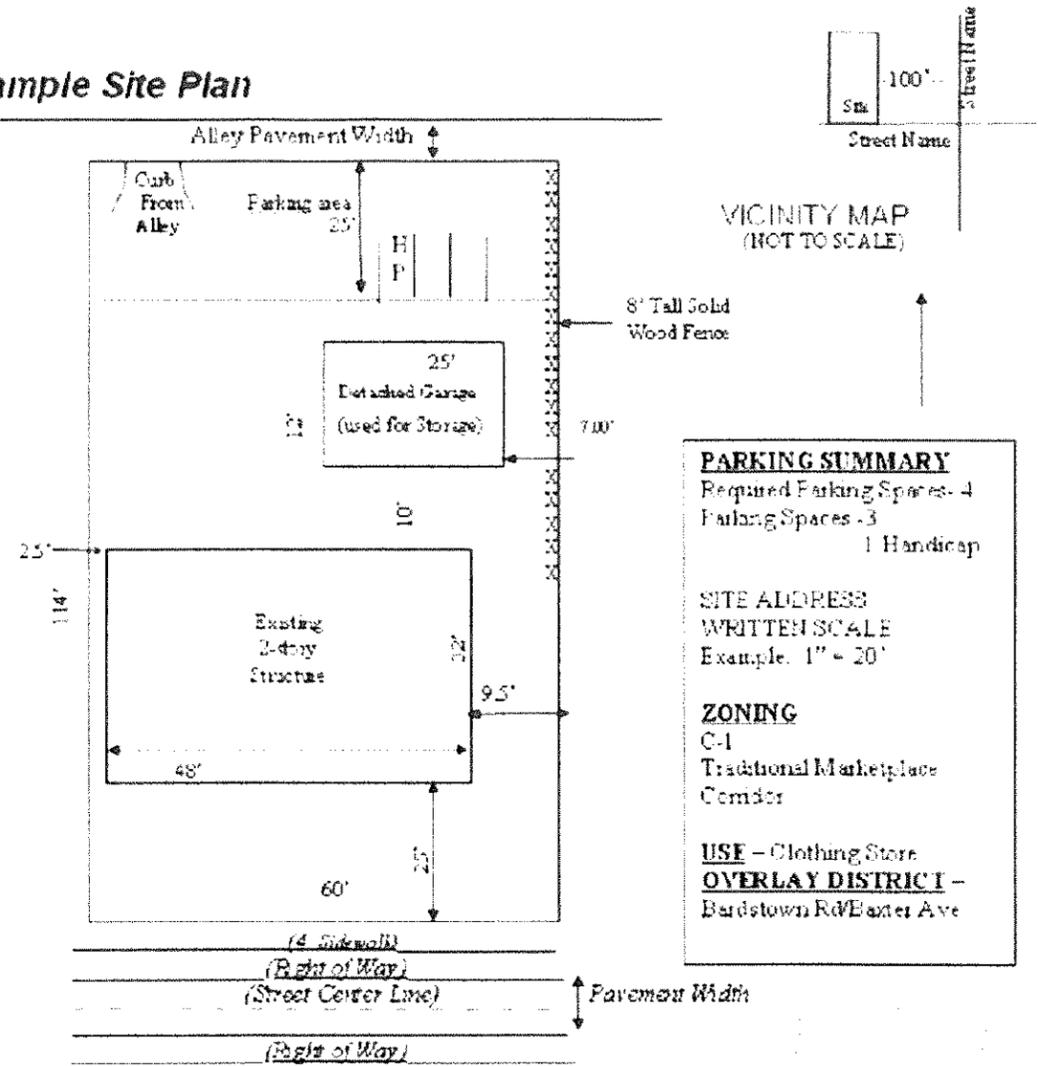
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2020-05-21

**Sample Site Plan**



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18 May 2020

**RENOVATION OF CARRIAGE HOUSE AT 1142 ½ GARVIN PLACE**

Description

Restoration of an existing 20'-½" long by 24'-2" wide, 2- story carriage house at the rear of the site (and also facing an East-West alley). The structure is a 3-withe thick, red brick structure, and has a shallow sloping shed roof not street-visible. It features an 8'-0' wide, sliding carriage door opening, and small windows (mostly upper story) to allow light inside.

The plan is to eliminate the severely deteriorated, second story (which has fallen down into the inside cavity, making the space inaccessible), and lowers the walls around 5'-0" to a finished 1 ½ - story height. Masonry tuck-pointing, bowing and cracking of brick, are major public health concerns. The roof is severely rotted, with huge holes and vine overgrowth weakening the brick mortar on the East side. Tree limbs are also growing through the roof.

The space was recently a window repair shop used by the current owner. It has no utility connections. The owner wishes to save the structure and give it new life - reducing public hazards, and retaining its general form, while keeping its existing site context.

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Hardship

The current owner used the structure for a window repair shop (although historically, it probably served as a simple horse carriage house with hay storage above). Just like most accessory structures which are over 100 years old (owner guesses the structure dates back to 1905), maintenance is hard. The structure has no air conditioning or plumbing, as well as unsafe interior. This is a true brick structure - not brick veneer exterior. The roof is deteriorating - with holes in it and windows open to air. Brick wall bowing and cracking mortar repairs are needed to address community safety issues.

The goal is to return the structure to general storage use, NOT restoring the second story, while restoring a shortened exterior volume (lowering structure +/- 5'-0" ). Renovation will also solve issues of foliage overgrowth, and power lines catching along the roofline. Using existing brick as exterior cladding, the restored structure will feature a new metal roof (which will shed to the West), rebuilding the box cornice facing the main apartment house structure to the East, and a new overhead door access on the North facade (along East-West alley).

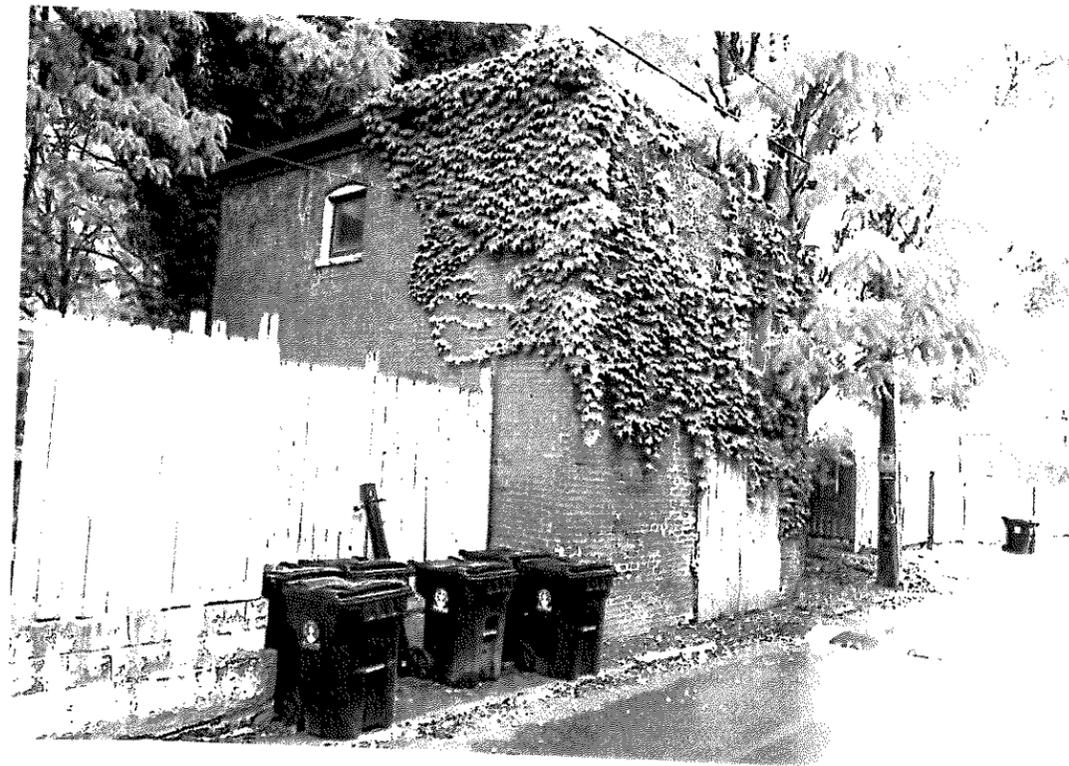
Work will be done by private contractor with some owner labor, according to submitted drawings.

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7/1/2020



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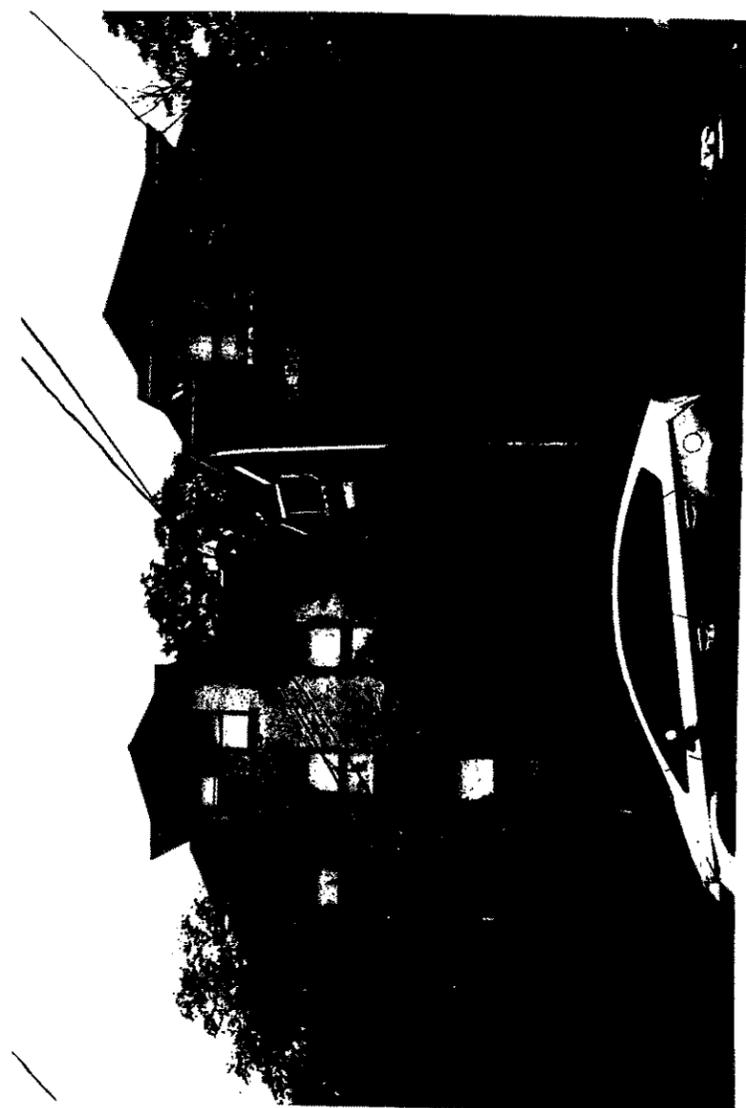
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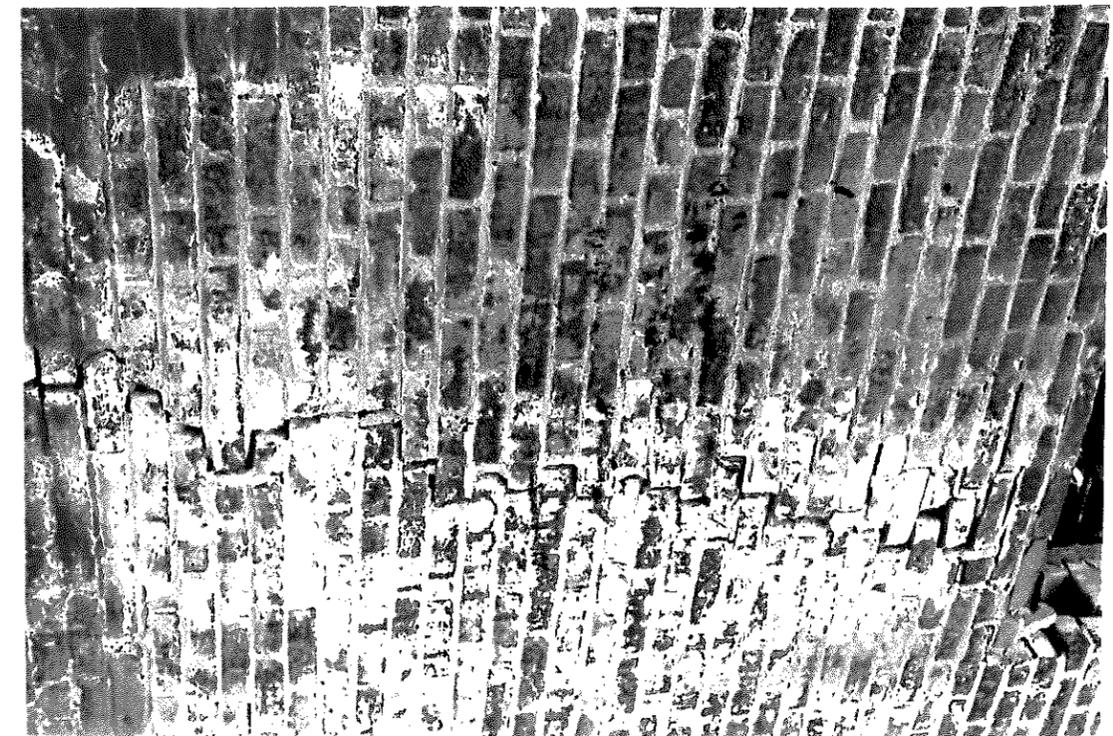
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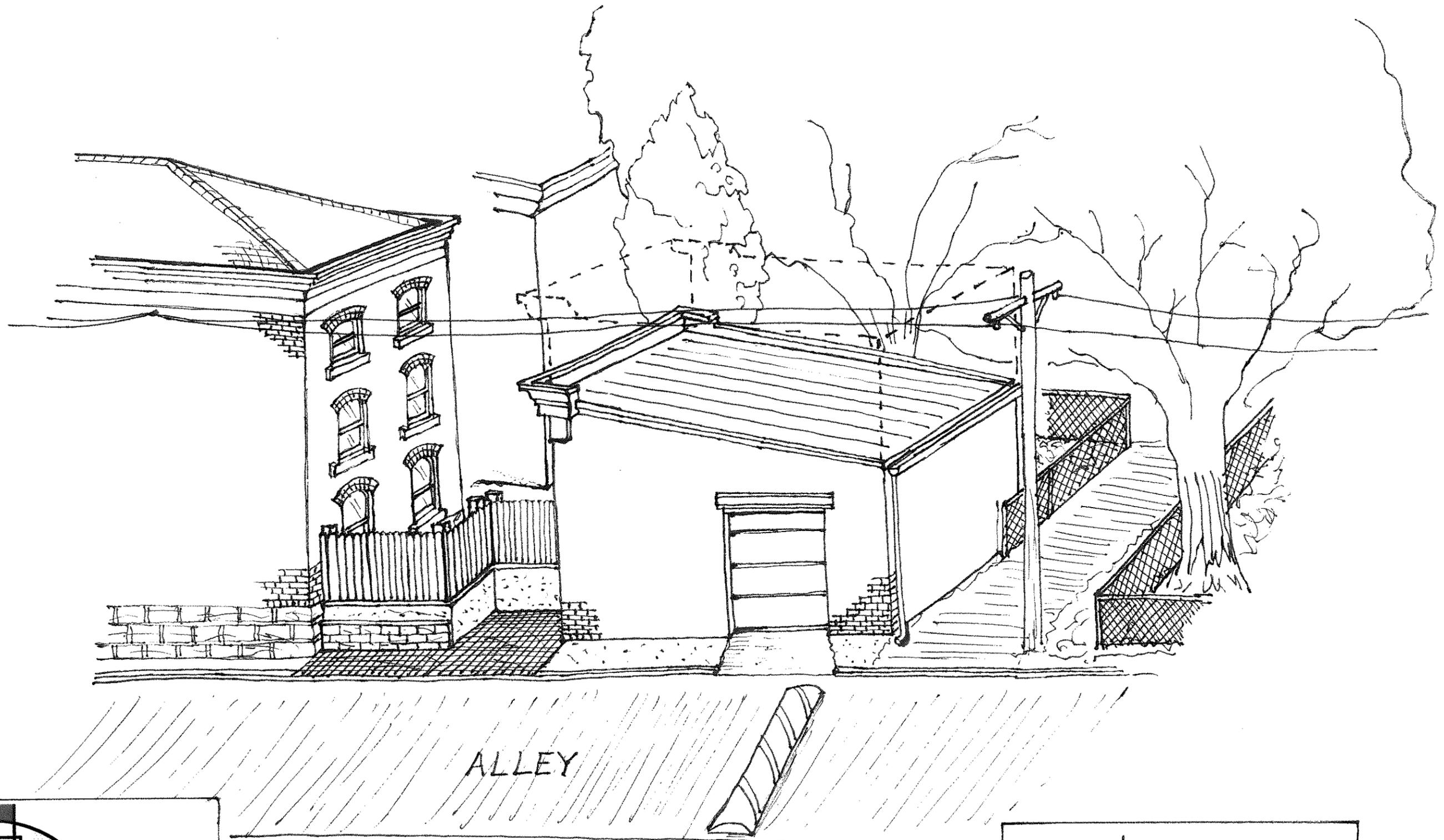
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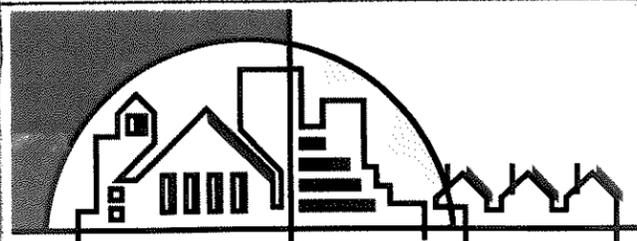
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ALLEY



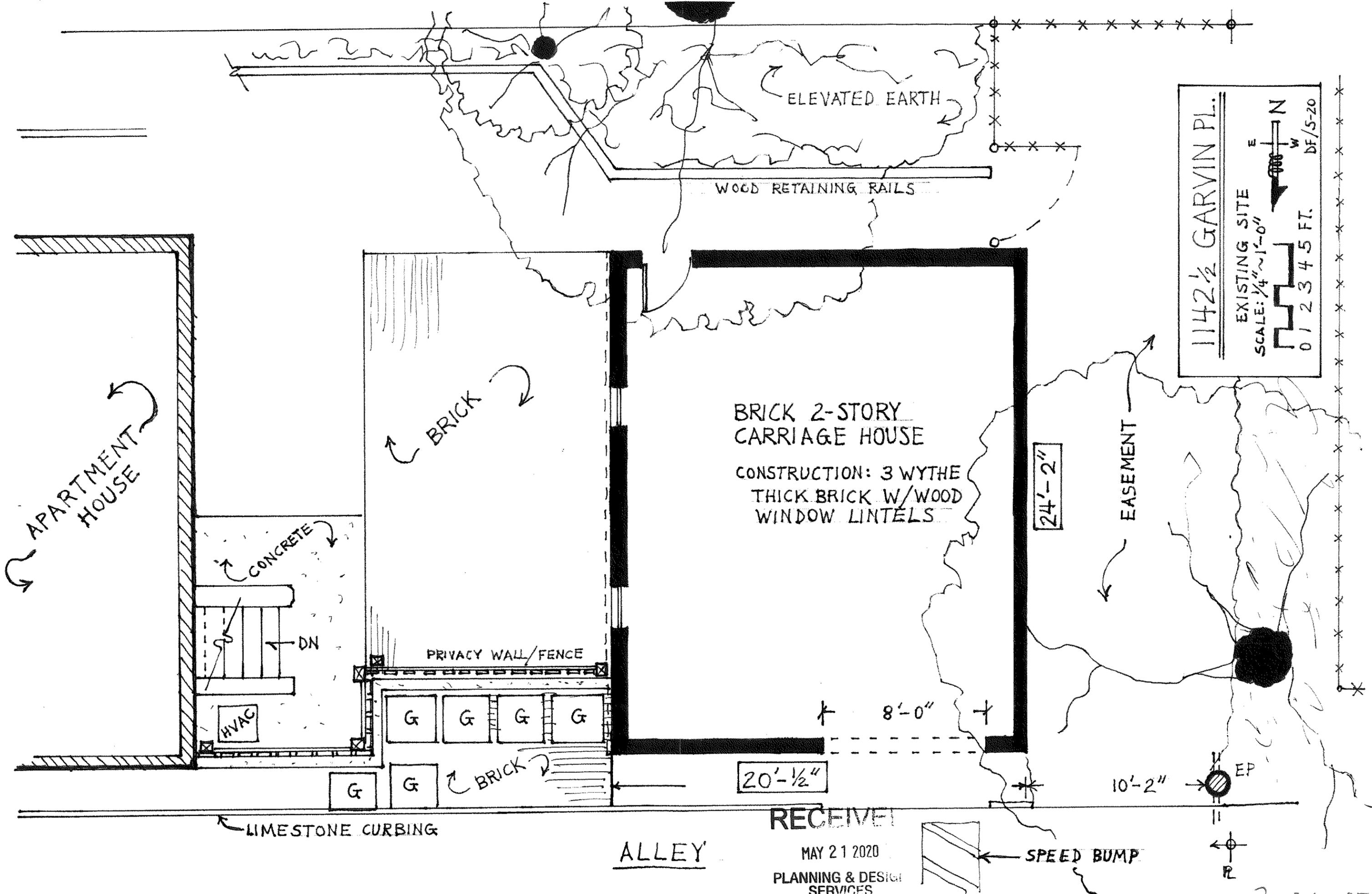
REFLECTIONS  
IMAGERY

DARNELL FARRIS  
CONSULTANT  
CELL: 502.550.5357  
darnefr@aol.com

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1142 1/2 GARVIN PL.  
CARRIAGE HOUSE  
RENOVATION PLAN  
RICHARD MILLER, OWNER  
DF/S-20





1142 1/2 GARVIN PL.  
 EXISTING SITE  
 SCALE: 1/4" = 1'-0"  
 0 1 2 3 4 5 FT.  
 DF/S-20

BRICK 2-STORY  
 CARRIAGE HOUSE  
 CONSTRUCTION: 3 WYTHE  
 THICK BRICK W/WOOD  
 WINDOW LINTELS

BRICK

APARTMENT  
 HOUSE

CONCRETE

DN

PRIVACY WALL/FENCE

24'-2"

EASEMENT

8'-0"

20'-1/2"

BRICK

LIMESTONE CURBING

ALLEY

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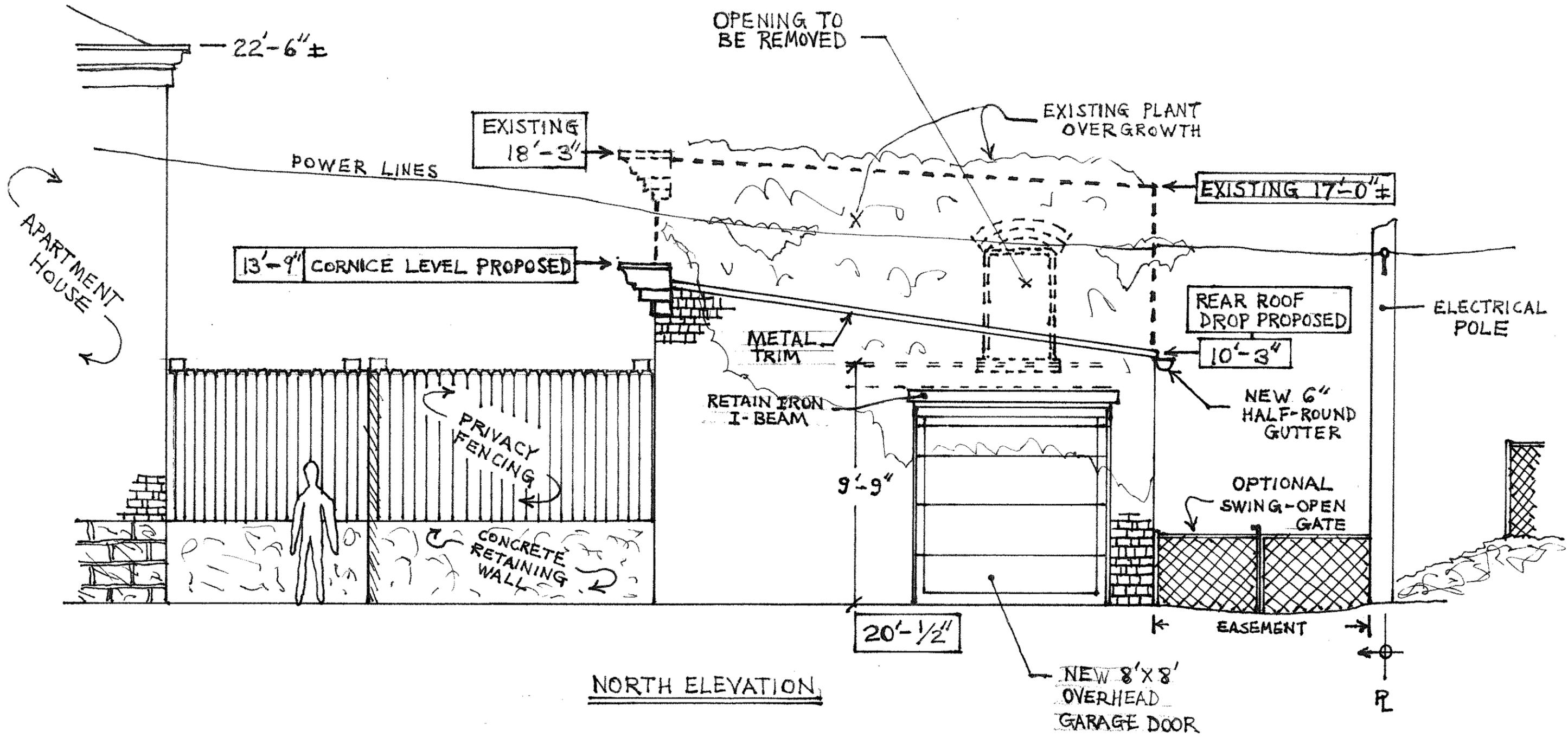
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SPEED BUMP

20. COA-0087





NORTH ELEVATION

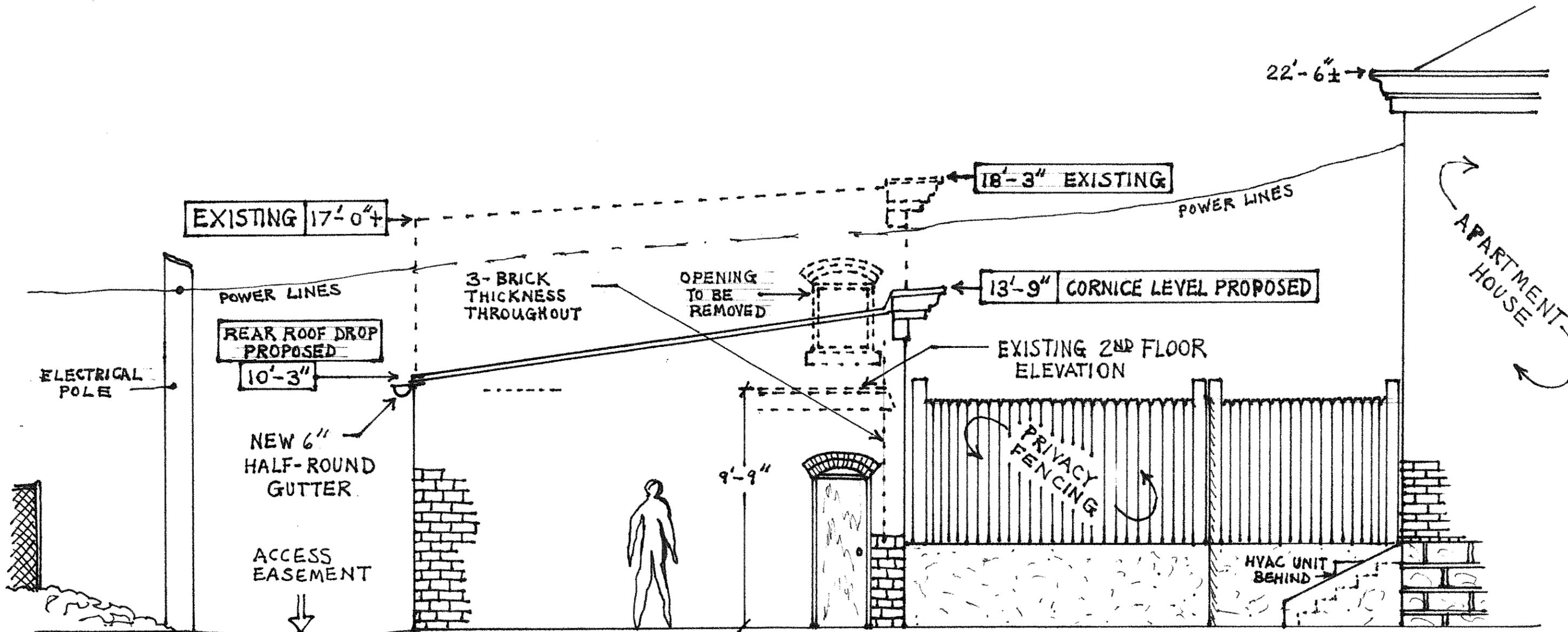
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**1142 1/2 GARVIN PL.**  
**RENOVATION PLAN**

SCALE:  
 1/4" = 1'-0"  
 DF/5-20

0 1 2 3 4 5 FT.





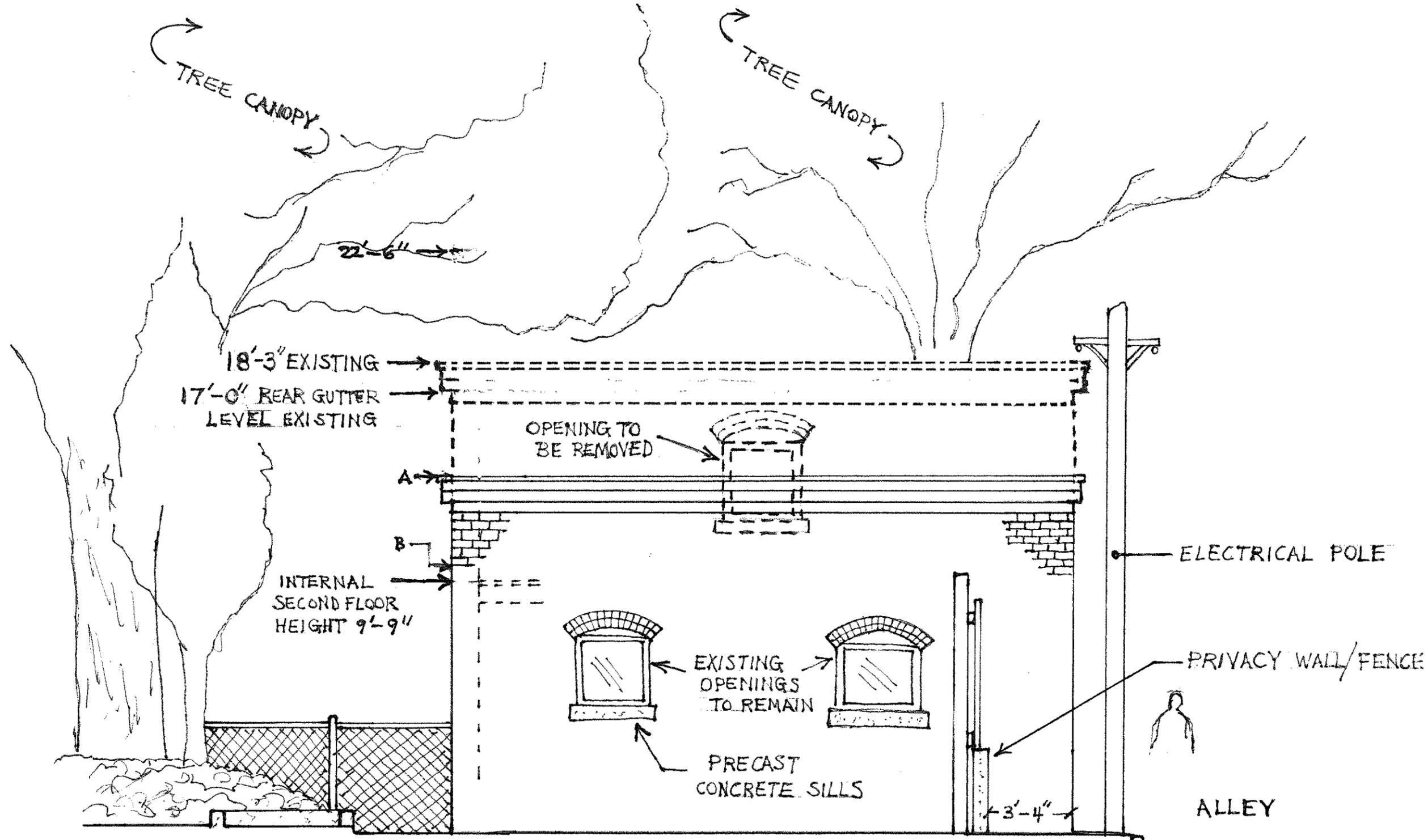
20'-1/2"± | 28"  
SOUTH ELEVATION  
(OAK STREET VIEW)

1142 1/2 GARVIN PL.  
RENOVATION PLAN

SCALE:  
1/4" ~ 1'-0"  
DF/5-20

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24'-2"  
EAST ELEVATION

1142½ GARVIN PL.

RENOVATION PLAN

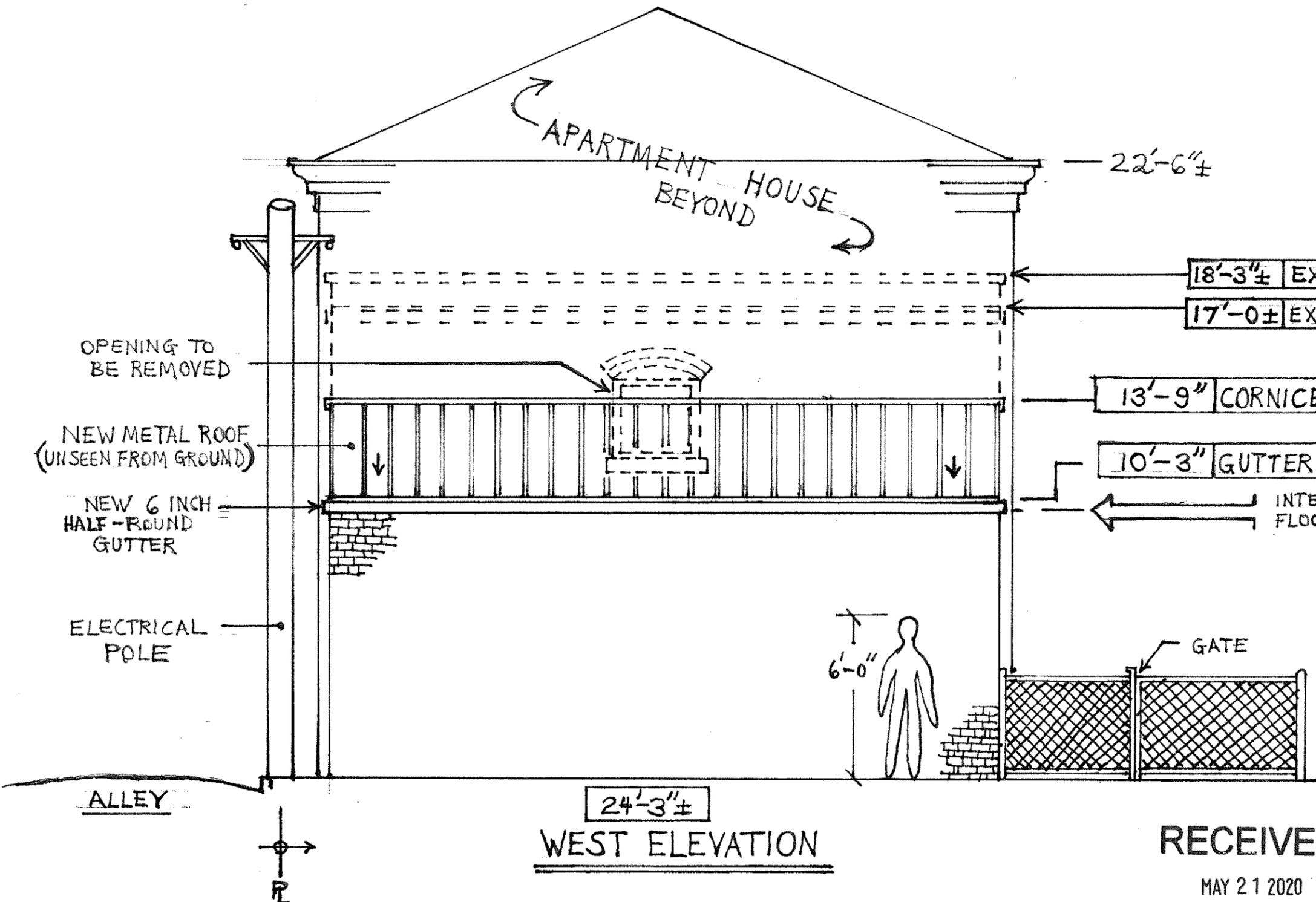
0 1 2 3 4 5 FT.

SCALE:  
¼" = 1'-0"

DF/5-20

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24'-3"±  
WEST ELEVATION

22'-6"±  
18'-3"± EXISTING CORNICE LEVEL  
17'-0"± EXISTING GUTTER LEVEL

13'-9" CORNICE LEVEL PROPOSED A

10'-3" GUTTER LEVEL PROPOSED B

INTERNAL SECOND FLOOR HEIGHT 9'-9"

1142 1/2 GARVIN PL.  
RENOVATION PLAN

SCALE: 1/4" ~ 1'-0"  
DF/5-20

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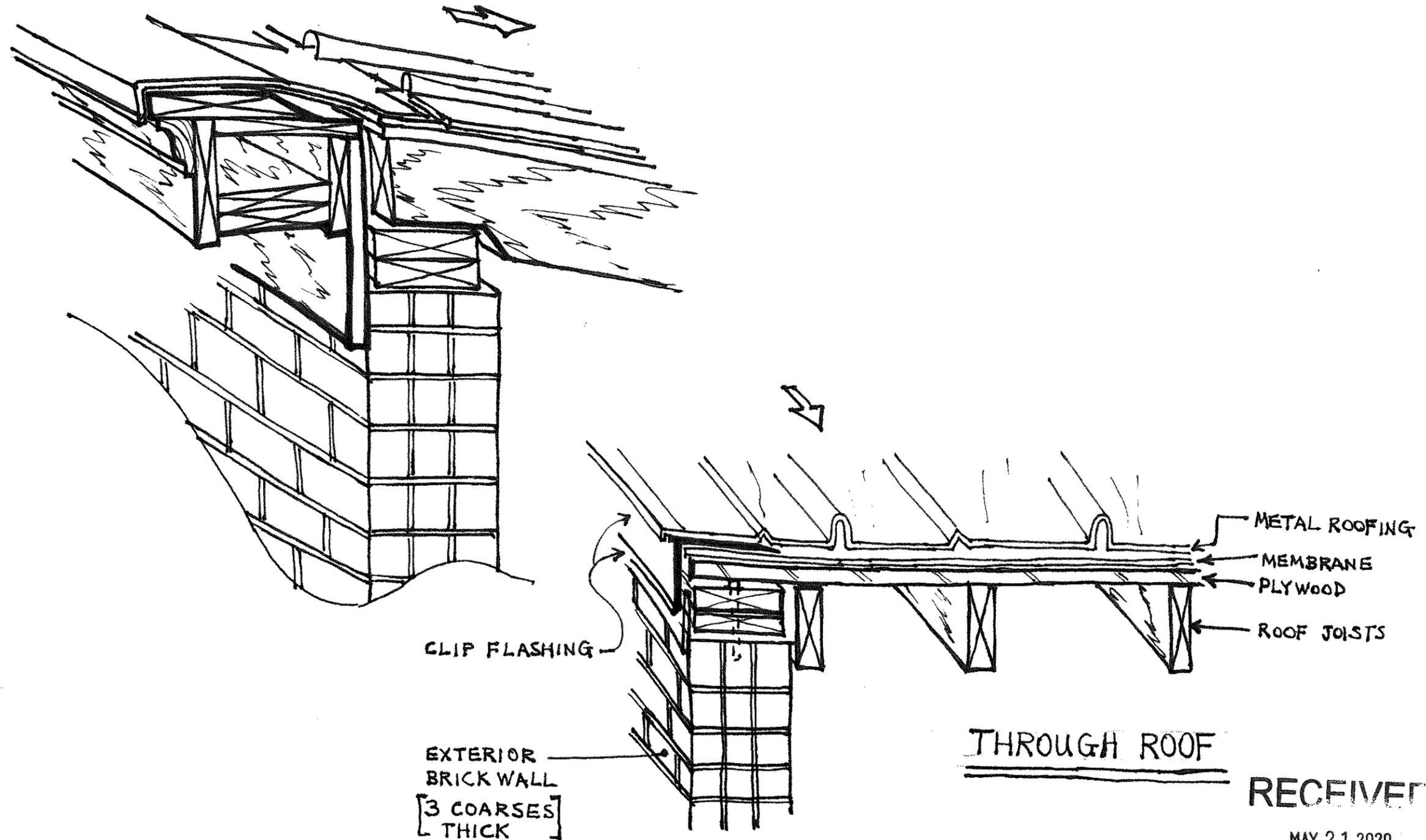


THROUGH CORNICE

NO SCALE

1142½

GARYIN PL.



THROUGH ROOF

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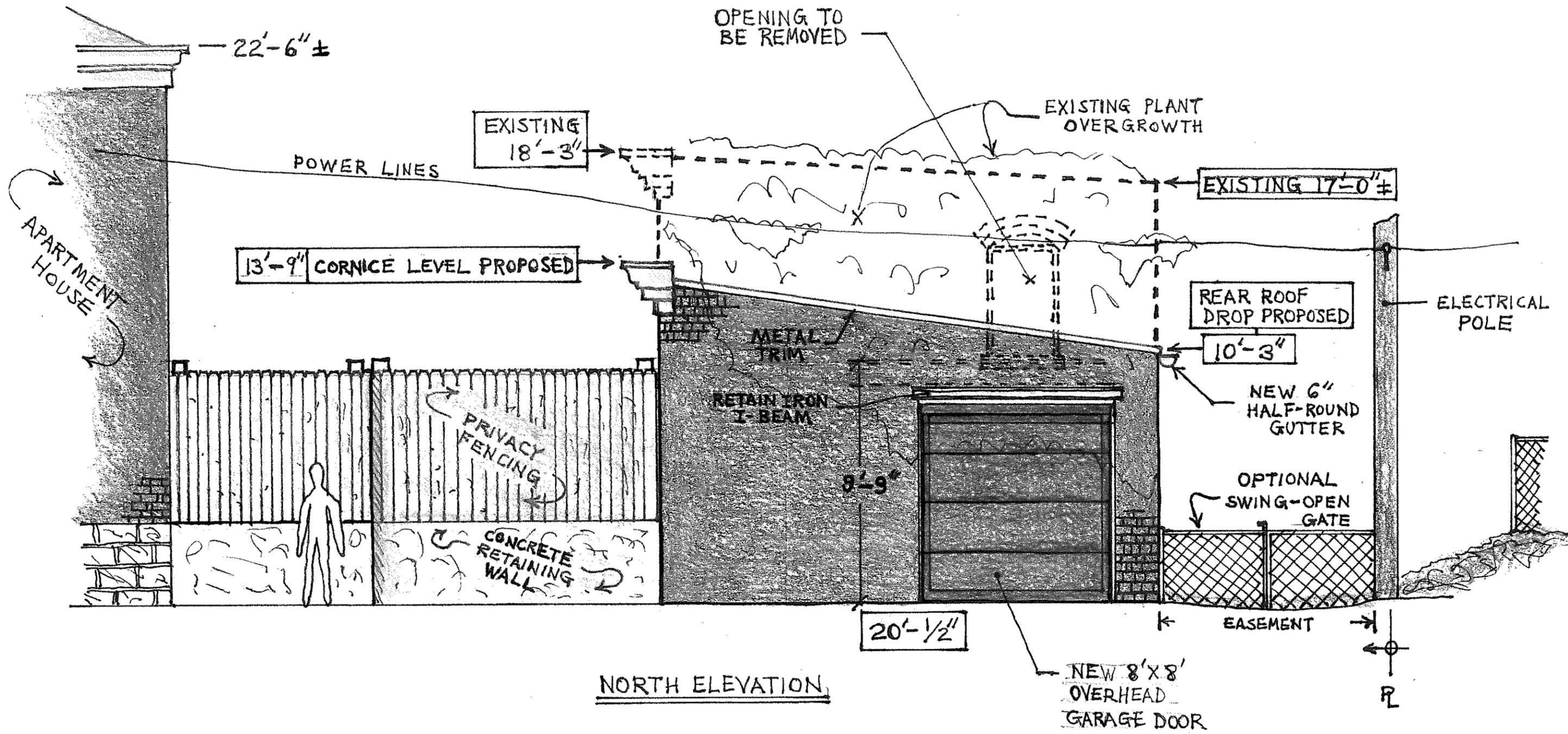
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NORTH ELEVATION

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1142 1/2 GARVIN PL.  
 RENOVATION PLAN  
 SCALE:  
 1/4" = 1'-0"  
 0 1 2 3 4 5 FT. DF/5-20

