



# Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 16COA1109

Intake Staff: A

Date: 5/13/16

Fee: N/A

## 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: Linden Hill Bed & Breakfast

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Project Address / Parcel ID: 1607 Frankfort Ave

MAY 13 2016

Deed Book(s) / Page Numbers: \_\_\_\_\_

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Total Acres: .41

Project Cost: \$60,000

PVA Assessed Value: \$280,000

Existing Square Feet: \_\_\_\_\_ New Construction Square Feet: \_\_\_\_\_ Height (ft.): \_\_\_\_\_ Stories: \_\_\_\_\_

Project Description (use additional sheets if needed):

We are proposing to do some very needed exterior work + modifications. The side entrance + retaining wall have deteriorated to the point where they need to be replaced. Our Proposal is to redo this area + add a new retaining wall which will also serve as a way to create a new patio/entertaining space for the B+B. This retaining wall will be screened with plantings + landscaping to minimize the view from the road. We are also proposing to redo the front staircase. It has also deteriorated to the point where it needs to be replaced. Also new iron fencing would be added around the perimeter as well as above the existing 4 car parking area. Concrete would be a historical mix.

The proposed patio material would be brick. The proposed growing vines would use Virginia Creeper. It would also be hung on a trellis system.

**Contact Information:****Owner:** ☒ Check if primary contact

Name: Isaiah Hoagland  
Company: HRE, LLC  
Address: 1607 Frankfort Ave  
City: Louisville State: KY Zip: 40204  
Primary Phone: 502-939-0889  
Alternate Phone: \_\_\_\_\_  
Email: isaiahhoagland

**Owner Signature (required):** \_\_\_\_\_**Applicant:** ☐ Check if primary contact

Name: Isaiah Hoagland  
Company: HRE, LLC  
Address: 1607 Frankfort Ave  
City: Louisville State: KY Zip: 40204  
Primary Phone: 502-939-0889  
Alternate Phone: \_\_\_\_\_  
Email: isaiahhoagland@gmail.com

**Attorney:** ☐ Check if primary contact

Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Primary Phone: \_\_\_\_\_  
Alternate Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

**Plan prepared by:** ☐ Check if primary contact

Name: Charlie Williams  
Company: Charlie Williams Design  
Address: 1626 Windsor PL  
City: Louisville State: KY Zip: 40204  
Primary Phone: 502-459-1810  
Alternate Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

**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, Isaiah Hoagland, in my capacity as Owner, hereby  
representative/authorized agent/other

certify that HRE, 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: Isaiah Hoagland Date: 5-13-16

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<sub>1</sub>
- ☐ 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: 1<sup>st</sup> tier Adjoining Property Owners (APOs)<sub>3</sub>, 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 2<sup>nd</sup> 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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PROPOSED SITE WORK  
5-12-2016

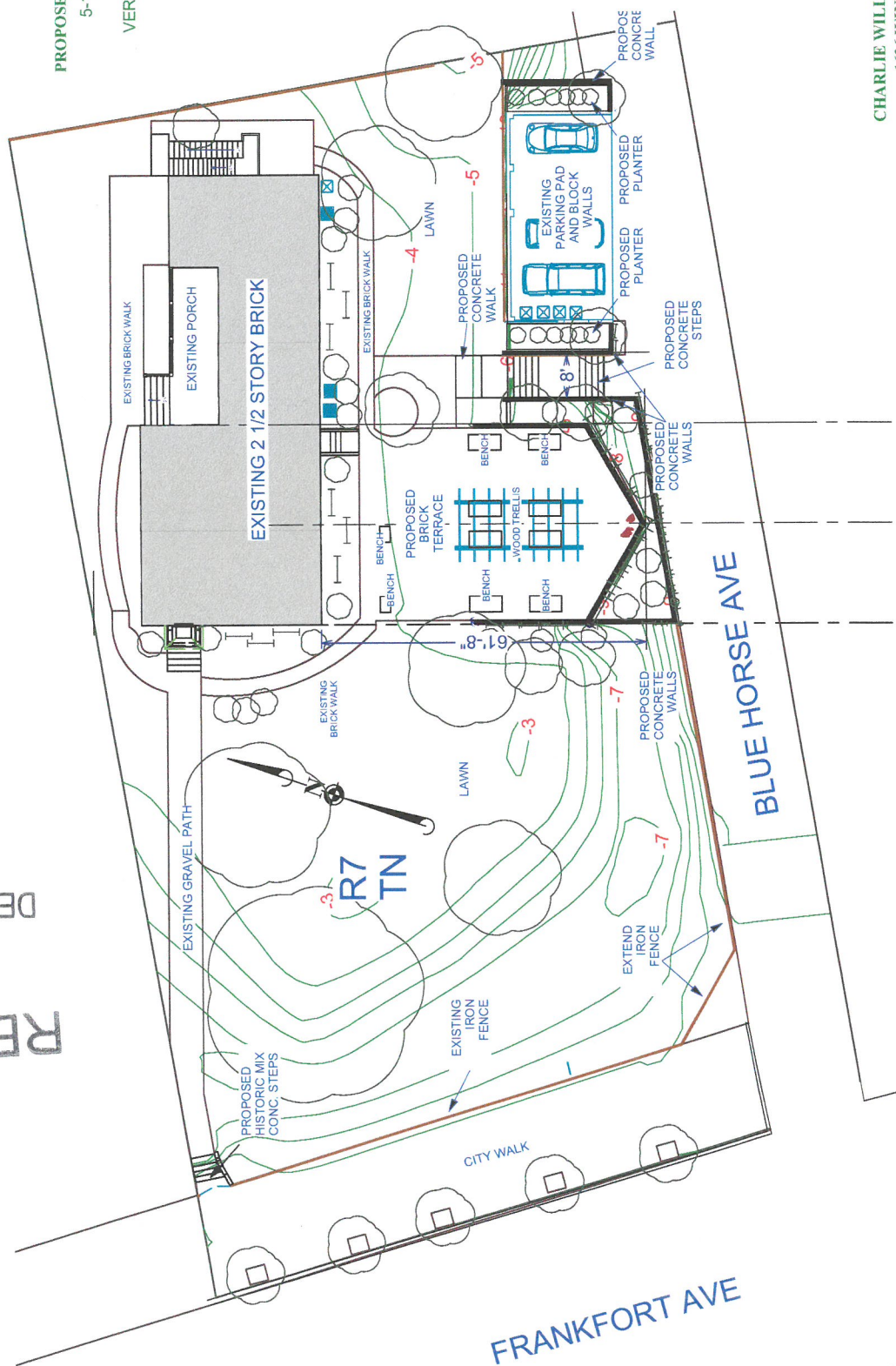
VERSION V3D



**CHARLIE WILLIAMS DESIGN, INC.**  
1626 WINDSOR PLACE  
LOUISVILLE, KY 40204  
502 459 1810

## PROPOSED SITE PLAN

SCALE 1"=20'







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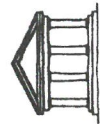
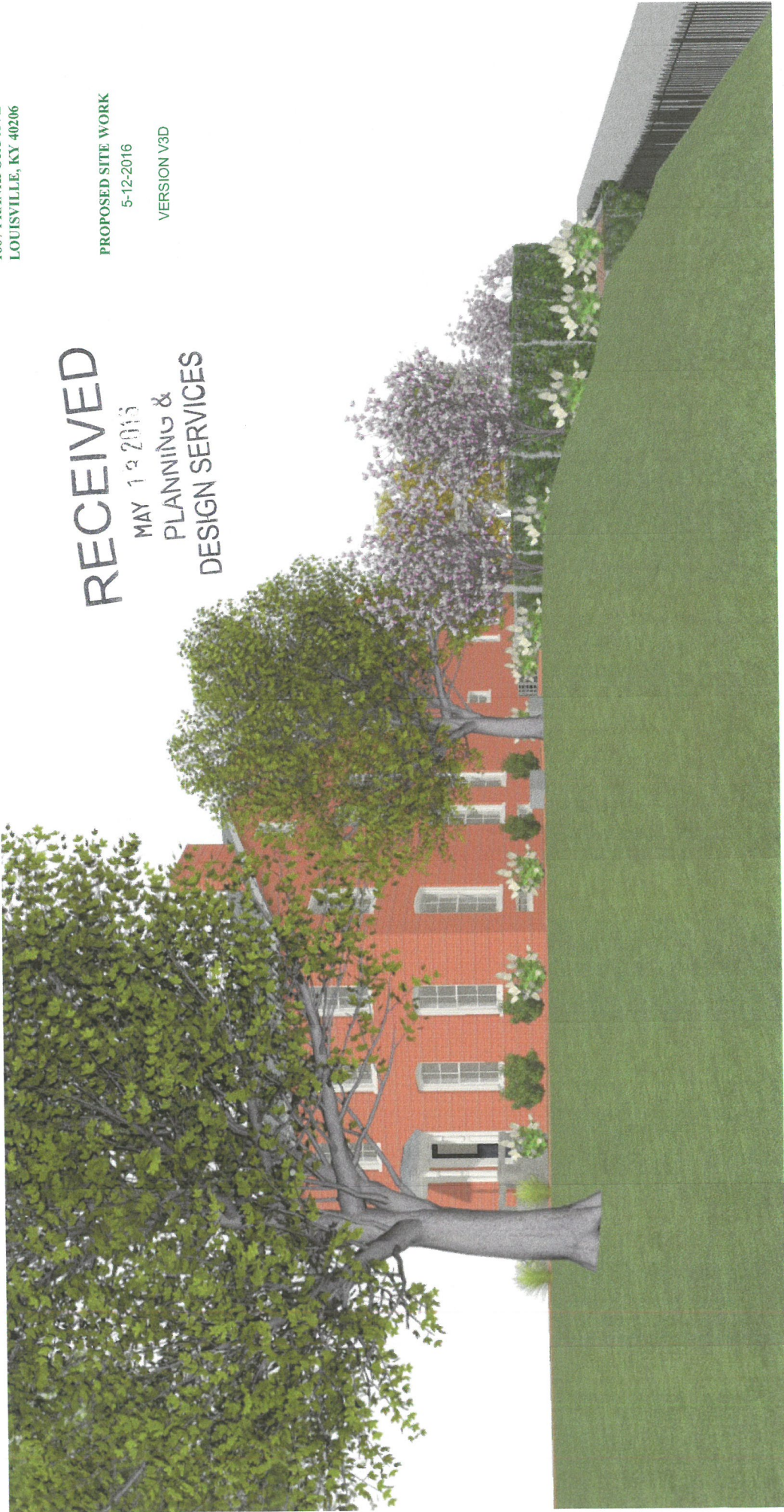
LYNDON HILL BED AND BREAKFAST  
1607 FRANKFORT AVE  
LOUISVILLE, KY 40206

PROPOSED SITE WORK

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LYNDON HILL BED AND BREAKFAST  
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LOUISVILLE, KY 40206

PROPOSED SITE WORK  
5-12-2016  
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PROPOSED SITE WORK  
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## VINES

SCIENTIFIC NAME	COMMON NAME
<i>Bignonia capreolata</i>	Crossvine
<i>Campsis radicans</i>	Trumpet Vine
<i>Celastrus scandens</i>	Bittersweet
<i>Clematis virginiana</i>	Virgin's Bower
<i>Lonicera sempervirens</i>	Trumpet Honeysuckle
<i>Pachysandra procumbens</i>	Allegheny Pachysandra
<i>Parthenocissus quinquefolia</i>	Virginia Creeper
<i>Smilax glauca</i>	Cat Greenbrier
<i>Smilax rotundifolia</i>	Common Greenbrier
<i>Wisteria macrostachya</i> (frutescens)	Kentucky Wisteria

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