



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 16COA1108 Intake Staff: A

Date: 5/13/16 Fee: VIA

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: Kragel Residence – Two Story Rear Addition

Project Address / Parcel ID: 2213 Dearing Court

Deed Book(s) / Page Numbers²: _____

Total Acres: .126

Project Cost: \$50,000

PVA Assessed Value: \$313,760

Existing Square Feet: 1,808 New Construction Square Feet: 930 Height (ft.): 23'-6" Stories: 2

Project Description (use additional sheets if needed):

Two story rear addition with footprint approximately 19'-6" x 23'-6". Addition to be modern style with flat roof, vertical board and batten siding, and natural wood horizontal siding. Addition contains new Family Room on first floor and Master Bedroom with bath and closet on second floor.
Addition is inset 2" from original structure on south side (variance required here due to sideyard setback) and projects 3'-8" from original structure on north side. See drawings.

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Contact Information:

Owner:

☐ Check if primary contact

Applicant:

☐ Check if primary contact

Name: DOUGLAS + MARCELLA KRAEGER

Name: _____

Company: _____

Company: _____

Address: 2213 DEARING CT

Address: _____

City: LOUISVILLE State: KY Zip: 40204

City: _____ State: _____ Zip: _____

Primary Phone: (615) 295-6496

Primary Phone: _____

Alternate Phone: (502) 741-7870

Alternate Phone: _____

Email: D.KRAEGER@MKTG.COM

Email: MARCELLA.MCKENNA@GMAIL.COM

Owner Signature (required):

[Signature] [Signature]

Attorney:

☐ Check if primary contact

Plan prepared by:

☐ Check if primary contact

Name: GLEN PRICE

Name: Emily Fisher

Company: FROST BROW TODD LLC

Company: Rock Paper Hammer

Address: 400 W MARKET ST 32ND FL

Address: 135 Blackburn Avenue

City: LOUISVILLE State: KY Zip: 40202

City: Louisville State: KY Zip: 40206

Primary Phone: (502) 779 8511

Primary Phone: 502-235-8086

Alternate Phone: _____

Alternate Phone: _____

Email: GAPRICE@FBTLAW.COM

Email: emily@rockpaperhammer.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:

Project information

- ☐ Land Development Report¹
- ☐ 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

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:

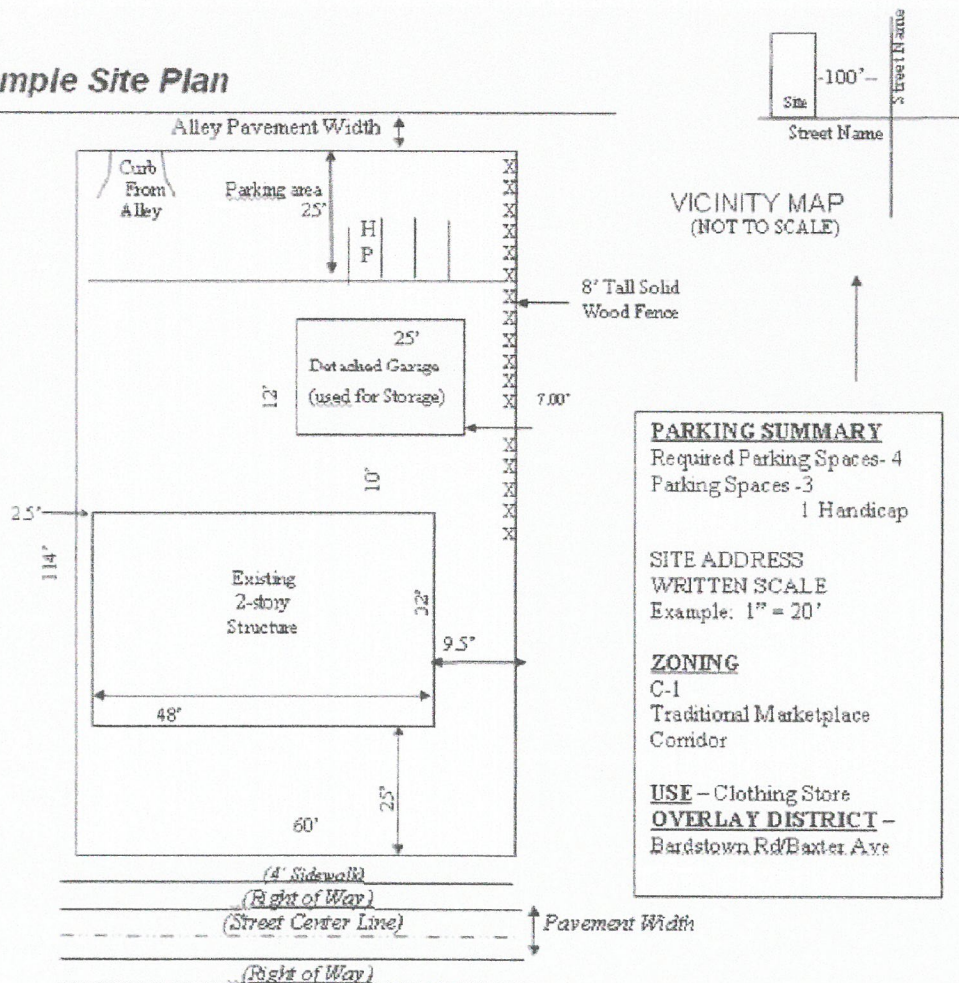
Certificate of Appropriateness: A project involving physical changes to the exterior of a building, structure, or property designated as a local landmark or located within a local preservation district shall require prior approval in the form of a Certificate of Appropriateness. An approval requires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

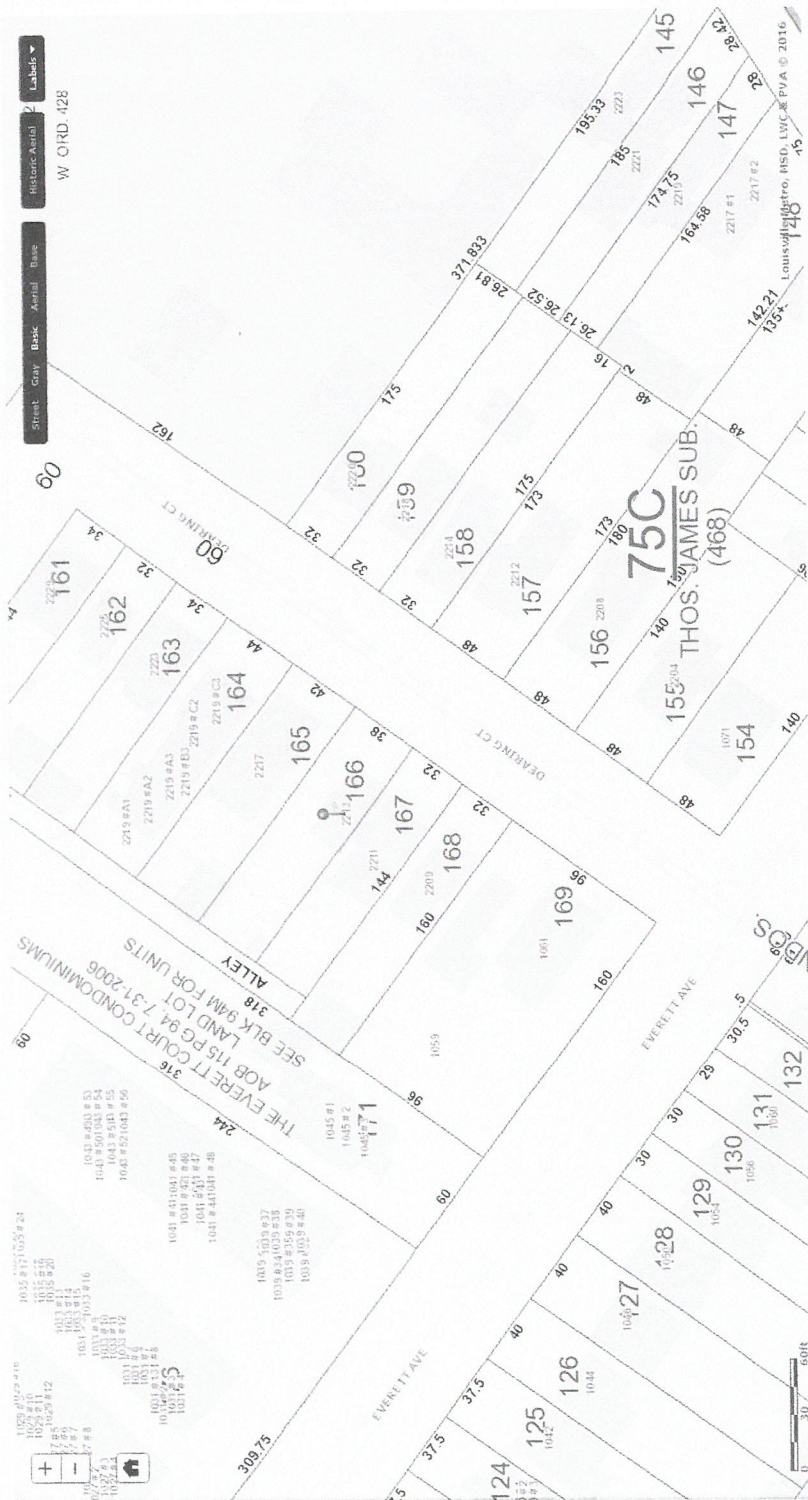
<http://www.louisvilleky.gov/PlanningDesign/Historic+Landmarks+and+Preservation+Districts+Commission.htm>

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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2213 Dearing Court – Existing Front (East)

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2213 Dearing Court – Existing Side (North)

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2213 Dearing Court – Existing Side (North)

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2213 Dearing Court – Existing Addition at adjacent house to south (2211 Dearing)

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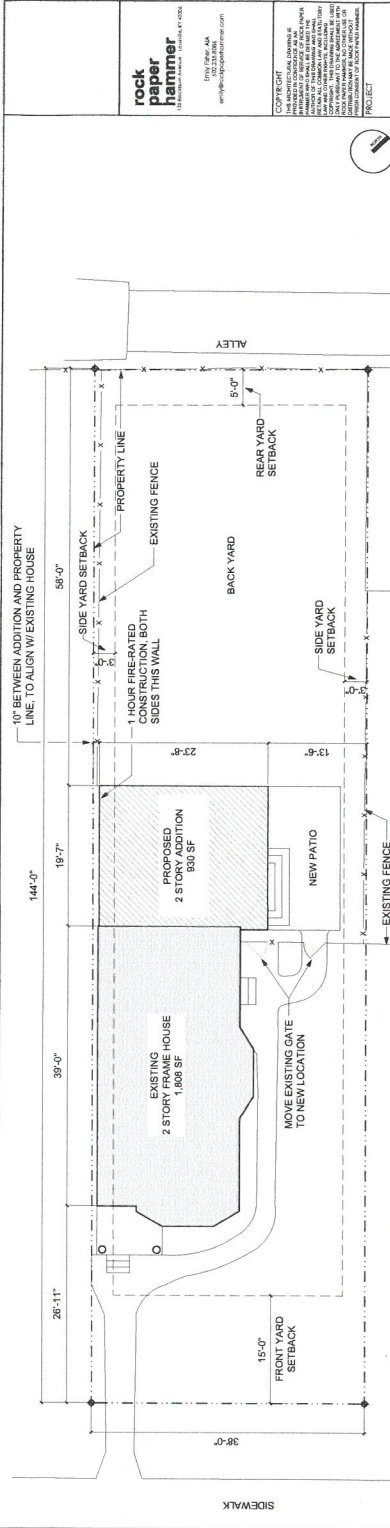
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2213 Dearing Court – Existing Rear (West)

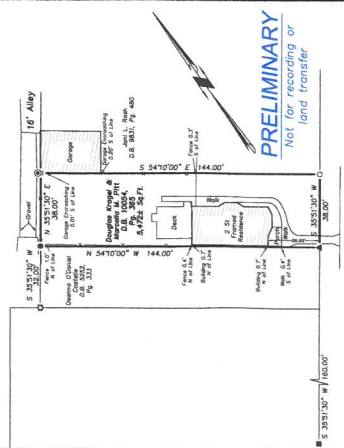
Proposed addition replaces existing deck.

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PROPOSED SITE PLAN

NOTES:
1. ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOUISVILLE, KENTUCKY, ZONING ORDINANCE, CHAPTER 12.01, AND THE KENTUCKY BUILDING CODE, CHAPTER 10.01.
2. THE PROPOSED ADDITION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LOUISVILLE, KENTUCKY, ZONING ORDINANCE, CHAPTER 12.01, AND THE KENTUCKY BUILDING CODE, CHAPTER 10.01.
3. THE PROPOSED ADDITION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LOUISVILLE, KENTUCKY, ZONING ORDINANCE, CHAPTER 12.01, AND THE KENTUCKY BUILDING CODE, CHAPTER 10.01.
4. THE PROPOSED ADDITION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LOUISVILLE, KENTUCKY, ZONING ORDINANCE, CHAPTER 12.01, AND THE KENTUCKY BUILDING CODE, CHAPTER 10.01.
5. THE PROPOSED ADDITION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LOUISVILLE, KENTUCKY, ZONING ORDINANCE, CHAPTER 12.01, AND THE KENTUCKY BUILDING CODE, CHAPTER 10.01.



PRELIMINARY
Not for recording or
land transfer

RETRACEMENT SURVEY FOR
JASON GRAVES
and SURVEYING
1625 N. 10TH ST., SUITE 100
LOUISVILLE, KY 40204
(502) 419-8138
jason@jasongravesandsurveying.com

Kragel Residence 2213 Dearing Court Louisville, Kentucky 40204

PROJECT INFORMATION

PROJECT ADDRESS:
2213 DEARING COURT
LOUISVILLE, KY 40204

PARCEL ID: 075C01680000

ZONING: RSB

OWNERS:
DOUGLAS AND MARCELLA KRAGEL
2213 DEARING COURT
LOUISVILLE, KY 40204

ARCHITECT:
EMILY HAMMER, AIA
ROCK PAPER HAMMER
(502) 235-8086
emily@rockpaperhammer.com

PROJECT SCOPE:
TWO STORY WOOD FRAME ADDITION ON REAR OF HOUSE, INCLUDING FAMILY ROOM ON FIRST FLOOR AND MASTER SUITE ON SECOND FLOOR. 1-HOUR FIRE RATED WALL AT SOUTH PROPERTY LINE.

SQUARE FOOTAGE SUMMARY:
EXISTING: 1,808 SF
PROPOSED: 930 SF
TOTAL EXISTING AREA: 1,808 SF
TOTAL PROPOSED ADDITION AREA: 930 SF

GENERAL NOTES

THESE DRAWINGS WERE PREPARED BY ROCK PAPER HAMMER (ARCHITECT) FOR THE RESIDENCE AT 2213 DEARING COURT, LOUISVILLE, KENTUCKY. THE ARCHITECT ASSUMES NO LIABILITY FOR THE UNAUTHORIZED USE OF THESE DRAWINGS AND SPECIFICATIONS.

THESE DRAWINGS ARE THE PROPERTY OF ROCK PAPER HAMMER, 135 E. 10TH ST., SUITE 100, LOUISVILLE, KY 40202. NO REPRODUCTION OF THESE DRAWINGS IN PART OR IN WHOLE IS UNLAWFUL WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

ALL WORK SHALL COMPLY WITH LOCAL, LOUISVILLE METRO CODES, JEFFERSON COUNTY CODES, KENTUCKY STATE CODES, AND ALL APPLICABLE ORDINANCES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY GOVERNING AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.

ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS BETWEEN ARCHITECTURAL DRAWINGS PRIOR TO SUBSEQUENT WORK. ADDITIONALLY, THE ARCHITECT ASSUMES NO LIABILITY FOR THE UNAUTHORIZED USE OF ARCHITECTURAL DRAWINGS AND SITE CONDITIONS OR CONSULTANTS' DRAWINGS AND SPECIFICATIONS PRIOR TO SUBSEQUENT WORK.

ALL DIMENSIONS OF EXISTING BUILDING ARE TO BE VERIFIED IN FIELD. DO NOT SCALE DRAWINGS.

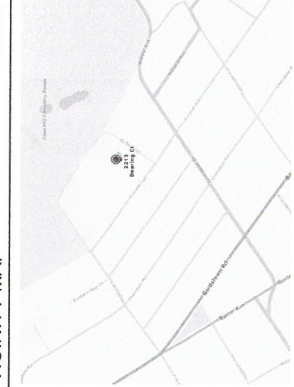
ARCHITECT IS NOT RESPONSIBLE FOR STRUCTURAL LOAD CALCULATIONS OR OTHER STRUCTURAL DESIGN CONSIDERATIONS.

CONTRACTOR MUST FOLLOW MANUFACTURERS' GUIDELINES FOR USE AND INSTALLATION INSTRUCTIONS FOR ALL EQUIPMENT AND PRODUCTS IN USE FOR THE PROJECT.

INDEX OF DRAWINGS

- A10 COVER SHEET / SITE PLAN
- A12 EXISTING FLOOR PLANS
- A13 PROPOSED FIRST FLOOR PLAN
- A14 PROPOSED SECOND FLOOR PLAN
- A21 EXISTING EXTERIOR ELEVATIONS
- A22 PROPOSED EXTERIOR ELEVATIONS
- A23 PROPOSED EXTERIOR ELEVATIONS

VICINITY MAP



rock paper hammer
ARCHITECTS
135 E. 10TH ST., SUITE 100
LOUISVILLE, KY 40202
(502) 235-8086
emily@rockpaperhammer.com

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PROJECT
Kragel Residence
2213 Dearing Court
Louisville, Kentucky 40204

COVER SHEET / Site Plan

ISSUE
SCHEMATIC 04.15.18
LANDMARKS 05.12.18

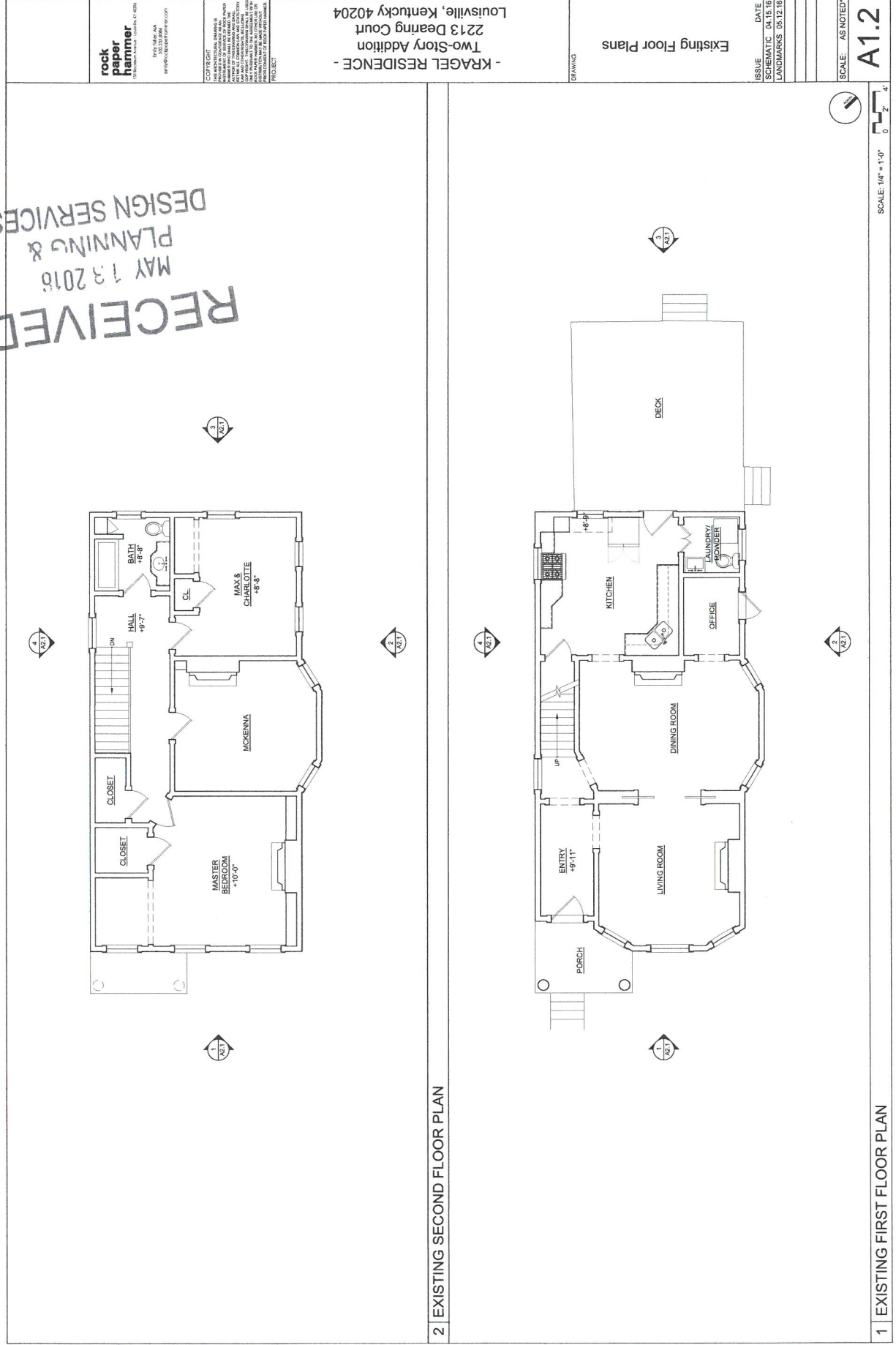
DATE
04.15.18

SCALE
AS NOTED

A1.0

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rock paper hammer
1000 Peachtree St., Suite 1000
Atlanta, GA 30309
404.525.8800
www.rockpaperhammer.com

PROJECT
- KRAGEL RESIDENCE -
Two-Story Addition
2213 Dearborn Court
Louisville, Kentucky 40204

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Existing Floor Plans

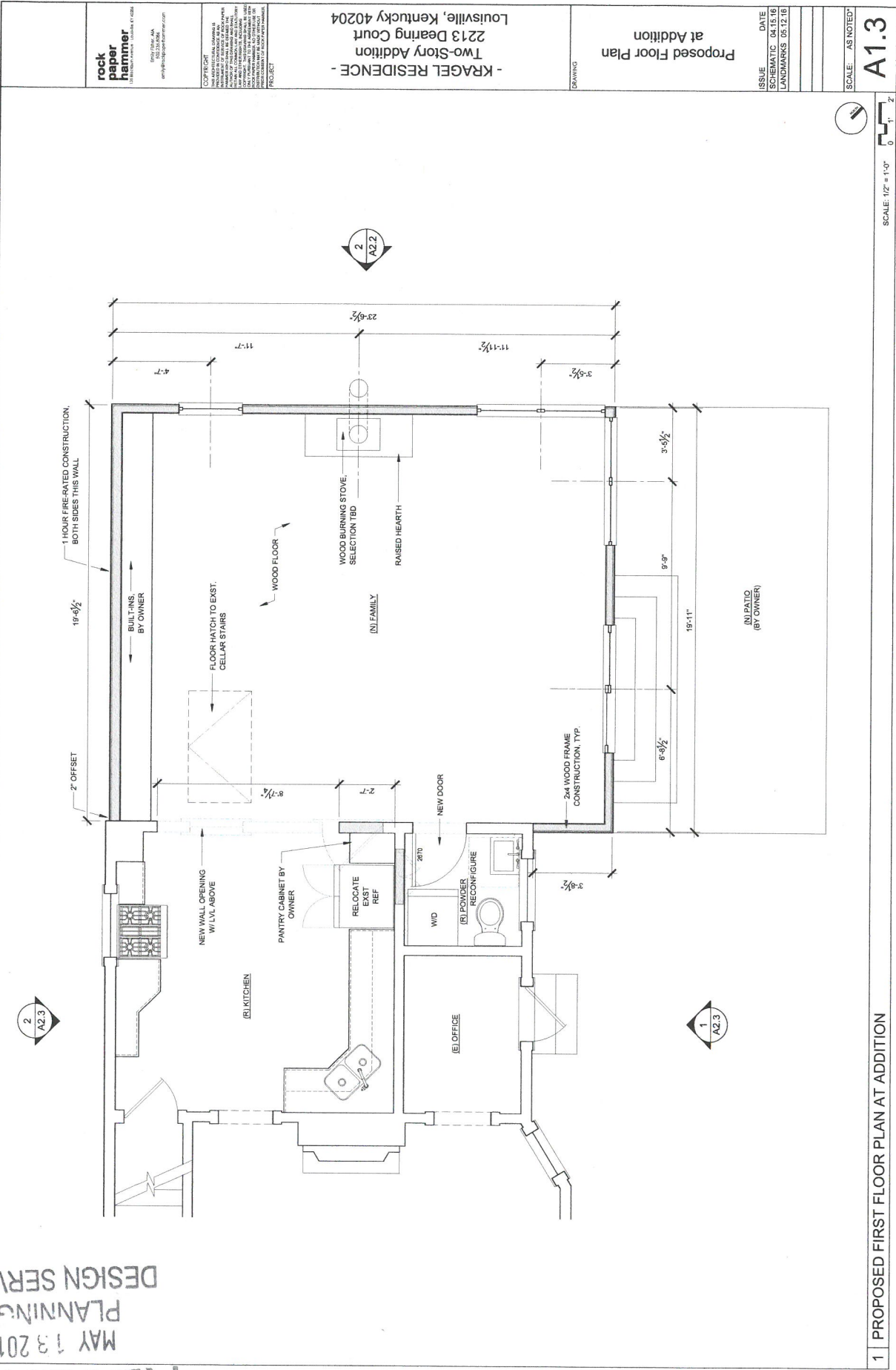
ISSUE **DATE**
SCHEMATIC 04.15.16
LANDMARKS 05.12.16

SCALE: AS NOTED

A1.2

SCALE: 1/4" = 1'-0"

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1 PROPOSED FIRST FLOOR PLAN AT ADDITION

A1.3

SCALE: AS NOTED

ISSUE DATE
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LANDMARKS 05.12.16

Proposed Floor Plan at Addition

DRAWING

- KRADEL RESIDENCE -
Two-Story Addition
2213 Deering Court
Louisville, Kentucky 40204

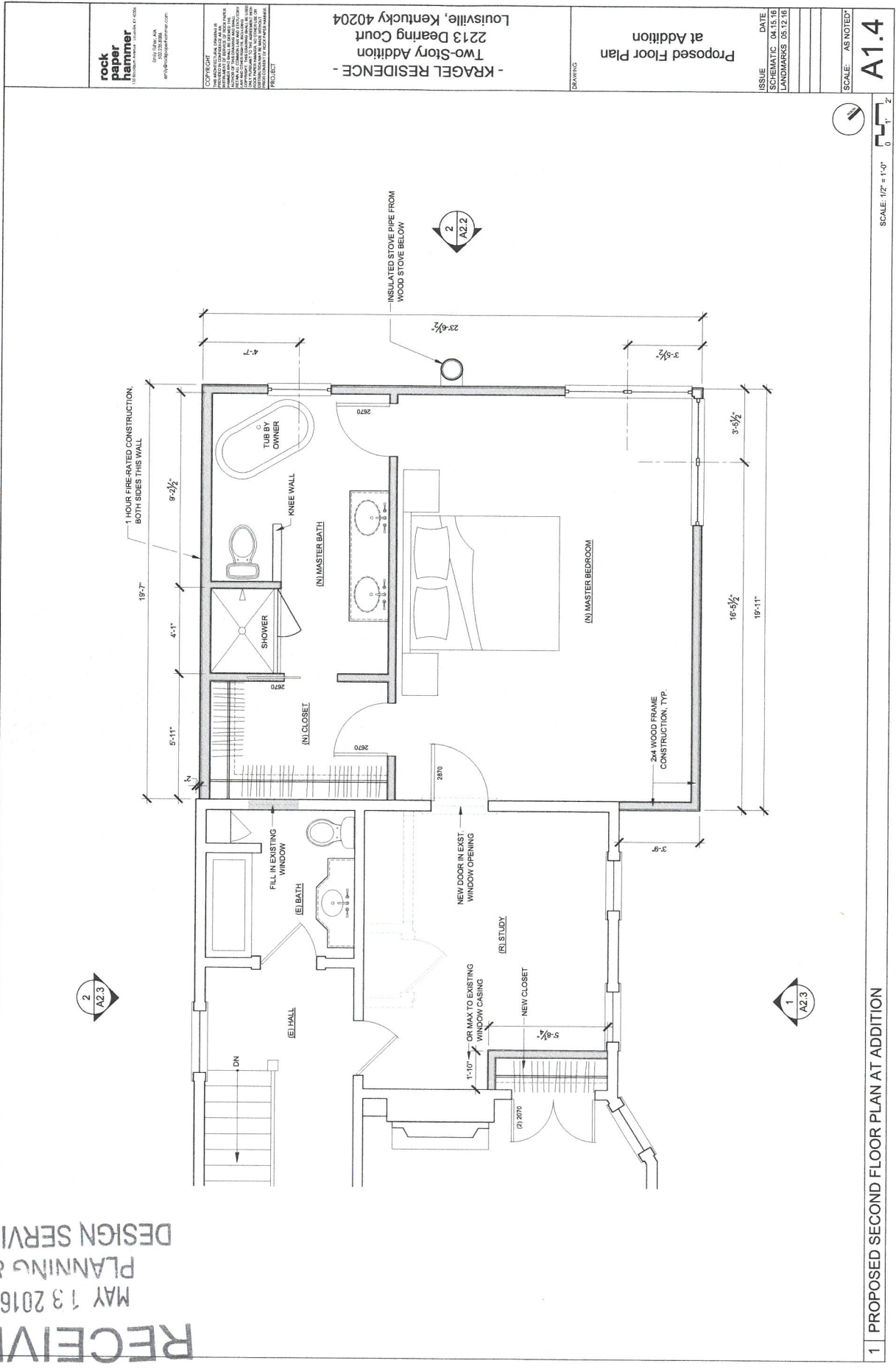
PROJECT

CLIENT:
Mr. & Mrs. J. K. Kradel
2213 Deering Court
Louisville, KY 40204
502.555.1234
jkradel@kradelresidence.com

rock paper hammer
ARCHITECTS
1111 11th Street, Suite 100
Louisville, KY 40202
502.555.1234
info@rockpaperhammer.com

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1 PROPOSED SECOND FLOOR PLAN AT ADDITION

SCALE: 1/2" = 1'-0"

A1.4

SCALE: AS NOTED

ISSUE DATE
SCHEMATIC 04.15.16
LANDMARKS 05.12.16

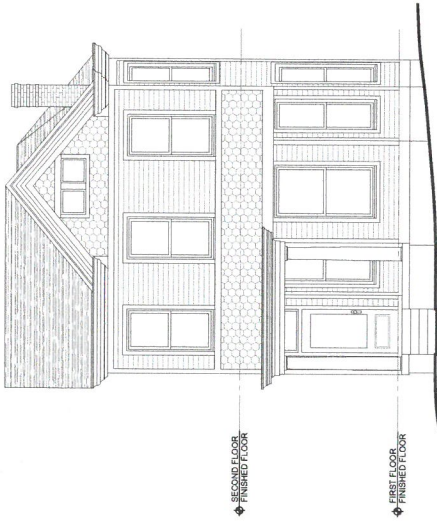
Proposed Floor Plan
at Addition

- KRAEGL RESIDENCE -
Two-Story Addition
2213 Dearing Court
Louisville, Kentucky 40204

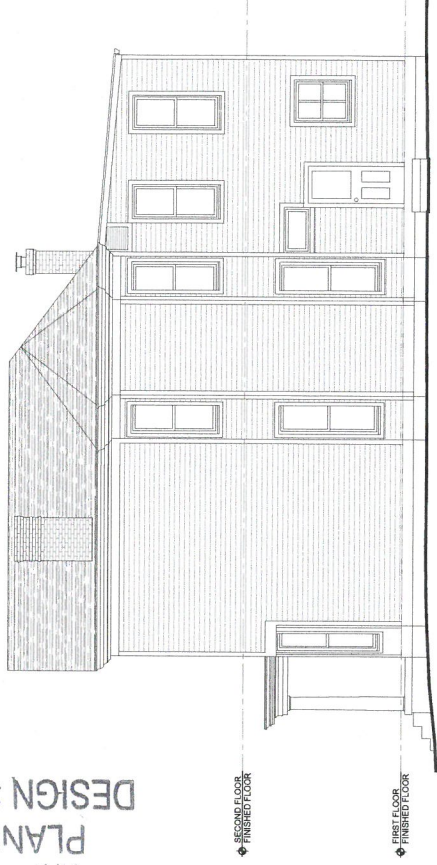
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paper
panner
ARCHITECTS
1000 10th Ave. N.
Birmingham, AL 35203
205.933.8800
www.rockpaperpanner.com

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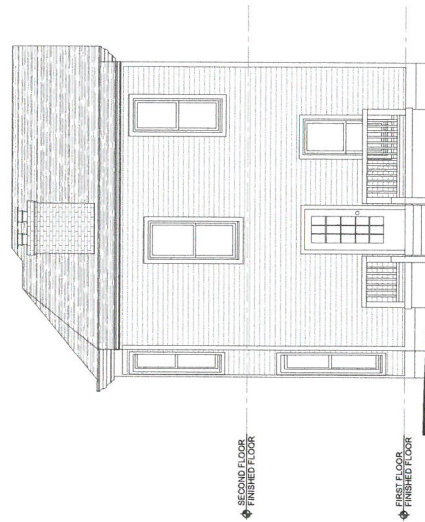
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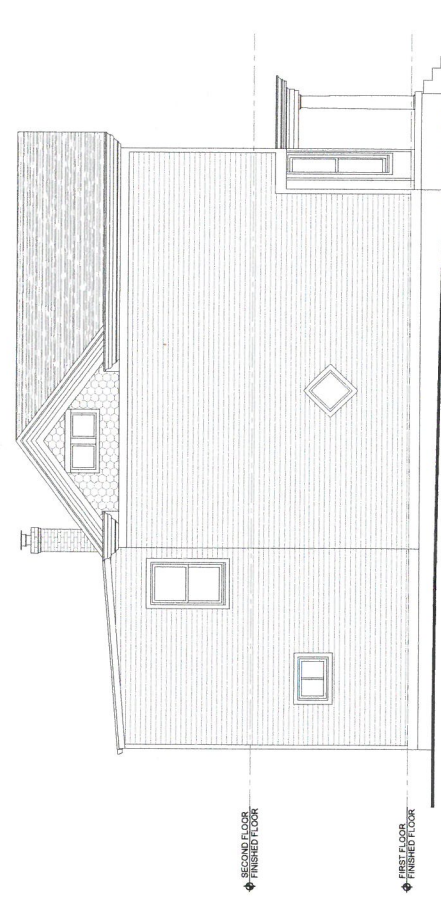
① EXISTING EAST SIDE ELEVATION
SCALE: 1/4" = 1'-0"



② EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



③ EXISTING WEST SIDE ELEVATION
SCALE: 1/4" = 1'-0"



④ EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

ISSUE DATE
SCHEMATIC 04.15.16
LANDMARKS 05.12.16

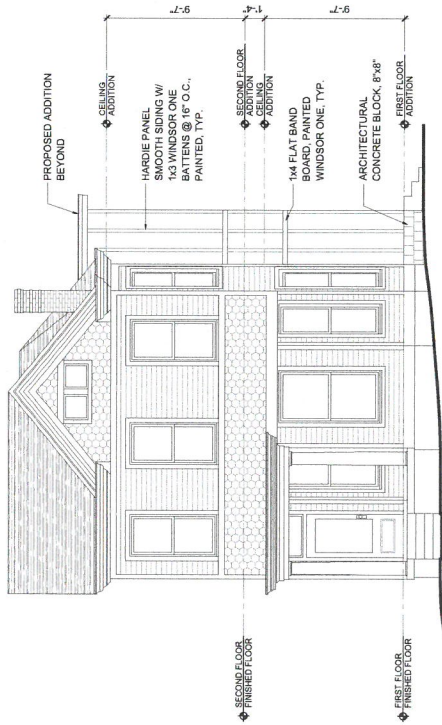
Existing Exterior Elevations

- KRADEL RESIDENCE -
Two-Story Addition
2213 Dearing Court
Louisville, Kentucky 40204

rock
paper
pammer
1318 Market Street
Cincinnati, OH 45202
513.263.1234
www.rockpaperpammer.com

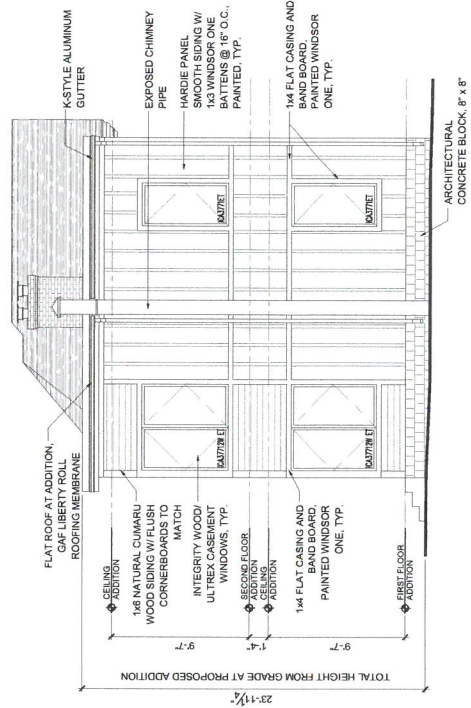
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1 PROPOSED EAST SIDE ELEVATION

SCALE: 1/4" = 1'-0"



2 PROPOSED WEST SIDE ELEVATION

SCALE: 1/4" = 1'-0"

ISSUE DATE
SCHEMATIC 04.15.16
LANDMARKS 05.12.16

SCALE: AS NOTED

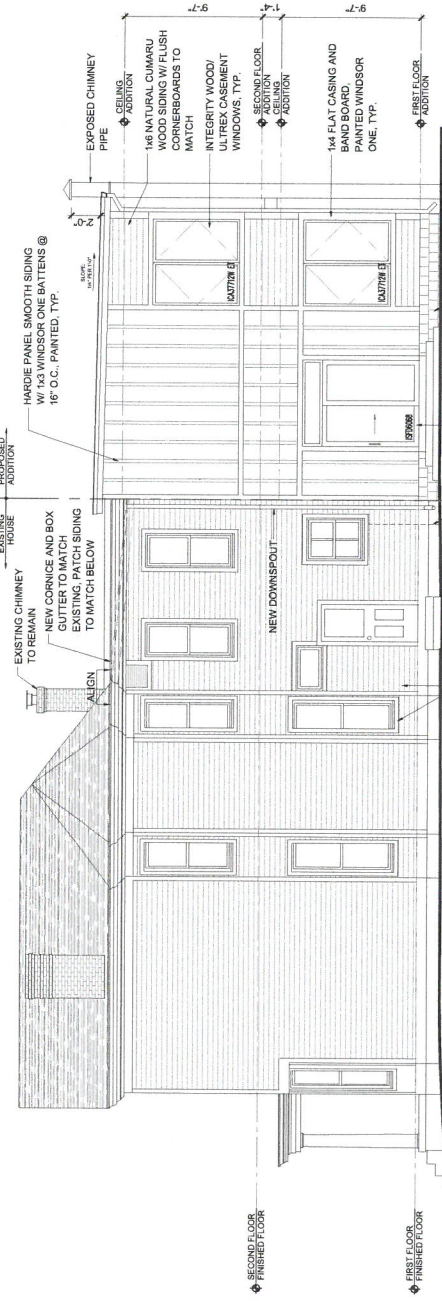
A2.2

- KRADEL RESIDENCE -
Two-Story Addition
2213 Dearing Court
Louisville, Kentucky 40204

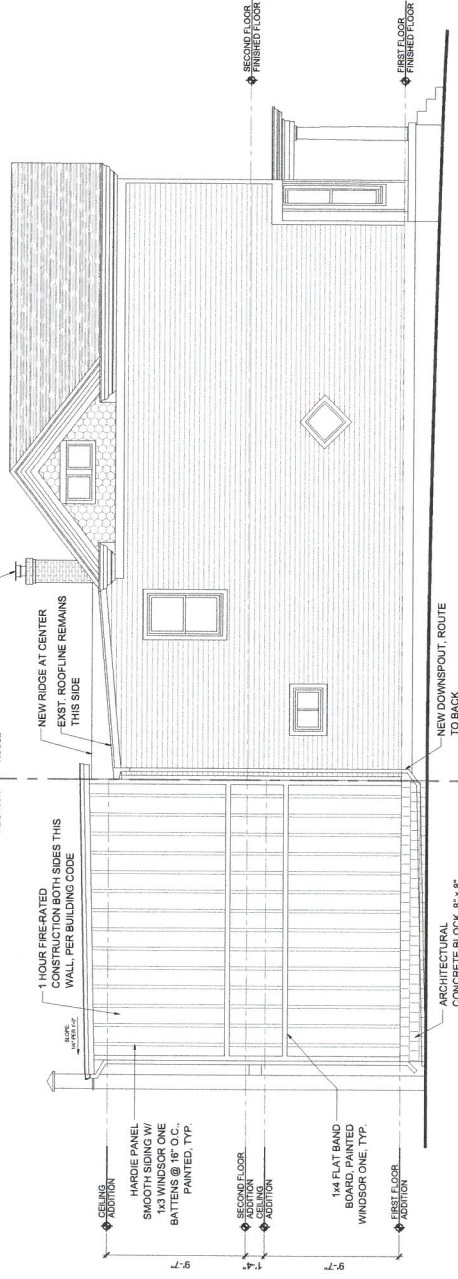
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1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

ISSUE DATE
SCHEMATIC 04.15.16
LANDMARKS 05.12.16

SCALE: AS NOTED

A2.3

PROPOSED Exterior Elevations

- Kragel Residence -
Two-Story Addition
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Louisville, Kentucky 40204

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paper
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Birmingham, AL 35204
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www.rockpaperhammer.com