



# Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

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Case No.: 17COA1174

Intake Staff: NIT

JUL 21 2017

Date: 7/21/17

Fee: K

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## 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: Gratz Garage

Project Address / Parcel ID: 2424 Longest Ave / 075K00330000

Deed Book(s) / Page Numbers<sup>2</sup>: 20640 Page 554

Total Acres: 0.31

Project Cost: \$40,000 PVA Assessed Value: \$630,000

Existing Square Feet: 600 New Construction Square Feet: 1008 Height (ft.): 18 Stories: 1

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

This project will entail demolition of the existing structurally deficient three car garage and its replacement with a four car garage. The concrete walkway from the back yard to the alley will be removed and replaced next to the east side of the new garage. The project will also include removal and replacement of two fences and one gate between the garage and neighboring properties.

The new garage will be constructed with a hip roof in keeping with the old garage and house. The siding will be cement board clapboards (James Hardie HardiePlank or similar) with 4" or 5" reveal. The roof pitch on the new garage will be 7 over 12 to match that of house. The doors and trim on the new garage will be painted white. The clapboards and will be painted light grey. Gutters will be of ogee type in keeping with those on the house.

The 5 ft high solid wood fence to the west and east side of the garage will be replaced in same location with the same style. The fence will be stained with natural stain.

A licensed structural engineer assessment of existing garage is provide as an attachment.

17 COA 1174

**Contact Information:**

**Owner:** ☒ Check if primary contact

**Applicant:** ☐ Check if primary contact

Name: Eric Gratz

Name: Eric Gratz

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

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

Address: 2424 Longest Ave

Address: 2424 Longest Ave

City: Louisville State: KY Zip: 40204

City: Louisville State: KY Zip: 40204

Primary Phone: 812-786-3690

Primary Phone: 812-786-3690

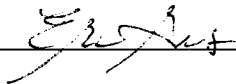
Alternate Phone: \_\_\_\_\_

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

Email: Egratz91@gmail.com

Email: Egratz91@gmail.com

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

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**Attorney:** ☐ Check if primary contact

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

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

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Name: Frank Pierce

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

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Company: Frank Pierce Architect

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

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Address: 316 W. Chestnut St

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

City: Louisville State: KY Zip: 40202

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

Primary Phone: 502-802-5392

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

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

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

Email: frank@frankpiercearchitect.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.

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

**Project information**

- ☒ Land Development Report<sup>1</sup>
- ☒ 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)<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. 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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## Submittal Instructions:

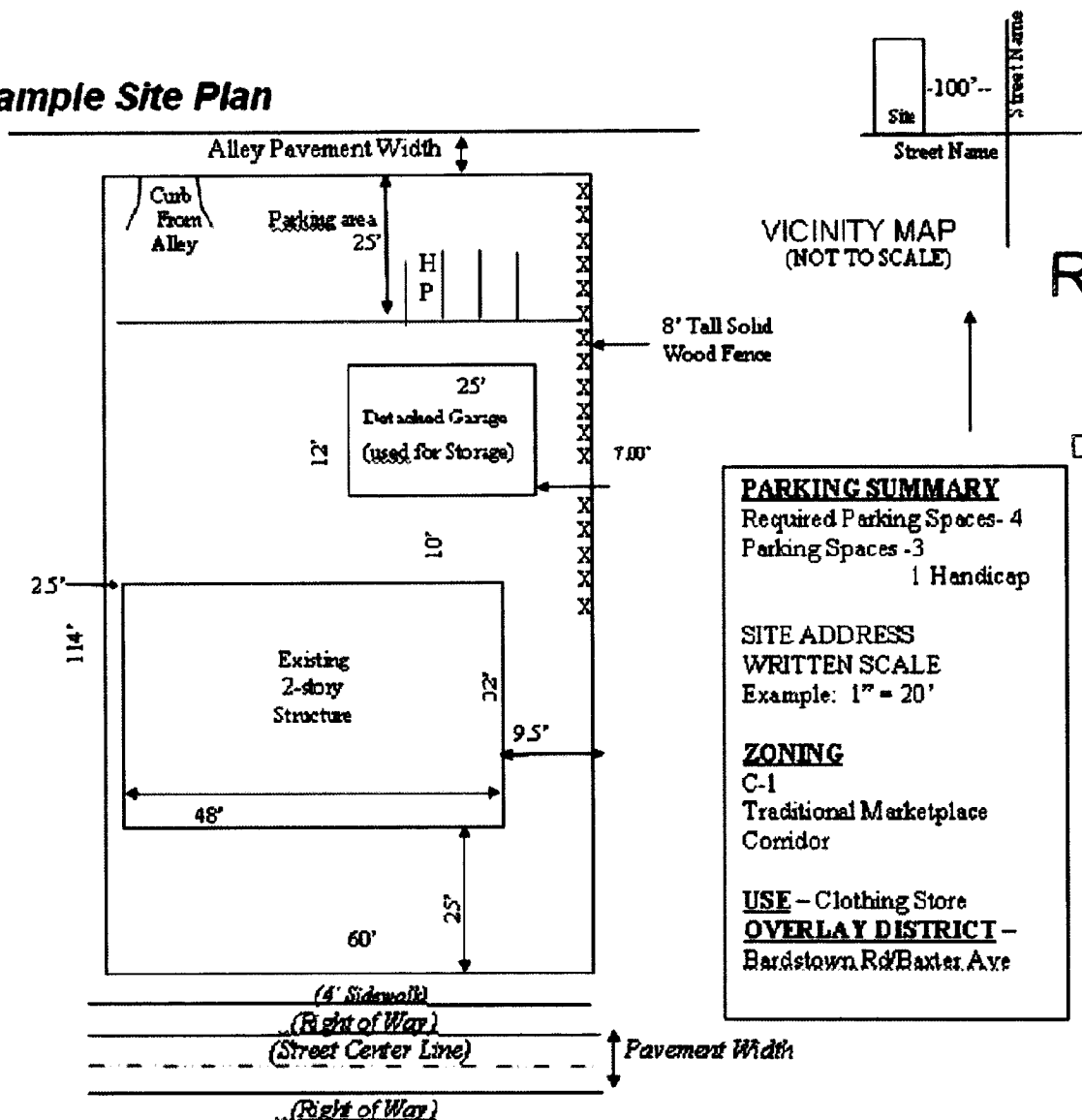
Applications are due on Fridays at 5:00 p.m. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5<sup>th</sup> Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

## 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





## Land Development Report

March 10, 2017 11:18 AM

About LDC

### Location

Parcel ID: 075K00330000  
Parcel LRSN: 81969  
Address: 2424 LONGEST AVE

### Zoning

Zoning: R5  
Form District: TRADITIONAL NEIGHBORHOOD  
Plan Certain #: NONE  
Proposed Subdivision Name: NONE  
Proposed Subdivision Docket #: NONE  
Current Subdivision Name: EASTERN PARKLAND CO.  
Plat Book - Page: 01-066  
Related Cases: B-64-96

### Special Review Districts

Overlay District: NO  
Historic Preservation District: CHEROKEE TRIANGLE  
National Register District: CHEROKEE TRIANGLE  
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: 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  
Drainage Credit Program: CSO127 - Project(s) Value between \$.04 - \$1.5

### Services

Municipality: LOUISVILLE  
Council District: 8  
Fire Protection District: LOUISVILLE #4  
Urban Service District: YES

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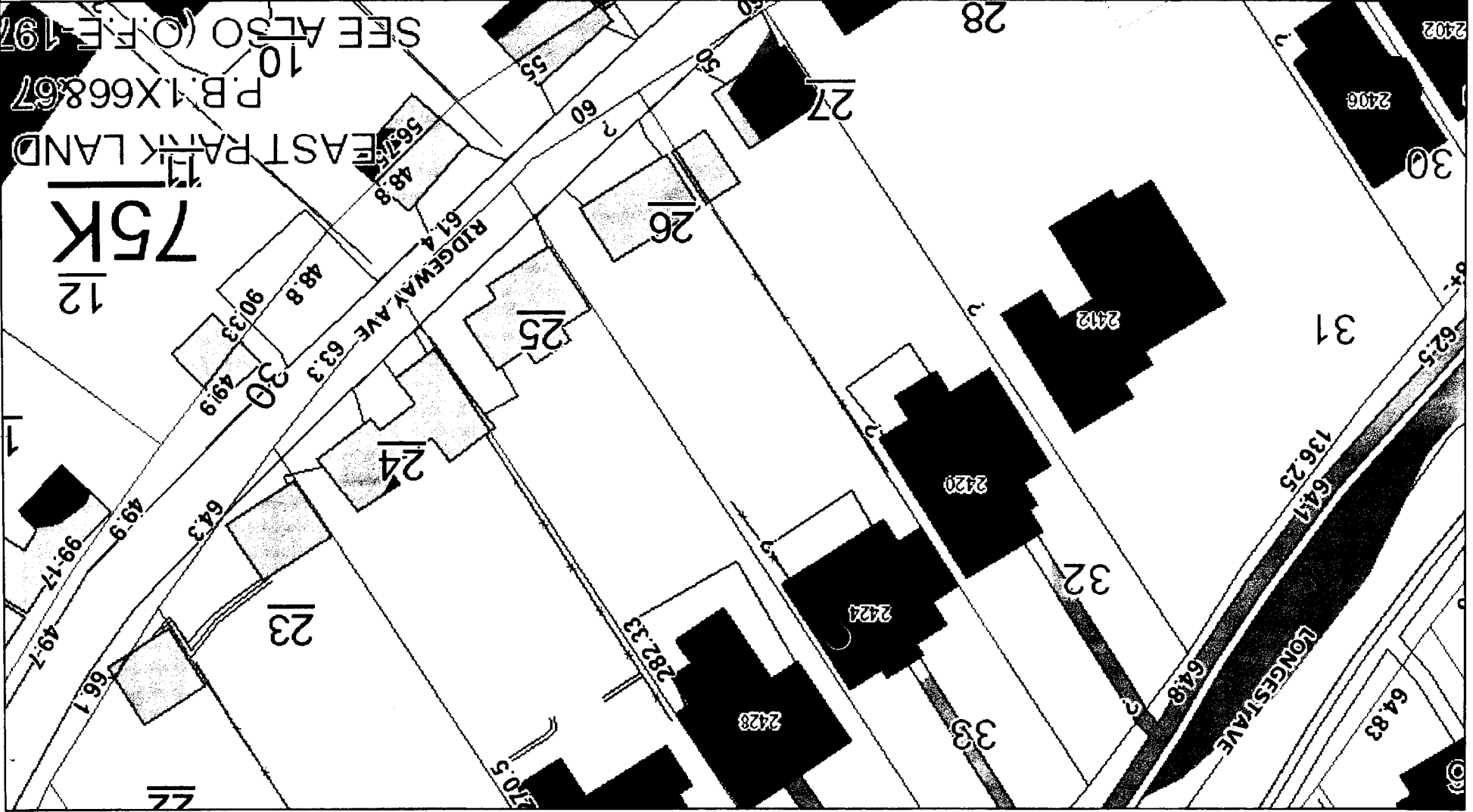
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**LOJIC**  
Louisville Metro, MSP, LWC & PVA © 2017  
This map is not a legal document and should only be used  
for general reference and identification.

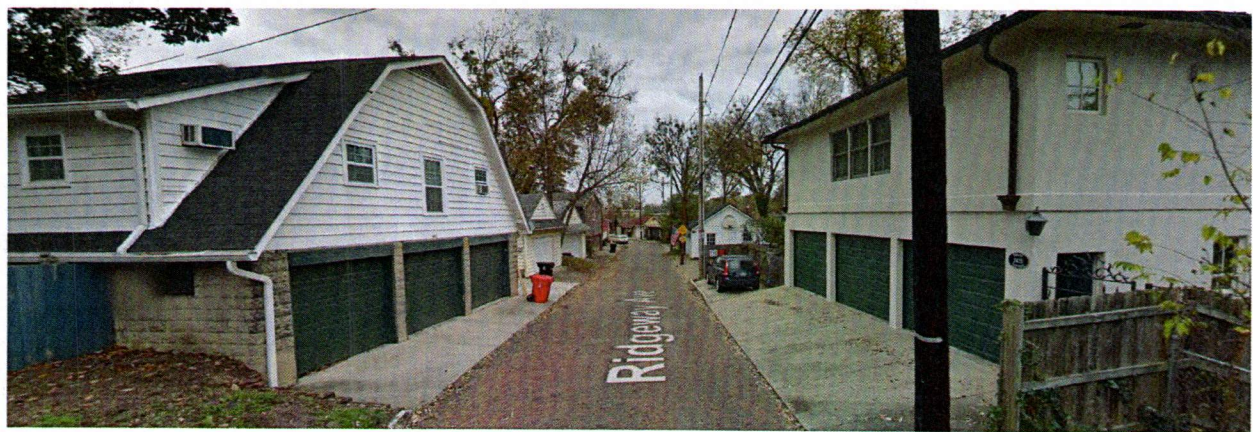
EAST PARK LAND  
P.B.1X66867  
SEE ALSO (O.F.E-197)

Gratz Garage at 2424 Longest Ave Project Information

Current photographs



Garage at 2424 Longest Ave (2424 Ridgeway Avenue) with west fence to neighbor's lot on left and east fence to neighbor's lot on right.

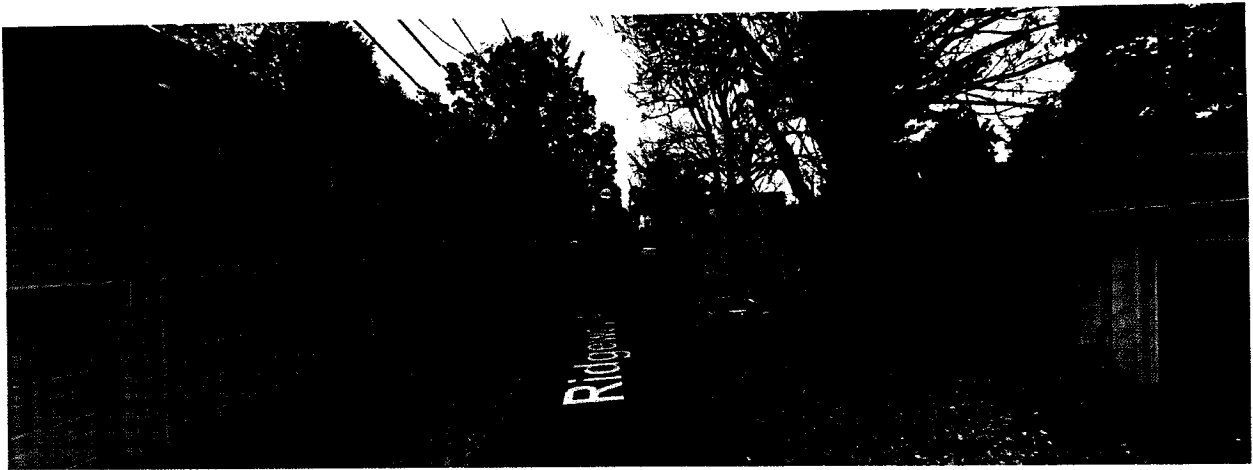


View east down Ridgeway Ave

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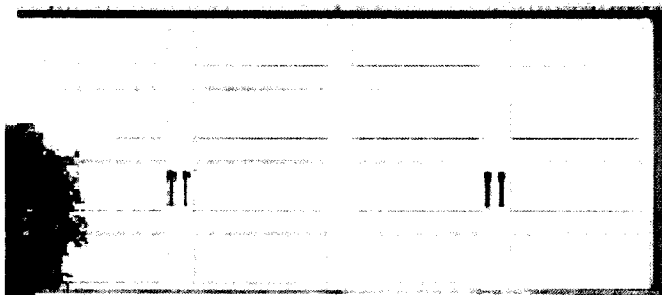


View west down Ridgeway Ave

### Roofing

The garage roofing will match existing house shingles of IKO Cambridge AR Dual Black or similar

The garage doors will be carriage house type with two sets of vertical handles on double door and one set on single doors. Clopay Gallery Long Panel, as shown below for the double door, or similar will be used.



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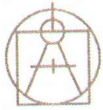


Color scheme – the clapboards will be painted with Sherwin William Pewter Cast or similar and the trim will be painted white to match the trim of the house.



2424 Longest house

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## STRUCTURAL ASSESSMENT REPORT

**Date:** April 28, 2017  
**Client:** Mr. Eric Gratz  
2424 Longest Avenue  
Louisville, KY 40205  
**Location:** 2424 Longest Avenue  
Louisville, KY 40205  
**Assessment Date:** April 20, 2017  
**People Present:** Mr. Eric Gratz (Owner); Steve Leonard, P.E.  
**Weather:** Sunny, 75° F  
**Type of Structure:** One story, wood-framed garage with three parking bays. The roof consisted of field-fabricated wood trusses. Walls were 2x4 studs spaced at 48" o.c. with blocking at mid-height. Exterior finish was wood planking oriented vertically with painted T111 paneling.  
**Scope:** The scope of this visual structural assessment consisted of the following:  
1. Evaluate the structural integrity of the garage

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## **OBSERVATIONS:**

### **ROOF**

1. The hip roof construction consisted of field-fabricated wood trusses spaced at approximately 4'-0" on center. The top and bottom chords of the trusses were 2x4's and the web members were 1x6's. All of the trusses were sagging in the center of the garage; however, the left end of the ridge has sagged more severely than the rest of the roof.
2. The bottom chord of the truss at the left end of the ridge was found to be cracked. That same truss had a broken diagonal that had been reinforced at some point in the past with a 1x8. The trusses appeared to be assembled with side nailed connections between the chords and the diagonals.
3. The sagging of the trusses is severe enough at the left end of the ridge that the 1x8 used for the bottom chord center lateral brace has detached from the truss and caused a split in the bottom chord.

### **WALLS**

1. The walls were constructed with 2x4's spaced at 48" o.c. and 2x4 blocking at mid-height. The walls were sheathed with 1x8 planks oriented vertically. The exterior finish was painted T-111 paneling.
2. A parking mishap had caused the bottom of the wall to push out toward the back yard and crack along the grain of the stud.
3. The studs were connected to a continuous 2x4 sole plate bearing on a foundation wall rising about 8" above the garage floor. The sole plate was anchored to the foundation with nails that were driven into wood blocking embedded into the top of the foundation wall.
4. Various degrees of termite damage was observed at various locations in the wood-framed walls.
5. There were no headers installed over the windows and man door in the front and side walls. The rear wall appeared to have been reconstructed with headers over the overhead doors.

## **DISCUSSION:**

The condition of the garage roof and wall framing is such that the majority of the garage would need to be rebuilt to be deemed a safe structure. None of the wood framing observed would be considered acceptable by building code standards. The broken truss at the left end of the roof ridge is in danger of collapse. If this truss does collapse, it is likely that the rear wall will partially collapse at a minimum and it is conceivable that the entire garage could collapse. This condition obviously poses a risk to neighbors and anyone else using the alley.

Aside from the roof truss condition, the anchorage of the walls to the foundation is woefully inadequate. Though the wall anchorage itself can be readily updated, the wall construction in total is insufficient and must be rebuilt to provide a minimum acceptable level of lateral stability to the code-required wind and seismic loading conditions.

## **RECOMMENDATIONS:**

1. The broken truss at the left end of the ridge should be shored and reinforced with a solid 2x4 as a temporary measure to prevent collapse.
2. It is recommended that the garage be demolished and rebuilt. In my opinion, this would be the safest course of action to provide a structure that would meet the building code mandated minimum construction conditions that would prevent future risk of collapse, ensure safe usage by the owners, and safeguard anyone in the alley around this structure.

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**LEONARD**  
ENGINEERING

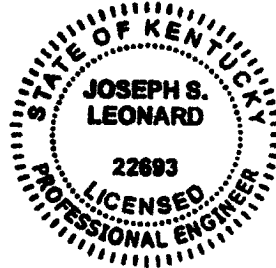
Structural Assessment Report  
2424 Longest Avenue  
Louisville, KY 40205  
**Error! Reference source not found.**

This report is based solely on the visual observations of the existing conditions of the observed property at the time of the site visit, and is therefore, only the opinion of the professional making the observations. No destructive measures were taken to gain access to concealed conditions and as such are not included within the scope of this assessment. Leonard Engineering, PLLC has not performed any calculations with regard to the strength or adequacy of any framing or foundations and is not part of the scope of this visual structural assessment. Leonard Engineering, PLLC reserves the right to amend this report should any new information or observable conditions become available. This report is not intended or construed to be a warranty, guarantee, or any form of insurance.

This concludes this assessment report. Please let us know if you have any corrections or additions that are relevant to this report.

Respectfully,

Steve Leonard, P.E.



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ATTACHMENTS



Photo 1: View of the rear (alley side) of the garage. Roof sag is visible on left side of ridge.



Photo 2: Detached bottom chord brace, cracked bottom chord, and reinforced broken diagonal member.

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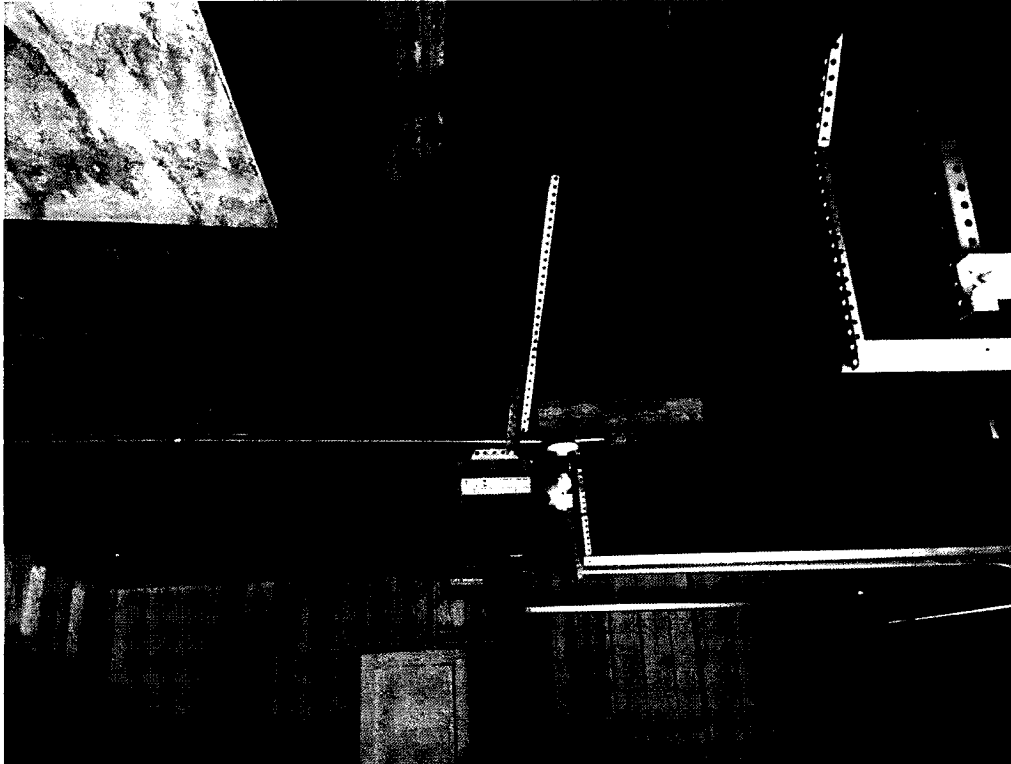
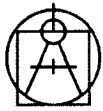


Photo 3: Sagging field-fabricated roof trusses throughout the garage.



Photo 4: Typical wall construction. Notice there is no header over the window.

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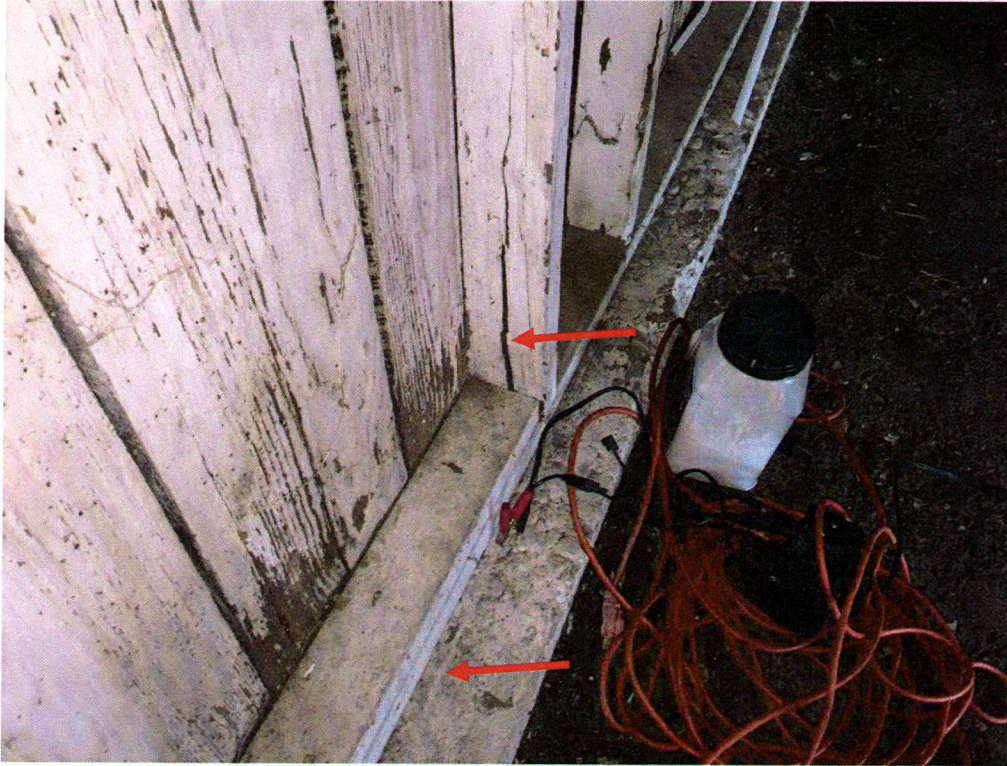


Photo 5: Broken stud due to parking mishap. Wall is shifted along this section of the garage.

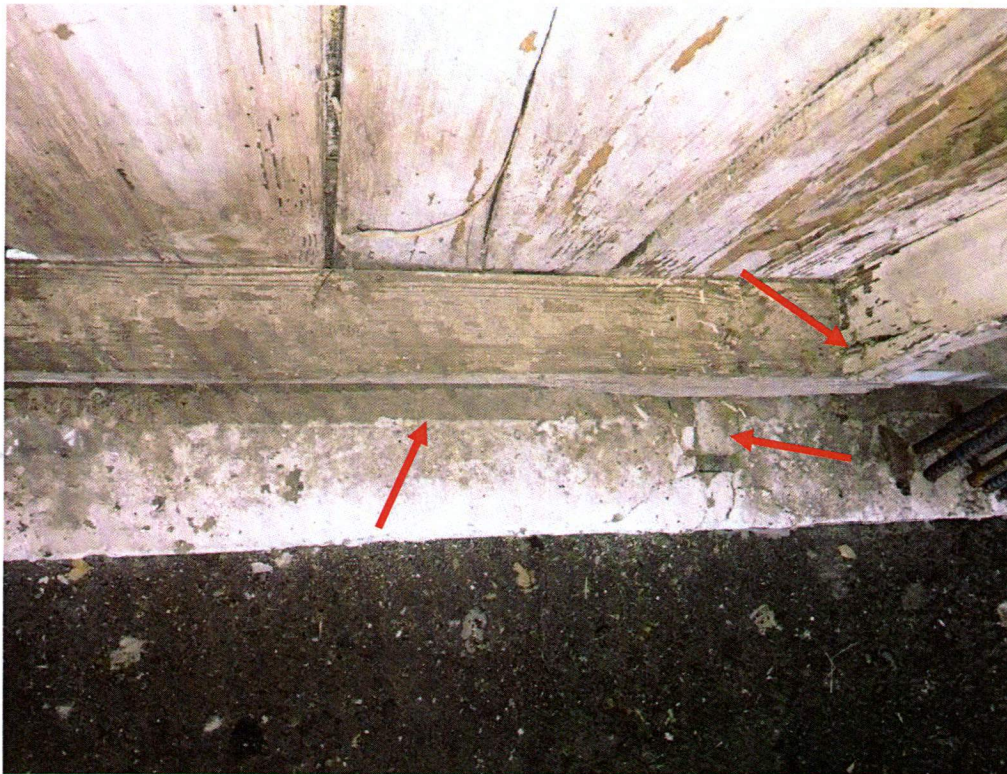


Photo 6: wood block embedded in foundation. Paint line shows shift in wall alignment and another damaged stud.

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Photo 7: Another view of the wood block in the foundation, shifted wall and termite damage is visible in the sheathing.



Photo 8: No headers constructed over windows or man door.

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