



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 18COA1033 Intake Staff: NH

Date: 2/28/18 Fee: φ

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: 2009 Baringer Ave Carriage House

Project Address / Parcel ID: 2009 Baringer Ave, Louisville KY 40204 (077A00310000)

Deed Book(s) / Page Numbers²: D 9732 394

Total Acres: .1296

Project Cost: \$70,000

PVA Assessed Value: _____

Existing Square Feet: 560 New Construction Square Ft: 1,120 Height _____ Stories: 2

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

This applicant seeks approval for two projects. The first is to replace a decrepit garage with a two-story garage/mother-in-law apartment. The current structure is rotten, unsecure, and beyond reasonable repair. The intended structure will match as closely as possible the historical feel of the alley and neighborhood.

The applicant requests approval for the construction of a 28'-0" x 22'-0" two story carriage house with garage and storage space on the first floor, and living space and an outside wooden deck on the second floor (facing the backyard and along the East Wall). The proposed garage is a wood frame structure maintaining the same footprint and painted to match the current structure (beige) with (brown) vertical batten strips every 16" to cover all nail holes & seams. The gabled roof features a shingled roof with a 6:12 pitch and two skylights on the East side and two skylights on the West side. Two doors, one standard, and one 10' barn door are proposed on the yard-facing façade. A gate on the East wall of the garage will lead to a trellised gravel and flagstone path to the yard. A 16' metal overhead garage door and a 5' "golf card" garage door are proposed facing the alley with black gooseneck barn lights at the sides of both doors (pictures attached). The second-floor deck intends to use West Berry railing (pictures attached) to minimize visual impact.

18 COA 1033

The second project submission is to replace the existing cheap paving stones bordering the sidewalk with stone to match the historic feel of the stone foundation of the house and the feel of the neighborhood. The objective will be to match the height of the two adjoining properties (24"). The plan is to build a strong cement foundation with proper drainage to ensure this wall maintains its integrity along with the house. While upgrading the edging, we intend to repour and level the existing steps to the sidewalk which have sunk considerably, creating a trap for garbage and leaves. Pictures are attached.

RECEIVED

FEB 28 2018

**PLANNING &
DESIGN SERVICES**

78 00A

Owner: ☒ Check if primary contact

Applicant: ☐ Check if primary contact

Name: Richard Rowland

Name: _____

Company: _____

Company: _____

Address: 2009 Baringer Ave

Address: _____

City: Louisville State: KY Zip: 0204

City: _____ State: _____ Zip: _____

Primary Phone: 502.341.5125

Primary Phone: _____

Alternate Phone: _____

Alternate Phone: _____

Email: Rick.rowland@gmail.com

Email: _____

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: _____

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.

RECEIVED
FEB 28 2018
PLANNING &
DESIGN SERVICES

18 COA 1033

Please submit the completed application along with the following

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

RECEIVED

FEB 28 2018

PLANNING &
DESIGN SERVICES

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.

18 COA 1033

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:

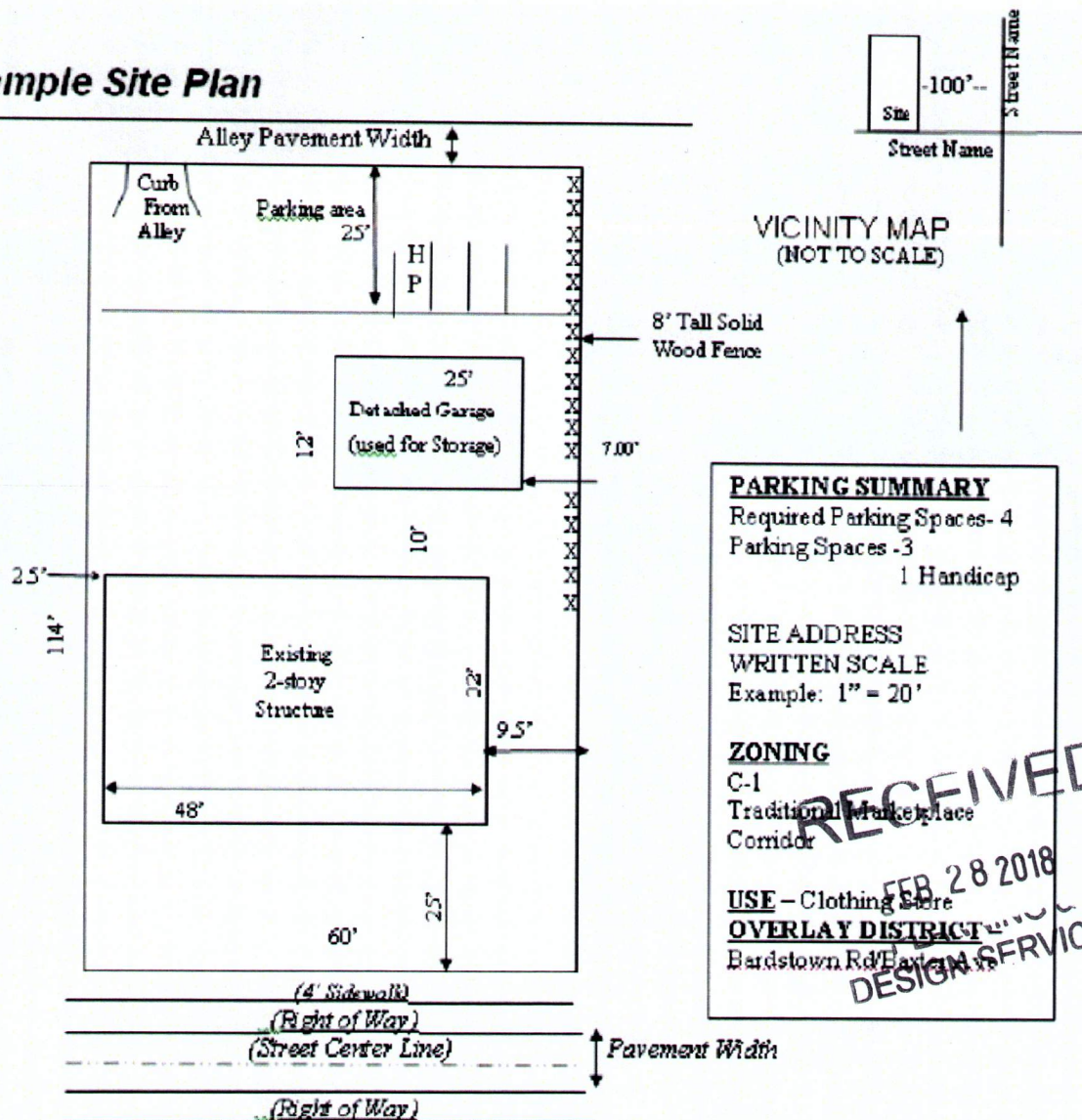
Certificate of Appropriateness: A project involving physical changes to the exterior of a building, structure, or property designated as a local landmark or located within a local preservation district shall require prior approval in the form of a Certificate of Appropriateness. An approval requires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



18 COA 1033

Current garage structure:



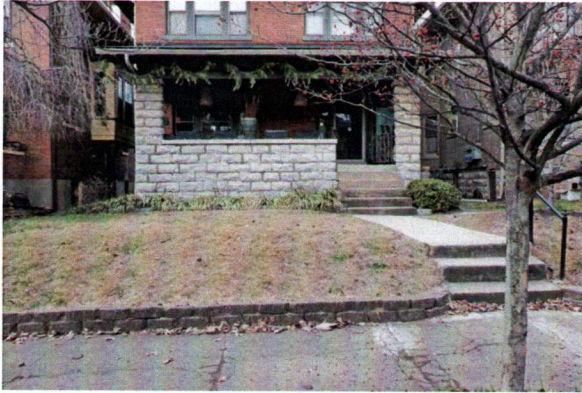
RECEIVED

FEB 28 2018

PLANNING &
DESIGN SERVICES

18 COA 1033

Front of house wall:



Steps are sinking in and will be rebuilt when fixing the stone wall



Neighbors' walls:



Material for intended stone (will want to go about 1/2 to 2/3 the size of pictured wall on Willow Ave):



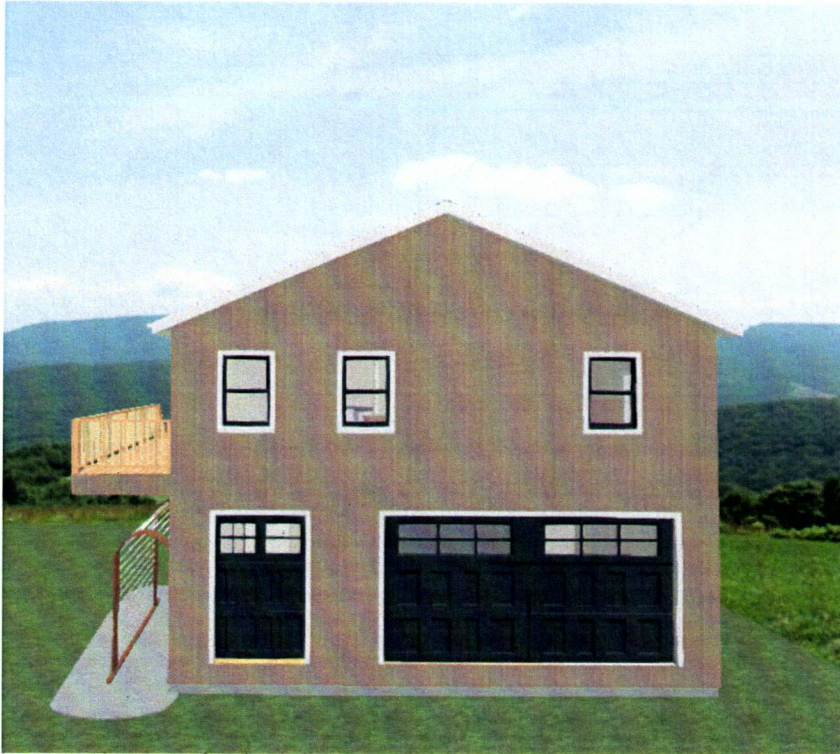
RECEIVED

FEB 28 2018

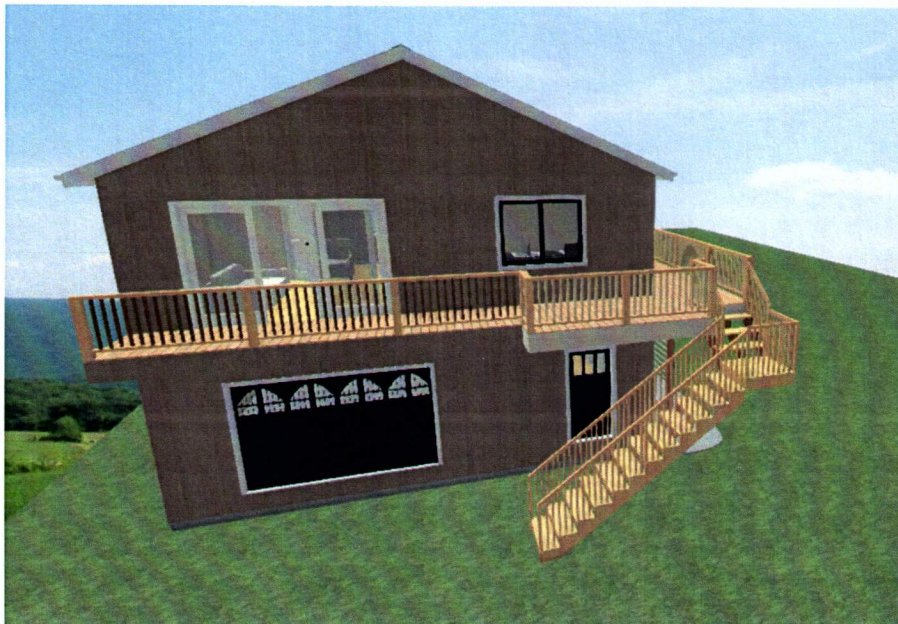
**PLANNING &
DESIGN SERVICES**

18 COA 1033

Mock ups of proposed building:



View from the alley



View from the house

RECEIVED

**FEB 28 2018
PLANNING &
DESIGN SERVICES**

18 COA 1033

Hand-drawn floor plan of a house with the following dimensions and layout:

- Overall Dimensions:**
 - Width: 30'-2 1/2"
 - Depth: 21'-3 5/8"
- Rooms and Dimensions:**
 - STORAGE:** 8'-11" X 20'-4"
 - GARAGE:** 19'-11" X 20'-4"
 - LIVING AREA:** 208 SQ FT
- Other Features:**
 - A green hatched area on the left side, possibly a porch or deck, with a width of 2'-5 1/2".
 - Various internal dimensions for walls, doorways, and furniture placement are provided in feet and inches.

LIVING AREA
453 SQ FT

The floor plan shows a rectangular living area with a kitchen at the top, a dining area in the center, and a living room at the bottom. A bathroom is located on the right side. The plan includes dimensions for the overall area and individual rooms, as well as furniture placement.

Overall Dimensions:

- Overall Width: 30'-2 1/8"
- Overall Depth: 21'-2 3/8"

Room Dimensions:

- Kitchen: 10'-0" x 10'-0"
- Dining Area: 10'-0" x 10'-0"
- Living Room: 16'-1 1/2" x 13'-3 1/8"
- Bathroom: 5'-0" x 7'-0"

Furniture Placement:

- Kitchen: Stove, sink, and cabinets.
- Dining Area: Dining table and chairs.
- Living Room: Sofa, coffee table, and armchair.
- Bathroom: Toilet, sink, and bathtub.

RECEIVED
FEB 28 2018
TECHNOLOGY &
DESIGN SERVICES

18 COA 1033

RECEIVED
FEB 28 2018
PLANNING &
DESIGN SERVICES

18 DOA 1033



Details:

Railing:



Garage doors:



Lights for garage doors:



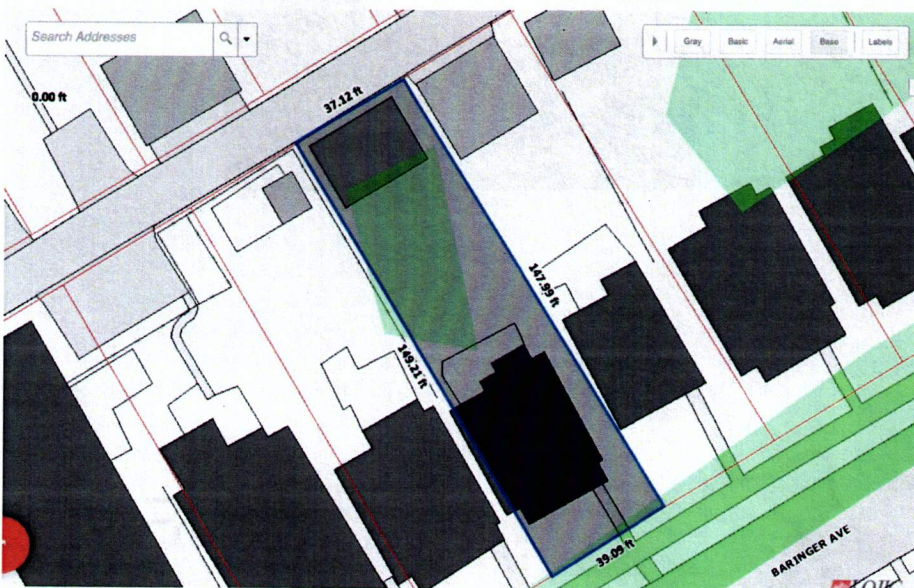
RECEIVED

FEB 28 2018

DESIGN SERVICES

18 COA 1033

Map of Property with measurements from LOJIC:



Layers Tools Reports

Measure Tool

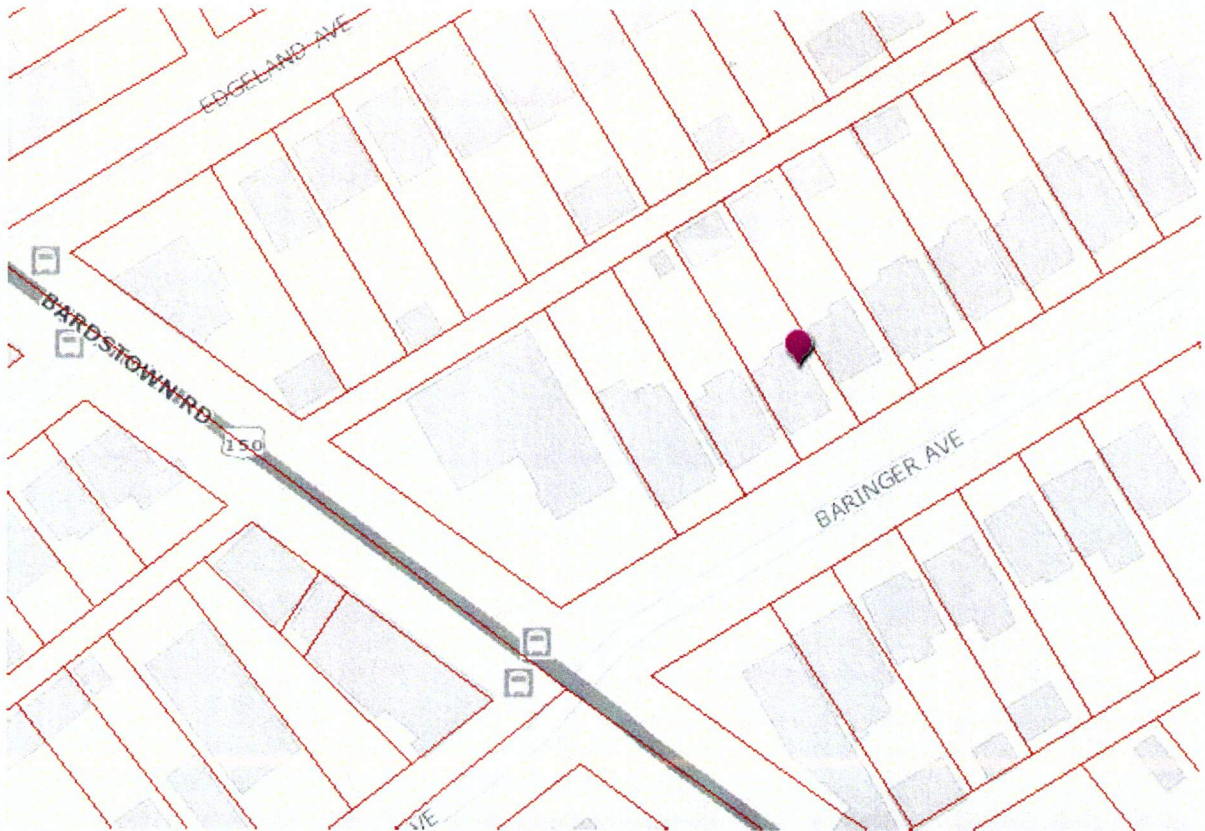
Length units: Feet
Area units: Sq Feet

Measurement Result

Perimeter: 373.4 ft
Area: 5660.97sq. ft

RECEIVED
FEB 28 2018
PLANNING &
DESIGN SERVICES
18 COA 1033

Neighborhood:



1st Tier Neighbors:

2007 Baringer:

MORSE JENNY W & ALLGEIER DAVID E
2007 BARINGER AVE, LOUISVILLE, KY 40204-1401

2011 Baringer:

WILLIAM E ALBRO IRREVOCABLE TRUST
6005 BOWMONT CT, LOUISVILLE, KY 40216-1483

2010 Baringer:

SLAUGHTER STEPHEN H & HAGAN JOAN M
2010 BARINGER AVE, LOUISVILLE, KY 40204-1402

2008 Baringer:

HEMESATH GREG P
3513 WHIPPOORWILL RD, LOUISVILLE, KY 40213-1020

2100 Edgeland:

WHITE ERIK & WHITE KELLIE M
508 BRANDON RD, LOUISVILLE, KY 40207-1302

RECEIVED

FEB 28 2018

PLANNING &
DESIGN SERVICES

18 COA 1033