



# Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 18COA1004 Intake Staff: NH

Date: 1/17/18 Fee: No Fee

## Instructions:

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

## 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: 107 N. JANE RENOVATION

Project Address / Parcel ID: 107 N. JANE ST

Total Acres: \_\_\_\_\_

Project Cost (exterior only): \$175,000. PVA Assessed Value: \_\_\_\_\_

Existing Sq Ft: 1248 New Construction Sq Ft: 340 Height (Ft): 22' Stories: 2

Project Description (use additional sheets if needed):

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18 COA 1004



**Contact Information:**

**Owner:** ☐ Check if primary contact

**Applicant:** ☐ Check if primary contact

Name: DAVID COYTE

Name: SAME

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

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

Address: 2223 Sycamore Ave

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

City: LVL State: KY Zip: 40206

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

Primary Phone: 502-632-2545

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

Alternate Phone: " 494-4925

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

Email: ldict2@gmail.com

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

**Owner Signature (required):** [Signature]

**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: \_\_\_\_\_

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**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.



## 107 N. Jane Street - Restoration and Remodeling Plan

The subject property is an early 20<sup>th</sup> Century Camelback on a double lot (50'x200')

The house has been remodeled and flipped numerous times without addressing significant foundation and drainage issues, which have become critical. This plan is proposed to address those issues and improve the liveability and affordability of this structure.

At some point in the last 50 years a cellar was dug beneath the house for the furnace and water heater. This was done without adequate foundation work, resulting in significant subsidence of the old brick foundation under this part of the building. The floors drop almost 8 inches from the front door to the cellar area under the center of the house. Inadequate drainage has contributed to this problem.

The rear 20' of the structure has the first floor below grade as the lot slopes down from the alley towards N. Jane St. There are a maze of old foundations and retaining walls under and around the rear of the building that need removal to address the foundation and drainage issues.

A final issue is the size of the camelback, which is just 10'x16. Coupled with a substandard stairway, this room is fairly dysfunctional as a modern living space.

### Proposal:

To address the foundation issues from the cellar collapse I would like to put a basement under that part of the house back to the rear foundation – a 36'x16' basement. This will necessitate demolishing the rear 20' of the property to have access and working room to excavate the basement. The demolished section will be rebuilt with the camel back being enlarged to cover the entire 16x20 feet of the footprint of the rear first floor.

The first floor will be developed into a 3 bedroom, 2 bath house on the existing footprint. I am asking that a 10'x20' screened porch be permitted on the South side of the building. I will also be seeking a zone change to develop the 16x20 camelback into an efficiency apartment with access via exterior steps from the rear. Hopefully we can get the demolition/basement/ rebuild approved while zone change progresses.

Renovation will include foundation work, new plumbing, electrical and insulation upgrades as needed to meet existing code, new windows that more closely match the originals, solar hot water and photovoltaic panels on a new metal roof system. New siding will be required over most of the building and it will not be vinyl. Elevations for the rebuilt camelback will match the current view from the street - though I will seek to change the window location and remove the rear chimney.

I would like to schedule a staff tour of the property to clarify any issues before submitting the application.

Sincerely,

David Coyte

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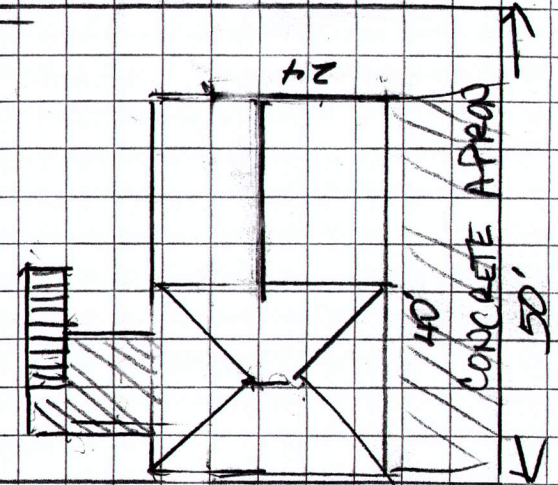
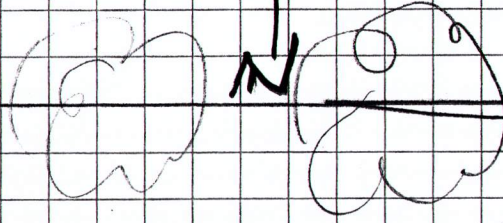
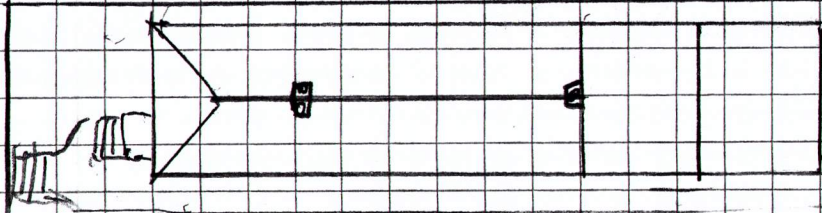
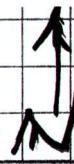
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$\frac{1}{4} = 5'$

10+ N. JANE ST.

SITE PLAN



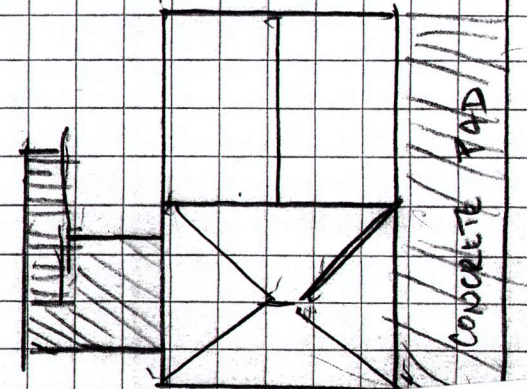
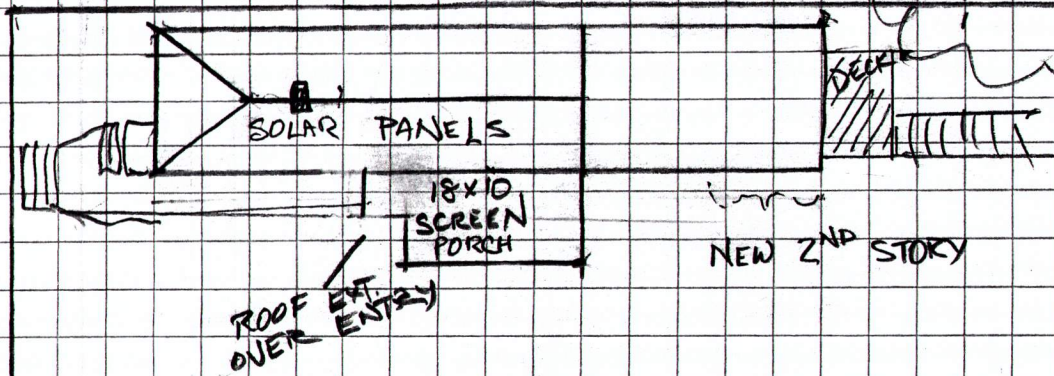
← 200' →

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PROPOSED



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COA

1004



1/4"=2'

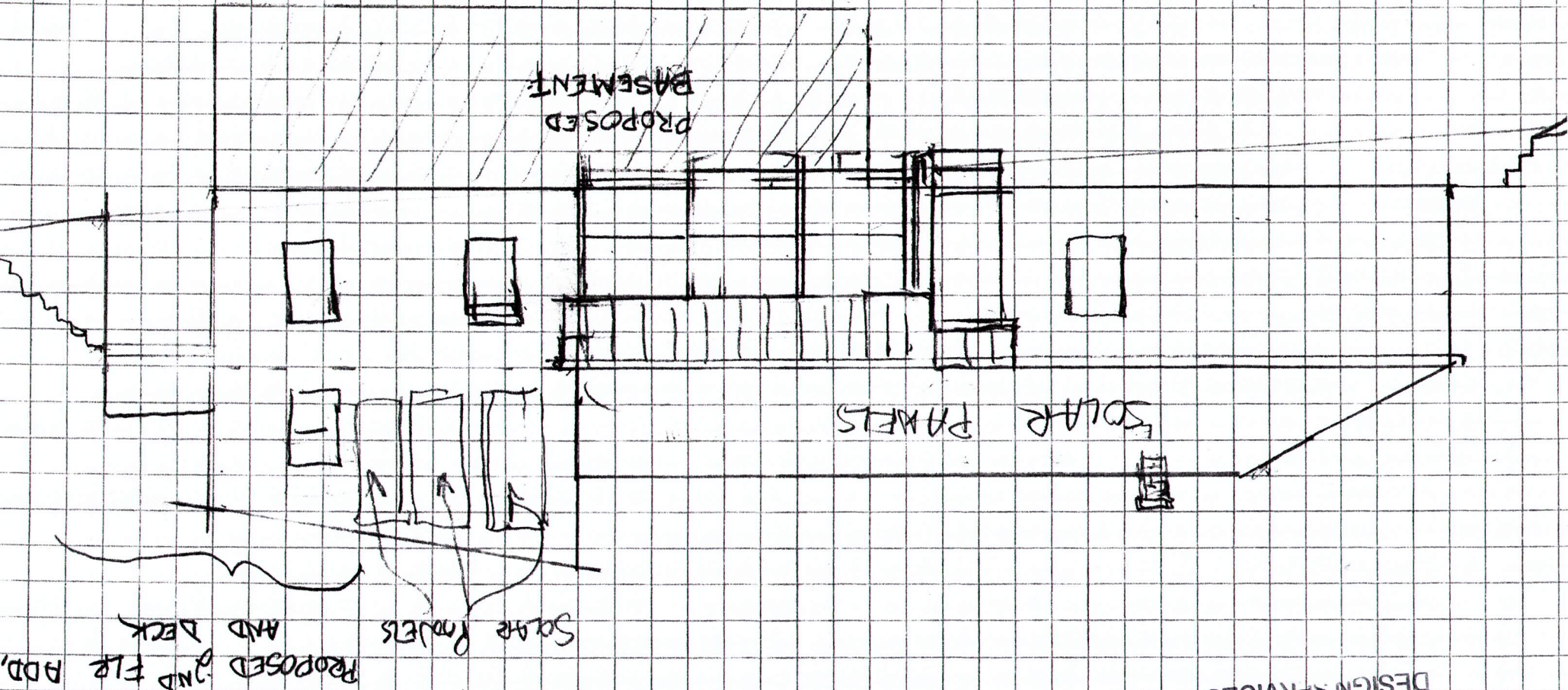
PROPOSED S. ELEVATION

DAVID COYTE - OWNER

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DAVID COYTE OWNER

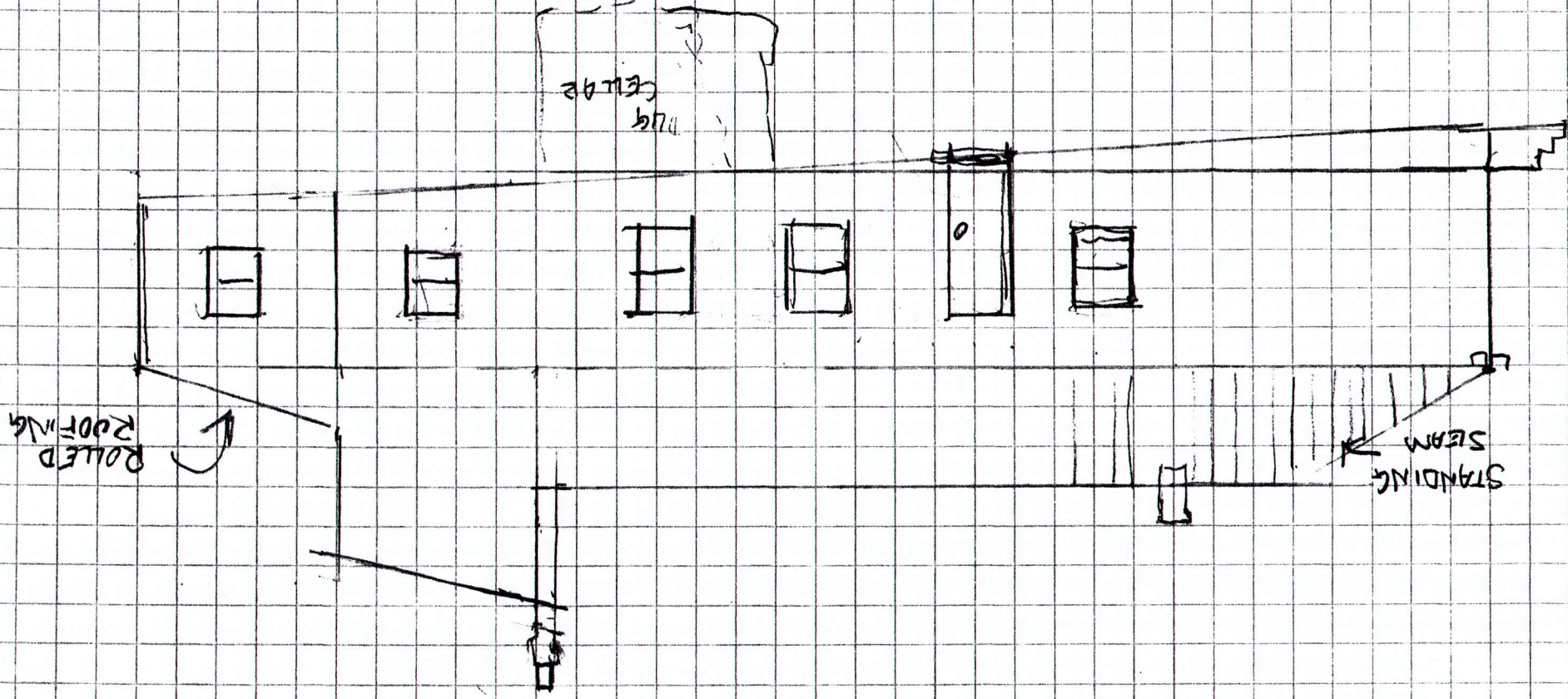
107 N. JANE ST  
EXISTING S. ELEVATION

1/4" = 2'

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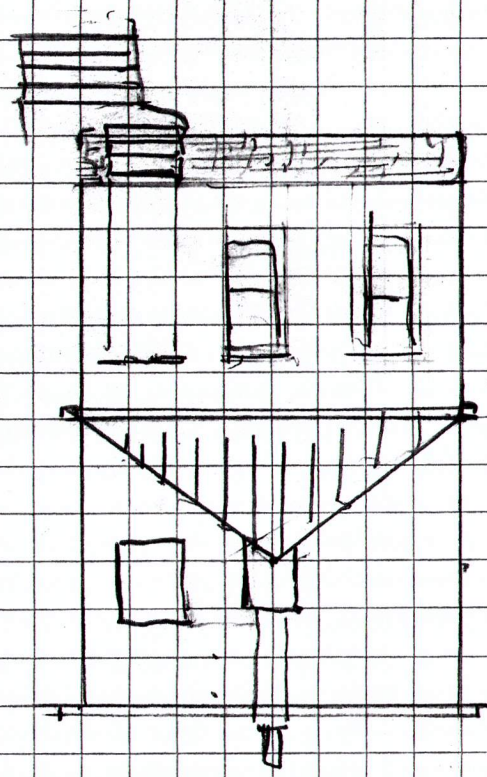
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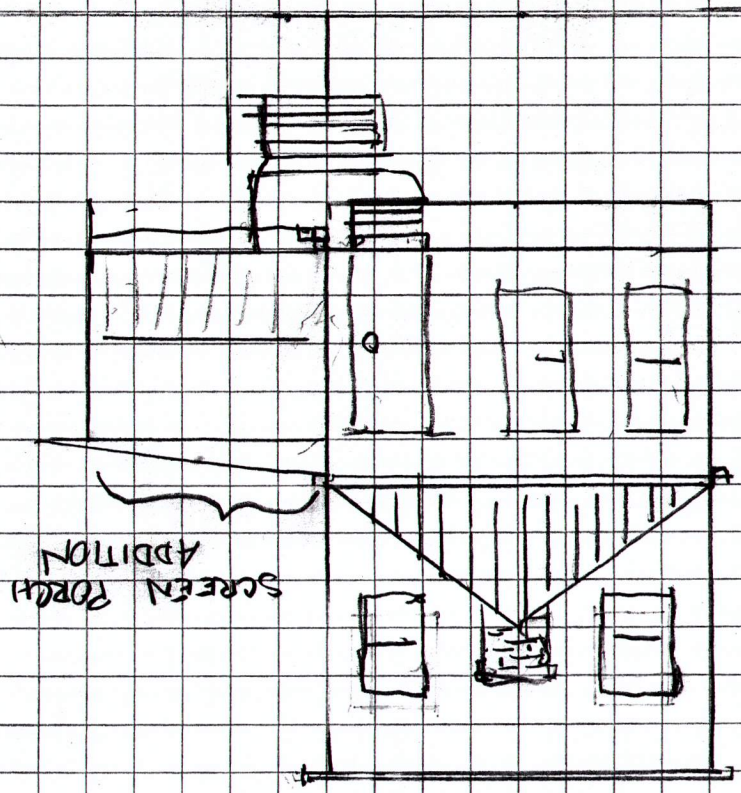
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107 N. JANE ST  
WEST ELEVATION



EXISTING



PROPOSED

SCREEN PORCH  
ADDITION

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DAVID CARTER - OWNER

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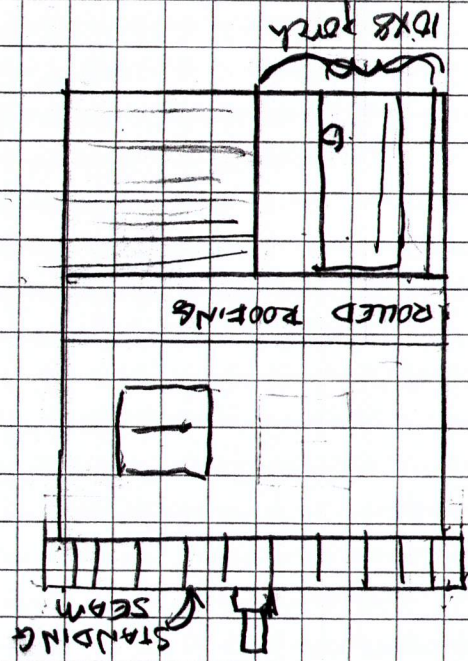


107 N. JANE ST.

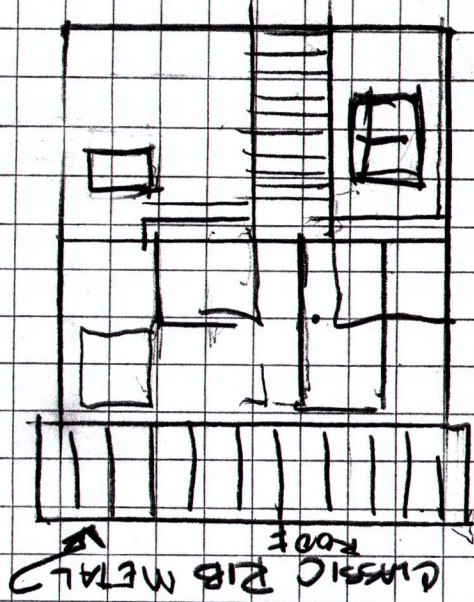
EAST ELEVATION 1/4" = 2"

EXISTING

EXISTING



PROPOSED



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107 N. JANE ST

N. ELEVATION

DAVID COYTE - OWNER

PROPOSED 2<sup>ND</sup> FLR ADDITION  
AND DECK

REMOVE REAR  
CHIMNEY

GRADE

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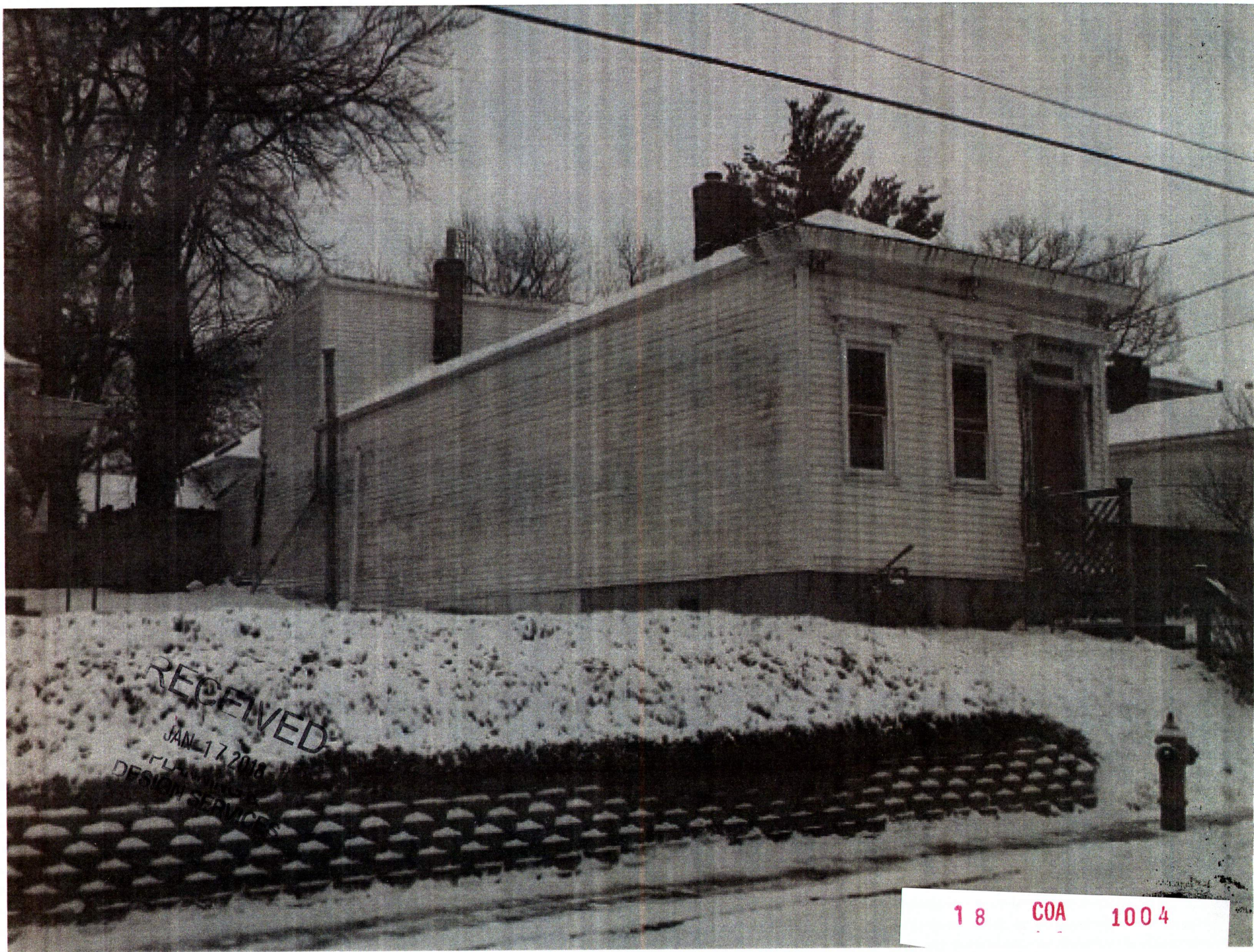
1/21

18

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