



# Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 18COA1204

Intake Staff: NH

Date: 8/20/18

Fee: \_\_\_\_\_

## 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)

Project Name: Conti Carriage House

Project Address / Parcel ID: 2026 Midland Ave 075F00280000 90241

Deed Book(s) / Page Numbers<sup>2</sup>: DB 10878 Pg 235-239

Total Acres: 0.22160

Project Cost: \$50,000

PVA Assessed Value: \$296,000

Existing Square Feet: 2,269 New Construction Square Feet: 918 Height (ft.): 24 Stories: 2

Project Description (use additional sheets if needed):

Demolish existing garage (see engineer's report). Construct new two story carriage house with two double carriage style garage doors with two story bay to the east side with one single carriage style garage door. Hip roof over two story and a dutch hip roof on the east side two story. Weathered grey shingle roof; ogee gutters; 4" exposure smooth vinyl siding on alley and side walls; 4" exposure, smooth fibre cement siding on yard side. One over one Marvin Ultrex fiberglass double hung windows; 3 1/2" casing on all windows and doors with 5 1/2" lintels. Yard side has two 15 lite metal or fiberglass clad French doors with pent roofs and corbels over; one carriage style garage door; one craftsman style entry door; one over one double hung windows on second floor.



**Contact Information:**

**Owner:** ☐ Check if primary contact

**Applicant:** ☒ Check if primary contact

Name: James Conti III

Name: Charles J Williams

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

Company: Charlie Williams Design, Inc

Address: 2026 Midland Ave

Address: 1626 Windsor Place

City: Louisville State: KY Zip: 40204

City: Louisville State: KY Zip: 40204

Primary Phone: 513-765-9264

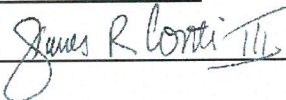
Primary Phone: 502-459-1810

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

Alternate Phone: 502-459-2428

Email: Jimconti3@gmail.com

Email: charliewilliamsdesign@gmail.com

Owner Signature (required): 

**Attorney:** ☐ Check if primary contact

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

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

Name: Charles J Williams

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

Company: Charlie Williams Design, Inc

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

Address: 1626 Windsor Place

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

City: Louisville State: KY Zip: 40204

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

Primary Phone: 502-459-1810

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

Alternate Phone: 502-459-2428

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

Email: charliewilliamsdesign@gmail.com

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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.

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**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

**Resources:**

1. Detailed instructions to obtain a Land Development Report are available online at: <http://www.louisvilleky.gov/PlanningDesign/IWantTo/Find+a+Zoning+District.htm>
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. Property ownership information can be found at the Property Valuation Administrator (PVA) office at 531 Court Place, Suite 504. Instructions to obtain APO information: <http://www.louisvilleky.gov/PlanningDesign/APO>

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## Submittal Instructions:

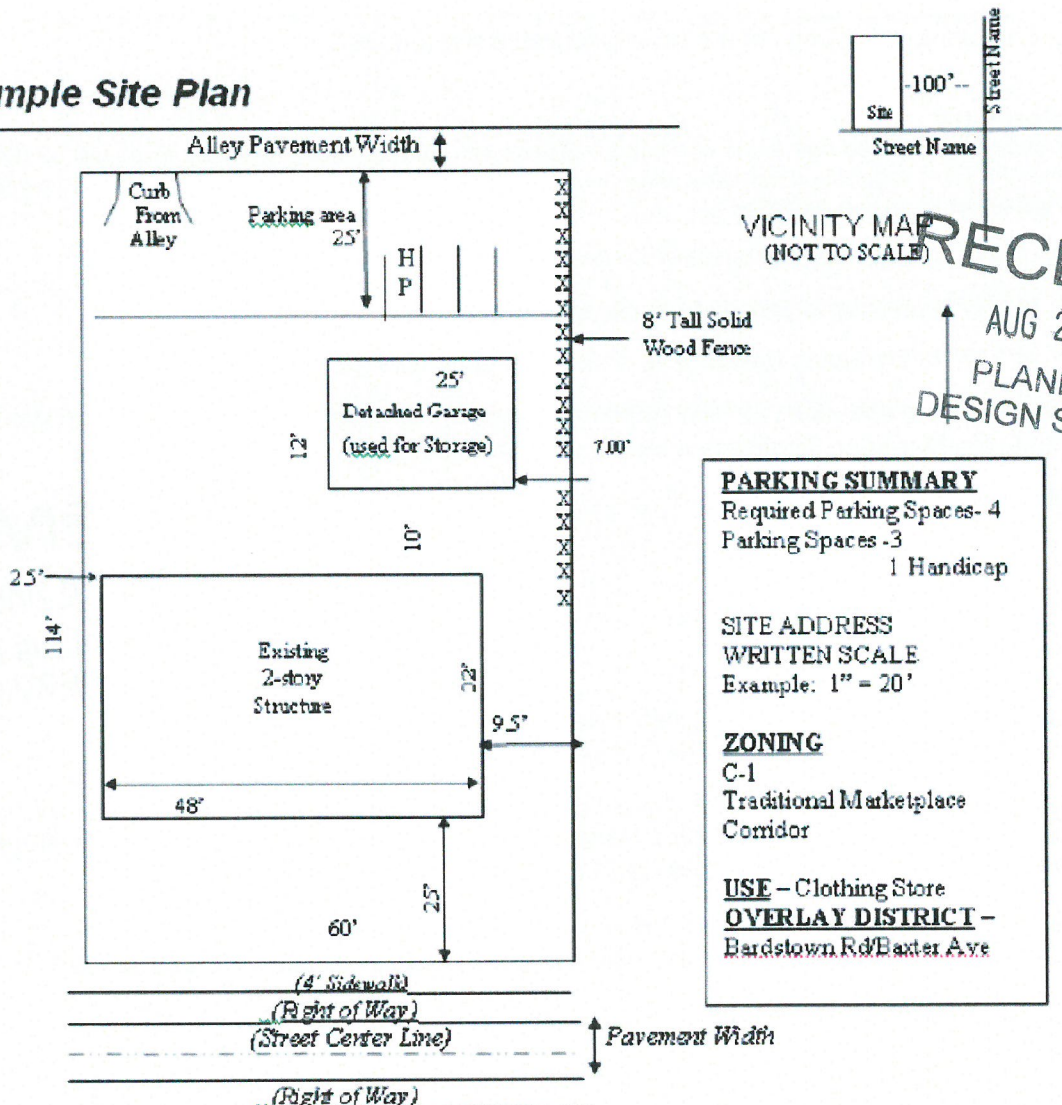
Applications are due on Fridays at 5:00 p.m. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5<sup>th</sup> Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

## 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

July 30, 2018 2:59 PM

[About](#) [LDC](#)

### Location

**Parcel ID:** 075F00280000  
**Parcel LRSN:** 90241  
**Address:** 2026 MIDLAND AVE

### Zoning

**Zoning:** R5B  
**Form District:** TRADITIONAL NEIGHBORHOOD  
**Plan Certain #:** NONE  
**Proposed Subdivision Name:** NONE  
**Proposed Subdivision Docket #:** NONE  
**Current Subdivision Name:** NONE  
**Plat Book - Page:** NONE  
**Related Cases:** NONE

### 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 or Combined Sewer Floodprone Area:** 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

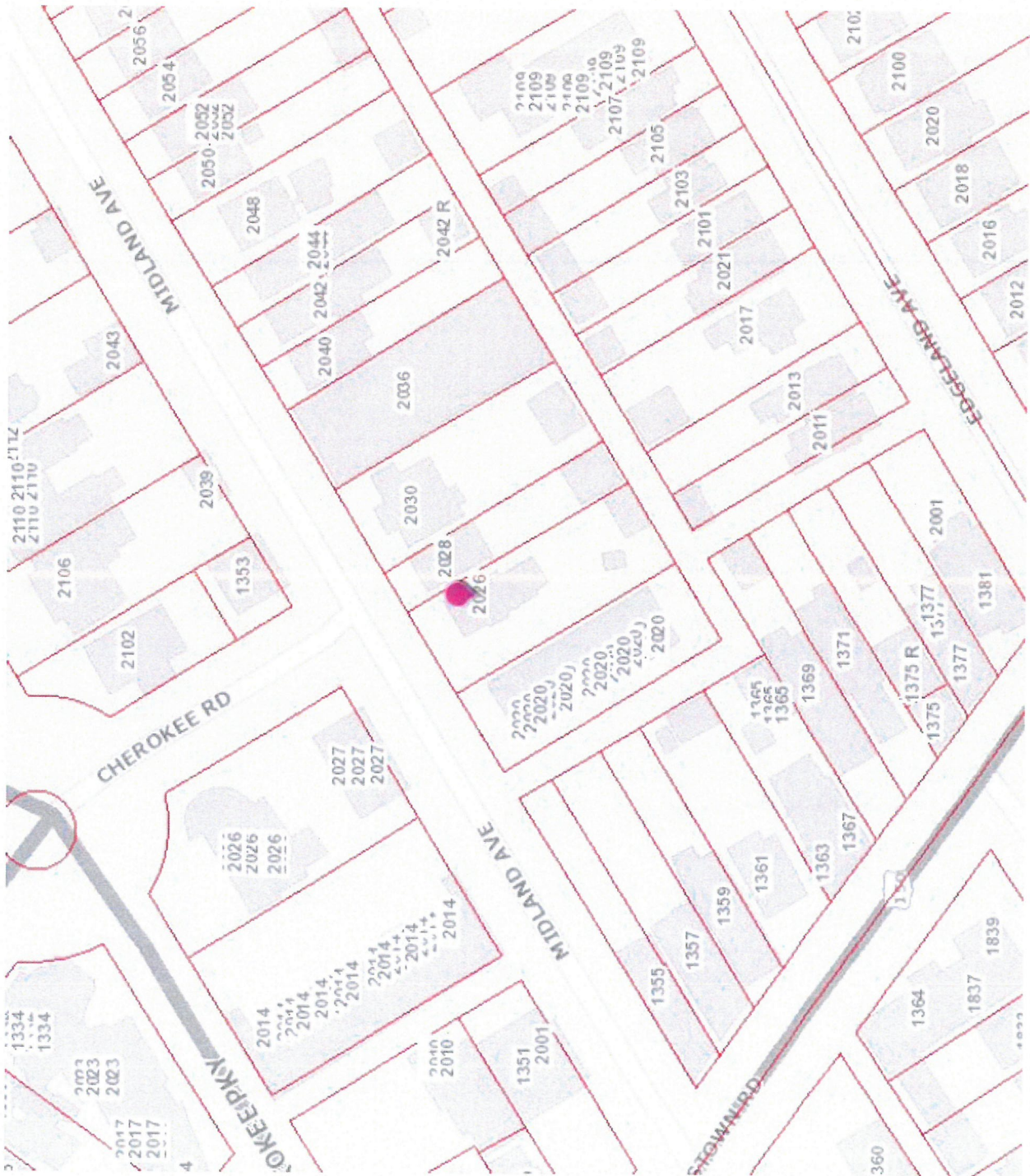
### Services

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

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Technical Consultants • Engineering and Design • Construction Management

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August 9, 2018

Jim Conti  
2026 Midland Avenue  
Louisville, Kentucky

RE: Existing Garage Structure  
2026 Midland Avenue Rear  
Louisville, Kentucky

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Gentlemen:

This will confirm our recent (July 25<sup>th</sup>) visit to the above address to assess the condition of the existing garage located at the rear of the property. This garage is accessed from an alley along the back of the property. Although the overhead door is inoperable we were able to access the interior of the building through a door located in the backyard of the residence. After our initial visit a second visit to the property was made on August 8<sup>th</sup> to confirm that additional deterioration (settlement & wood member splitting) of the structure which you verbally reported to us.

The original date of construction for this out building is not known, and you acknowledged that at the time you purchased the property the structure was in a deteriorated condition. You also stated that when you began to work on the structure one or more concealed defects were discovered.

Our joint review of the property at the time of my visit revealed the following:

1. There was evidence that at some point in the past the structure contained a partial second story at the opposite end from the garage.



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Joists too large for a roof were in place and showed evidence of fire charring. The underside of these joists had been covered with drywall and roof sheeting applied to their upper edge.

2. The interior of the existing structure at the location of the overhead door (photos 1, 2, 3, & 4) has sustained fire damage that has resulted in a weakening of the roof and overhead door frame in this area.

Our second visit to the property confirmed that the framing for the overhead door and the roof structure within this area has experienced additional downward movement in the several weeks since our initial visit. Photo # 5 taken during our second visit shows the garage door header resting on the top of the garage door. Coincident with the failure of the garage door header and the sagging roof the corners of the structure now reflect a "Bow" inward.

3. The exterior of this structure exhibits deterioration in virtually all areas:
  - a. The exterior view of the garage door and roof (photos 5, & 6) indicate clearly the deteriorated condition of the door frame and roof cornice above the door. This sagging roof condition has worsened during the several weeks since our initial visit.
  - b. The condition of the building walls on either side of the overhead garage door (photos 7 & 8) evidence the deteriorated condition of the outer walls as well as the fact that these walls are not supported by any type of building foundation.
  - c. The condition of the end wall (west facing) and rear walls (North facing) also exhibit severe visible deterioration (photos 9, 10, & 11) as well as a lack of foundation support for the walls.

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It is our opinion that the structure in its present condition is unsafe for entry and use. The repair/rehabilitation of the structure is impractical due to the observed structural defects, lack of structural stability (current day shifting of the structure) and the overall deterioration of the existing building components. Our recommendation is that the entire structure be demolished.

Sincerely,



National General Consultants, Ltd.  
Peter Zanetti, P.E.

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PHOTO # 1





PHOTO # 2

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A photograph of a dark, industrial interior, possibly a tunnel or a large underground structure. A bright, rectangular light source is visible on the left side, casting a strong beam of light. The background is dark and filled with various structural elements, including vertical and horizontal beams, pipes, and a red fire alarm pull station. The overall atmosphere is dim and industrial.

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PHOTO # 3



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PHOTO # 4

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**Pete Zanetti**

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**From:** Jim Conti <jimconti3@gmail.com>  
**Sent:** Thursday, August 09, 2018 5:54 PM  
**To:** Pete Zanetti; charliewilliamsdesign@gmail.com  
**Subject:** Current state of disrepair

This is a photo showing the header and roof now resting on the door if you need it. Can I get the letter tomorrow so I can schedule the city meeting?



Sent from my iPhone

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PHOTO # 5



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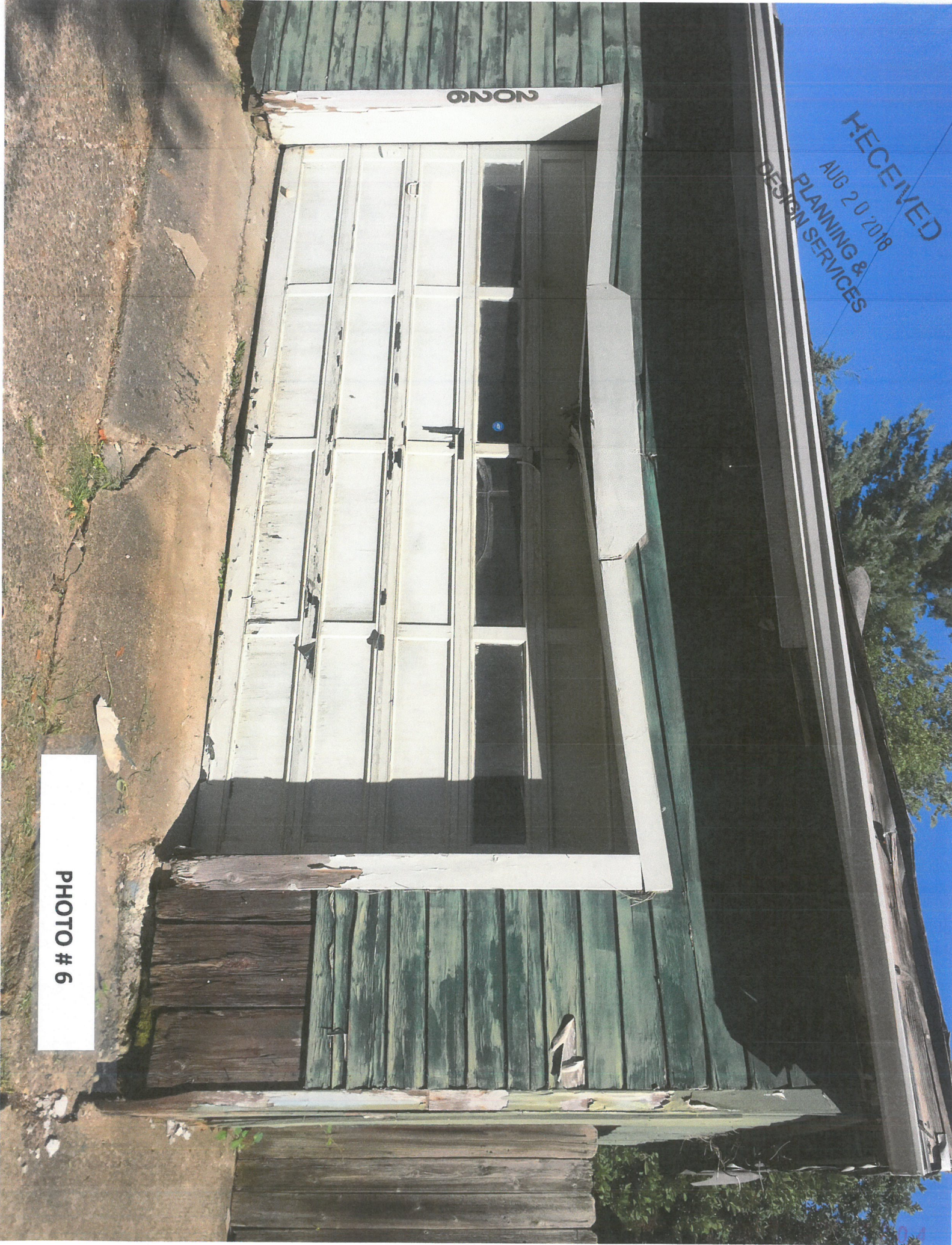


PHOTO # 6



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PHOTO # 7





PHOTO # 8

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PHOTO # 10

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PHOTO # 11

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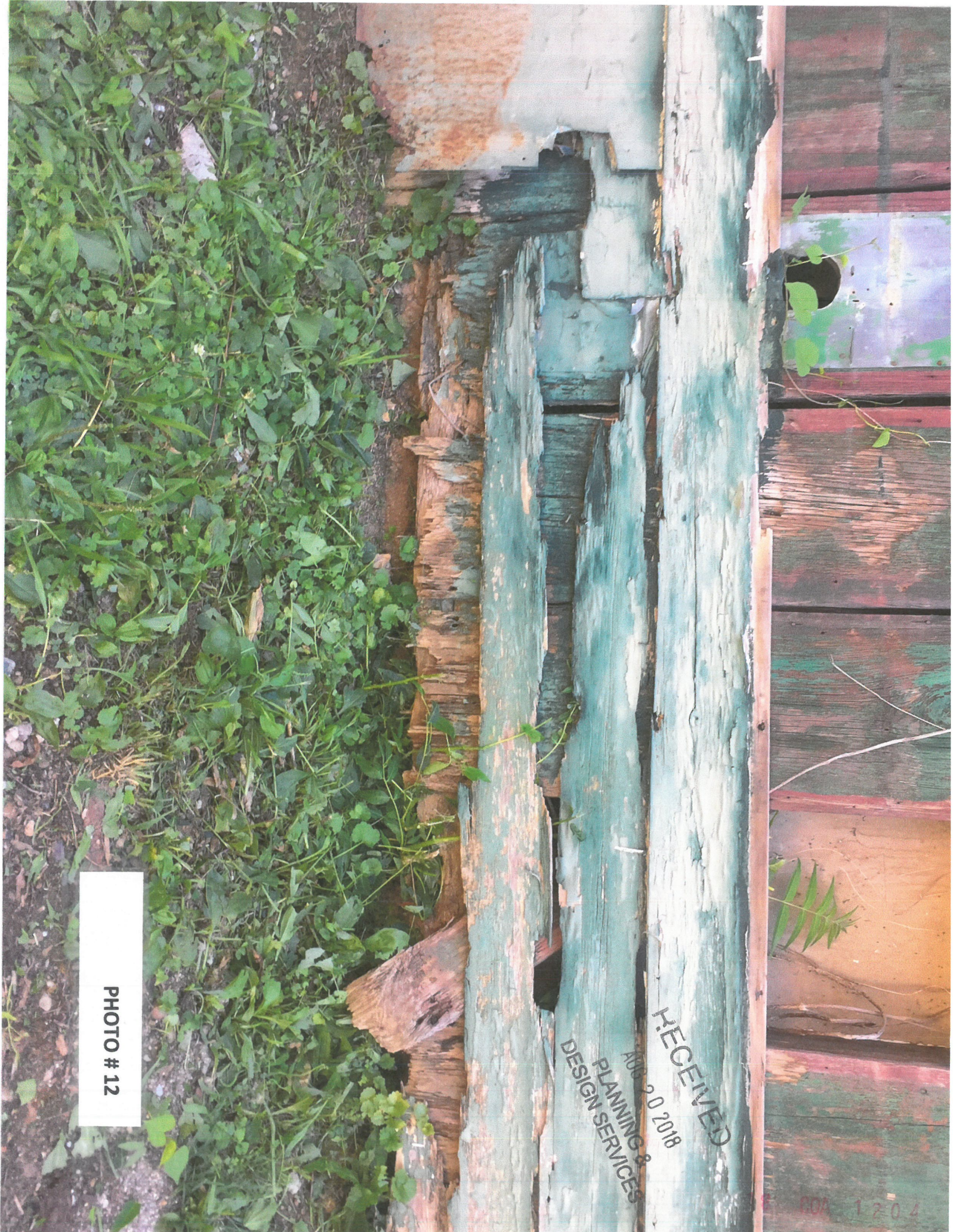


PHOTO # 12

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