



Louisville-Jefferson County Metro Government

PLANNING AND DESIGN SERVICES

METRO DEVELOPMENT CENTER 444 SOUTH 5th STREET SUITE 300

LOUISVILLE, KENTUCKY 40202

Phone: (502) 574-6230 Website: <https://louisvilleky.gov/government/planning-design>

Certificate of Appropriateness Application

Case Number: 21-COA-0181

Submittal Date: 08/16/2021

Intake Staff: Jonathan
Lawler

Application Information

Primary Address: 210 R E MAGNOLIA AVE, LOUISVILLE, KY 40208

Primary Parcel Id: 032H00420000

Project Description: A certificate of appropriateness for a proposed carriage house to replace existing structure at 210 R E Magnolia Ave.

Project Name: Old Louisville - Carriage House

GENERAL INFORMATION

Acres	0.18380
Dwelling Units	1
Historic Preservation District	OLD LOUISVILLE
New Building Square Feet	2568
Number of Meeting Notification Postcards	11
Project Cost	71700
PVA Assessed Value	145040
Rooms	2

GIS INFORMATION

Council District	6
Current Subdivision Name	NONE
Fire Protection District	CITY OF LOUISVILLE
Form District	TRADITIONAL NEIGHBORHOOD
Historic Site	NO
Municipality	LOUISVILLE
National Register District	OLD LOUISVILLE

Overlay District	NONE
Plan Certain	NONE
Plat Book - Page	NONE
System Development District	NO
Zoning Code	TNZD

Owner Information

Name: SOUL, PROPRIETORSHIP LLC
Address: 210 E MAGNOLIA AVE, LOUISVILLE, KY 40208-2026

Contact Information

Type: Applicant
Name: Jodie Bass
Address: 210 E Magnolia Ave
Louisville KY 40208
Phone: 9179571522
Email: soulpropllc@gmail.com

Owner Certification Statement

Application Submitted By:

hereby certify that I am the owner of property subject of this application, or that I am authorized to submit this application on behalf of the owner(s) of the property. 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.



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 21-00A-0181

Intake Staff: John Michael Lawler

Date: 8-16-21

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: THE REMISE – OLD LOUISVILLE CARRIAGE HOUSE

Project Address / Parcel ID: 210 REAR EAST MAGNOLIA AVE

Total Acres: .184

Project Cost (exterior only): 71,700 PVA Assessed Value: 145,040

Existing Sq Ft: 1,448 New Construction Sq Ft: 2,568 Height (Ft): 22' Stories: 2

Project Description (use additional sheets if needed):

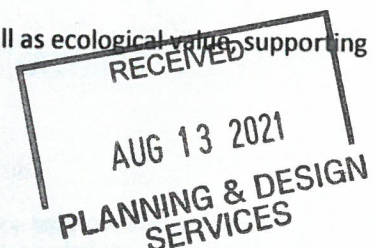
Demo and new build within existing footprint to create a three car garage, with spa/gym area on ground floor and guest suite / apartment above. Sustainable design with solar array and passive solar.

Square footage:

1320 on ground floor – with 720sq ft of that being garage
2nd floor is 1248 + balcony greenhouse and lower screened in porch (not included in sq footage)

3 designated parking spaces – in garage, with option to use pad for additional 2 cars.

Eco landscape concept with planters and trellis to enhance aesthetic appeal as well as ecological value supporting edible landscaping as well as natural screen to public thoroughways.



Contact Information:

Owner: ☒ Check if primary contact

Applicant: ☐ Check if primary contact

Name: Jodie Bass

Name: _____

Company: Soul Proprietorship LLC

Company: _____

Address: 210 E Magnolia Ave

Address: _____

City: Louisville State: KY Zip: 40208

City: _____ State: _____ Zip: _____

Primary Phone: 9179571522

Primary Phone: _____

Alternate Phone: _____

Alternate Phone: _____

Email: soulpropllc@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: _____

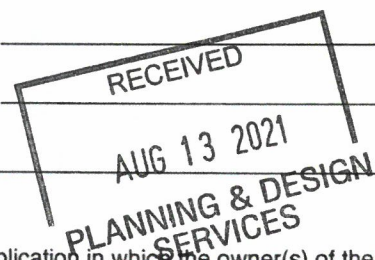
Primary Phone: _____

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, Jodie Bass, in my capacity as Owner & director, hereby
representative/authorized agent/other

certify that Soul Proprietorship LLC 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: [Signature] Date: 8/12/21

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



Land Development Report

August 11, 2021 4:03 PM

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

Location

Parcel ID: 032H00420000
Parcel LRSN: 100964
Address: MULTIPLE ADDRESSES

Zoning

Zoning: TNZD
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: 19-CUP-0222

Special Review Districts

Overlay District: NO
Historic Preservation District: OLD LOUISVILLE
National Register District: OLD LOUISVILLE
Urban Renewal: NO
Enterprise Zone: NO
System Development District: NO
Historic Site: NO

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: 21111C0041F
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: NO

Sewer & Drainage

MSD Property Service Connection: YES
Sewer Recapture Fee Area: NO

Services

Municipality: LOUISVILLE
Council District: 6
Fire Protection District: LOUISVILLE #2
Urban Service District: YES



21-COA-0181



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Site & Context Images - 210R East Magnolia Ave



Site & Context Images - 210R East Magnolia Ave



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SERVICES

Site & Context Images - 210R East Magnolia Ave



Site & Context Images - 210R East Magnolia Ave

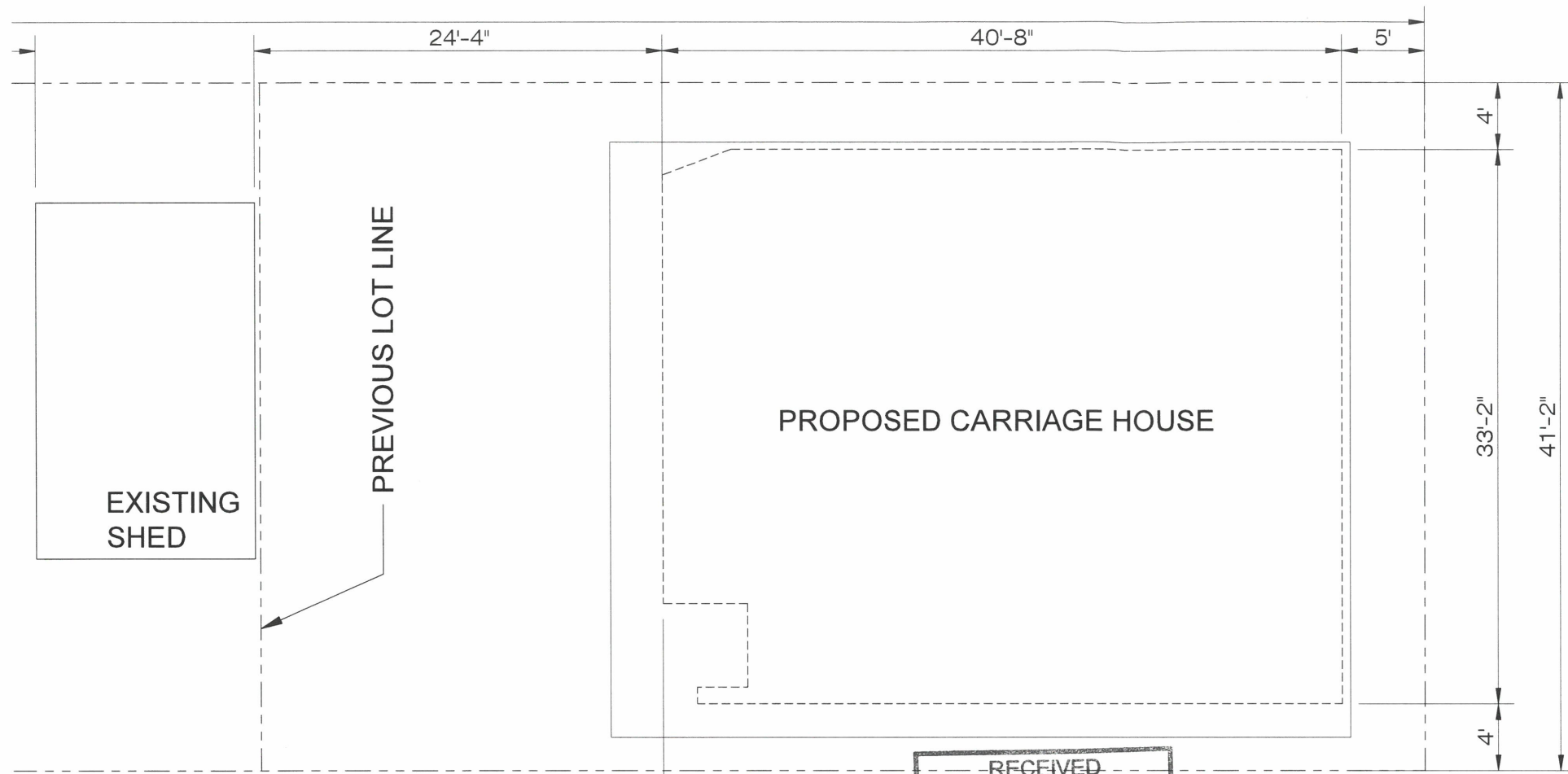


Site & Context Images - 210R East Magnolia Ave



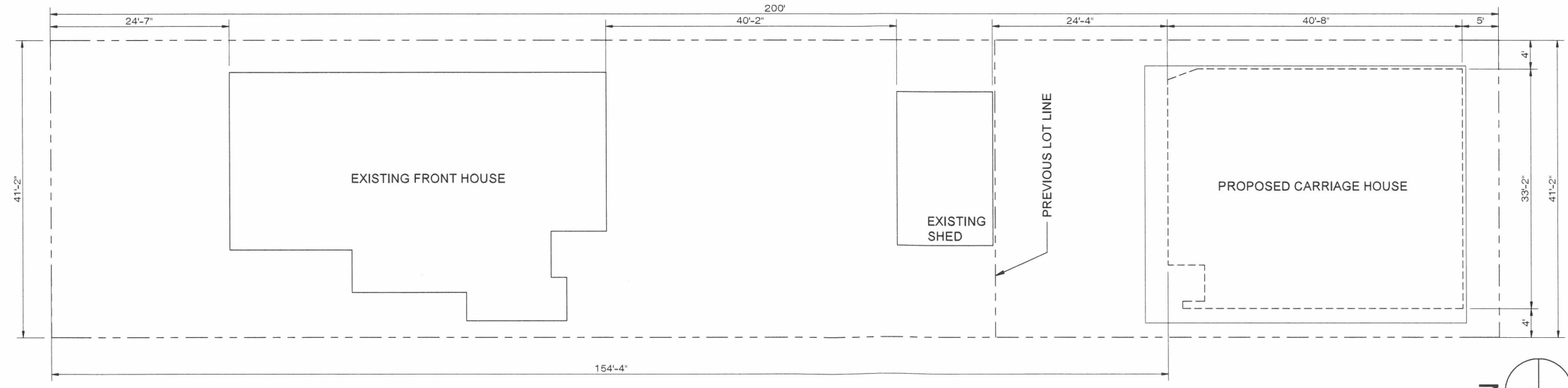
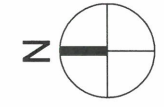
Site & Context Images - 210R East Magnolia Ave





2 ENLARGED SITE PLAN
scale: 1/4" = 1'-0"

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1 SITE PLAN
scale: 1/8" = 1'-0"

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ARCHITECT:
ARTERBERRY COOKE
5239 WINDERMERE AVE
LOS ANGELES, CA 90041

CONTACT: BARRETT COOKE
TEL: 323.479.6005
EMAIL: BARRETT@ARTERBERRYCOOKE.COM

OWNER:
JODIE BASS
210 E MAGNOLIA AVE
LOUISVILLE, KY 40208

EMAIL: SOULPROP.LLC@GMAIL.COM

STRUCTURAL ENGINEER:

SCOPE OF WORK:
1. Demo existing rear duplex, and new 3 car garage/carriage house with a 2 bedroom apartment above.

ADDRESS: 210 E MAGNOLIA AVE,
LOUISVILLE, KY 40208
PARCEL: 032H00420000
ZONING: TRADITIONAL NEIGH ZONING DIS (TNZD)
LOT AREA: 8,006.3 S.F. (COMBINED)
BUILDING AREA: 1,733 S.F. EXISTING FRONT HOUSE
308 S.F. EXISTING ACCESSORY/ "SHED"
1,448 S.F. EXISTING REAR DUPLEX

CARRIAGE HOUSE: 1320 S.F. NEW 1ST FLOOR (720 S.F. GARAGE)
1248 S.F. NEW 2ND FLOOR
BUILDING HEIGHT: EXISTING MAIN HOUSE: 22' - 0"
PROPOSED CARRIAGE HOUSE: 25'-7"
(INCLUDING GLASS ENCLOSED BALCONY)

TYPE OF CONTR.: TYPE V-B - UNSPRINKLERED

REVISIONS

ARTERBERRY COOKE ARCHITECTURE

ARCHITECT:
ARTERBERRY COOKE
5239 WINDERMERE AVE
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barrett@arterberrycooke.com
323.479.6005

PROJECT OWNER:
JODIE BASS
soulprop.llc@gmail.com

PROJECT ADDRESS:
210 E MAGNOLIA AVE
LOUISVILLE, KY 40208

NO PART THEREOF SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT WRITTEN CONSENT OF ARTERBERRY COOKE

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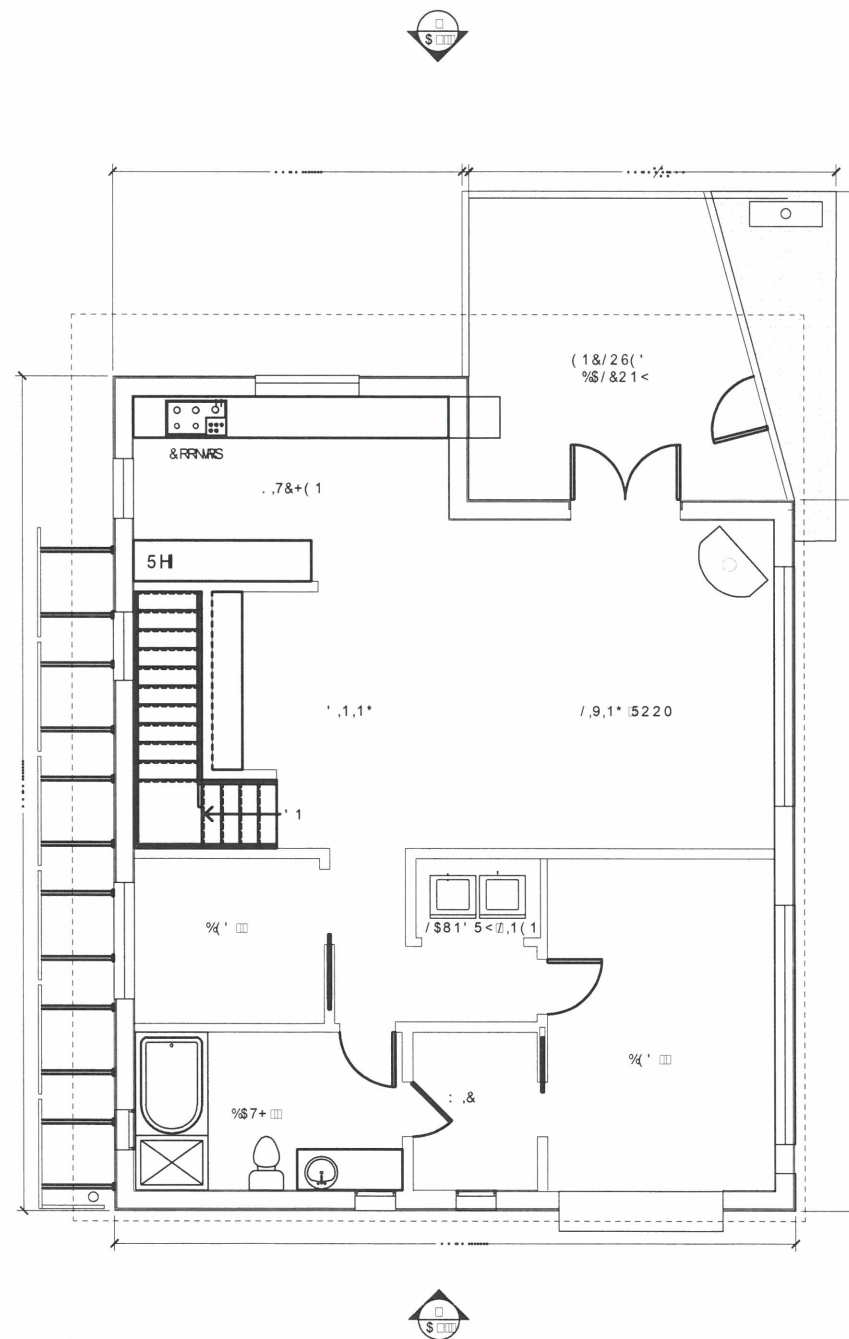
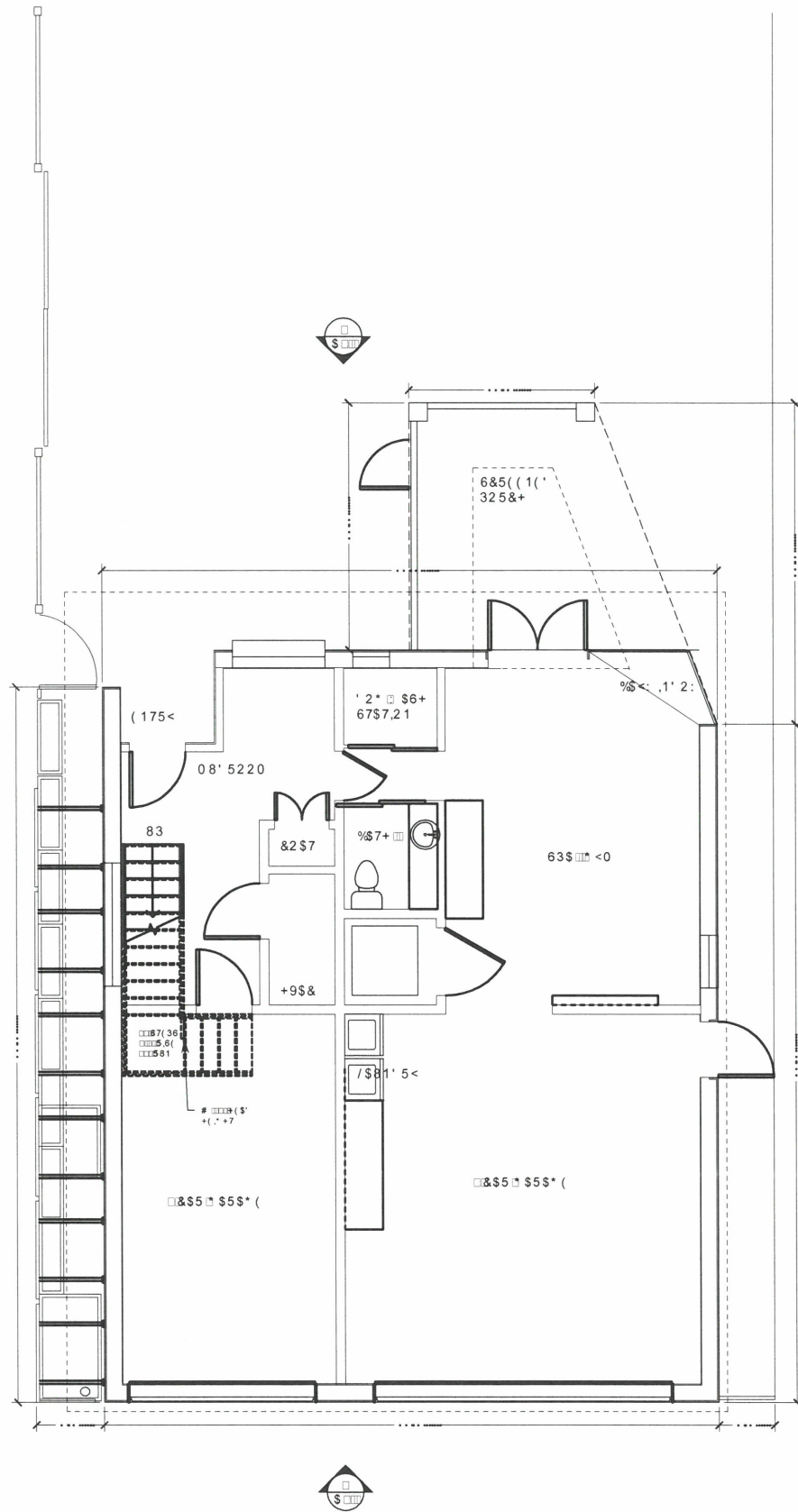
SITE PLAN AND PROJECT INFO

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CHECKED BY: BC
SCALE: 1/4" = 1'-0"
FIRST ISSUE: 06/04/21
PLOT DATE: 08/04/2021

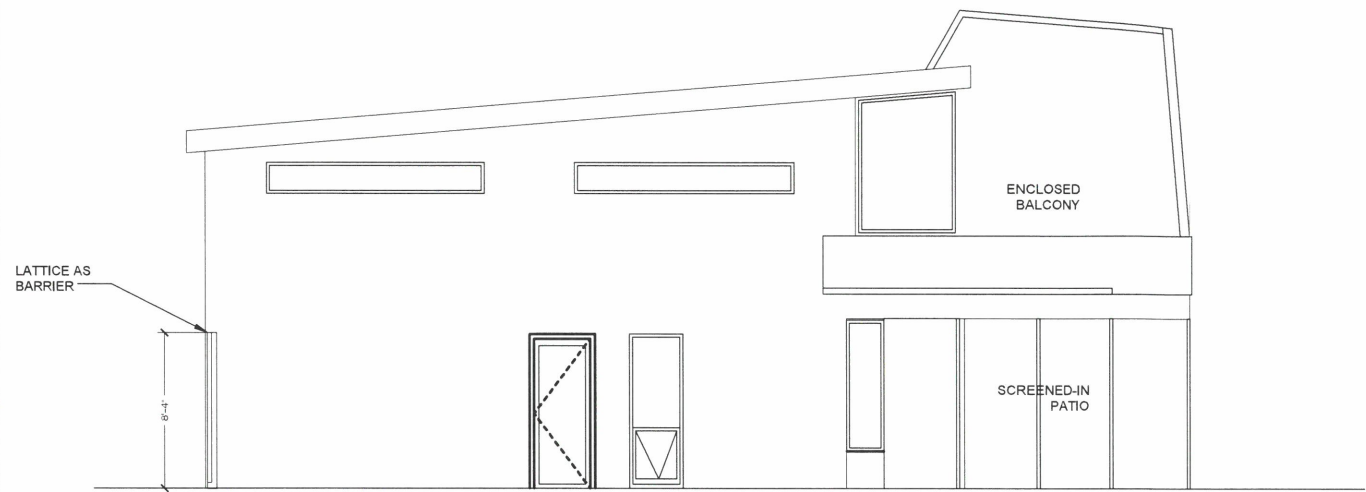
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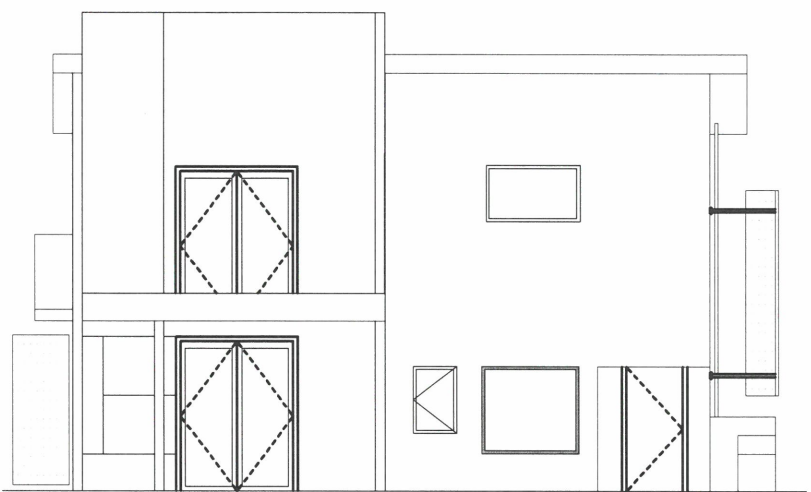
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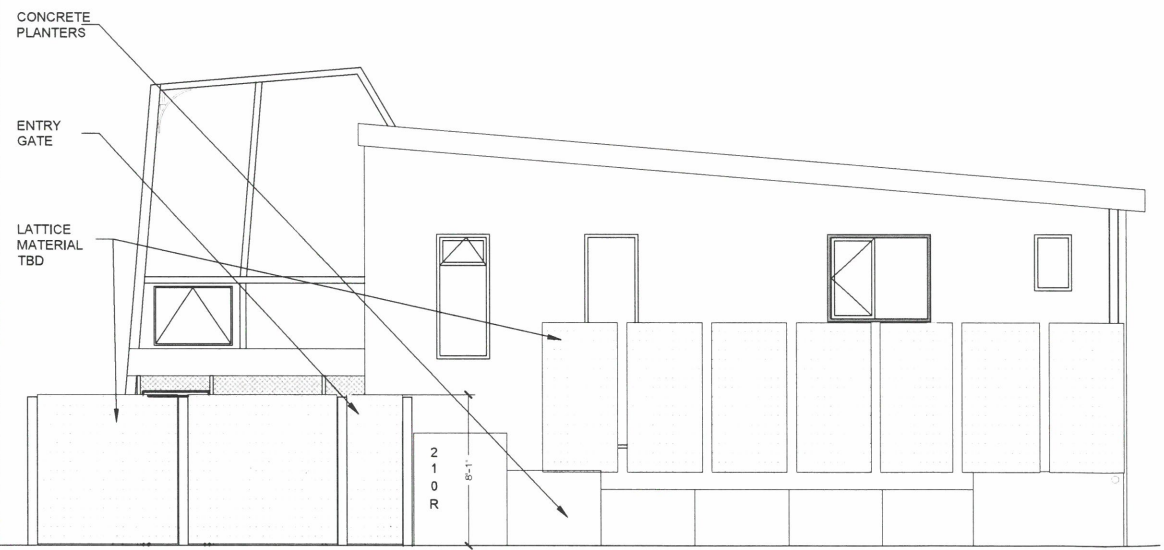
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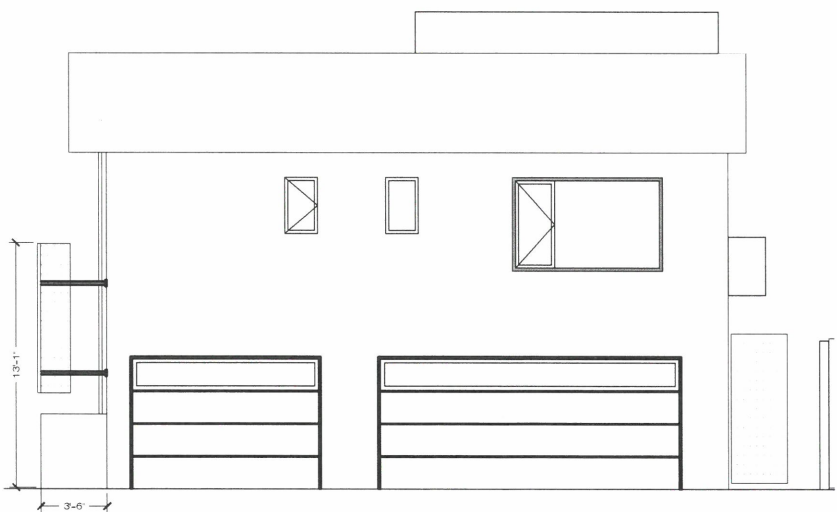
4 ELEVATION - EAST
scale: 1/4" = 1'-0"



3 ELEVATION - NORTH
scale: 1/4" = 1'-0"



2 ELEVATION - WEST
scale: 1/4" = 1'-0"



1 ELEVATION - SOUTH
scale: 1/4" = 1'-0"

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REVISIONS

ARTERBERRY COOKE ARCHITECTURE

ARCHITECT:
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barnett@arterberrycooke.com
323.479.6005

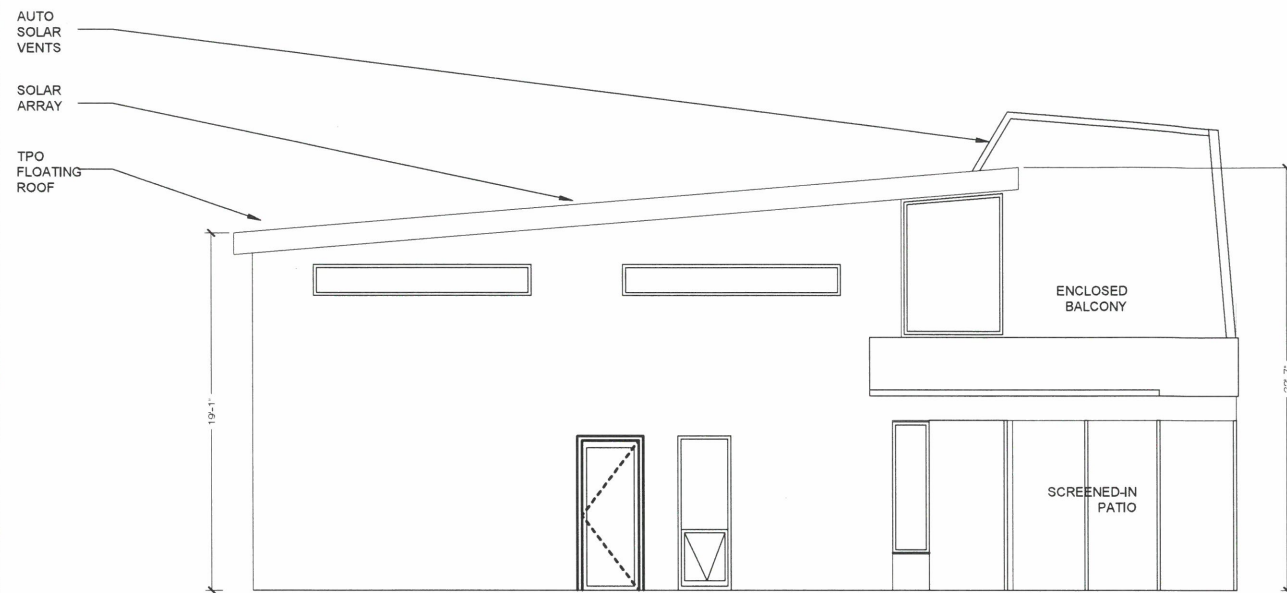
PROJECT OWNER:
JODIE BASS
soulpropbk@gmail.com
PROJECT ADDRESS:
210 E MAGNOLIA AVE
LOUISVILLE, KY 40208

EXTERIOR ELEVATIONS /
LANDSCAPING DETAILS

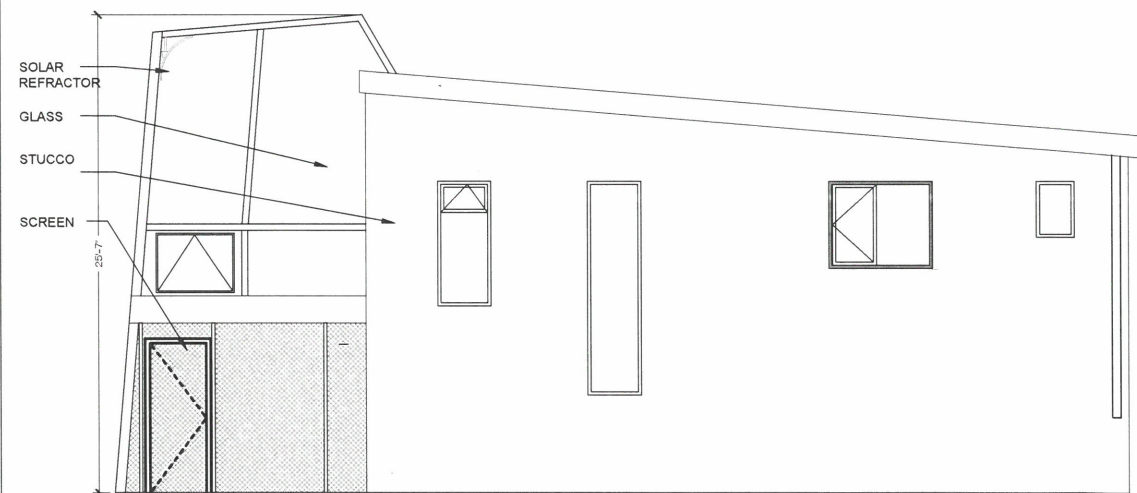
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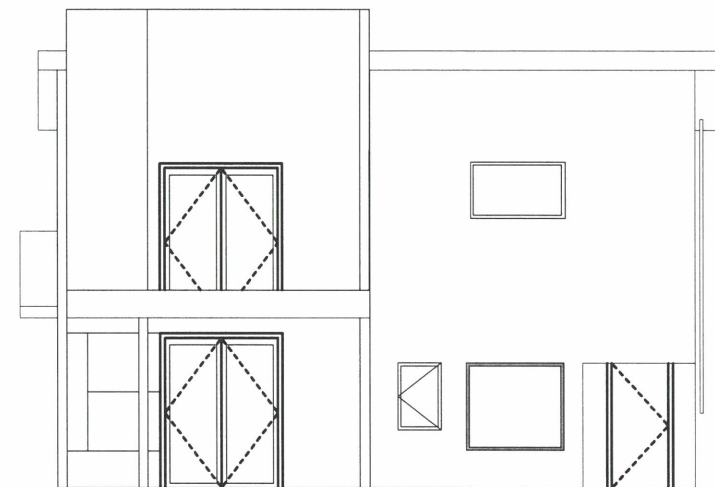
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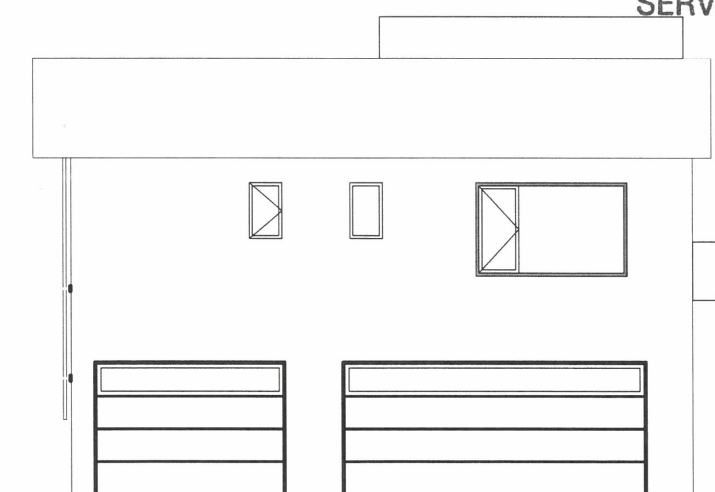
4 ELEVATION - EAST
scale: 1/4" = 1'-0"



2 ELEVATION - WEST
scale: 1/4" = 1'-0"



3 ELEVATION - NORTH
scale: 1/4" = 1'-0"



1 ELEVATION - SOUTH
scale: 1/4" = 1'-0"

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REVISIONS

ARTERBERRY COOKE ARCHITECTURE

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barrett@arterberrycooke.com
323.479.6005

PROJECT OWNER:
JODIE BASS
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PROJECT ADDRESS:
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EXTERIOR ELEVATIONS

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SCALE: 1/4" = 1'-0"
FIRST ISSUE: 06/04/21
PLOT DATE: 08/04/2021

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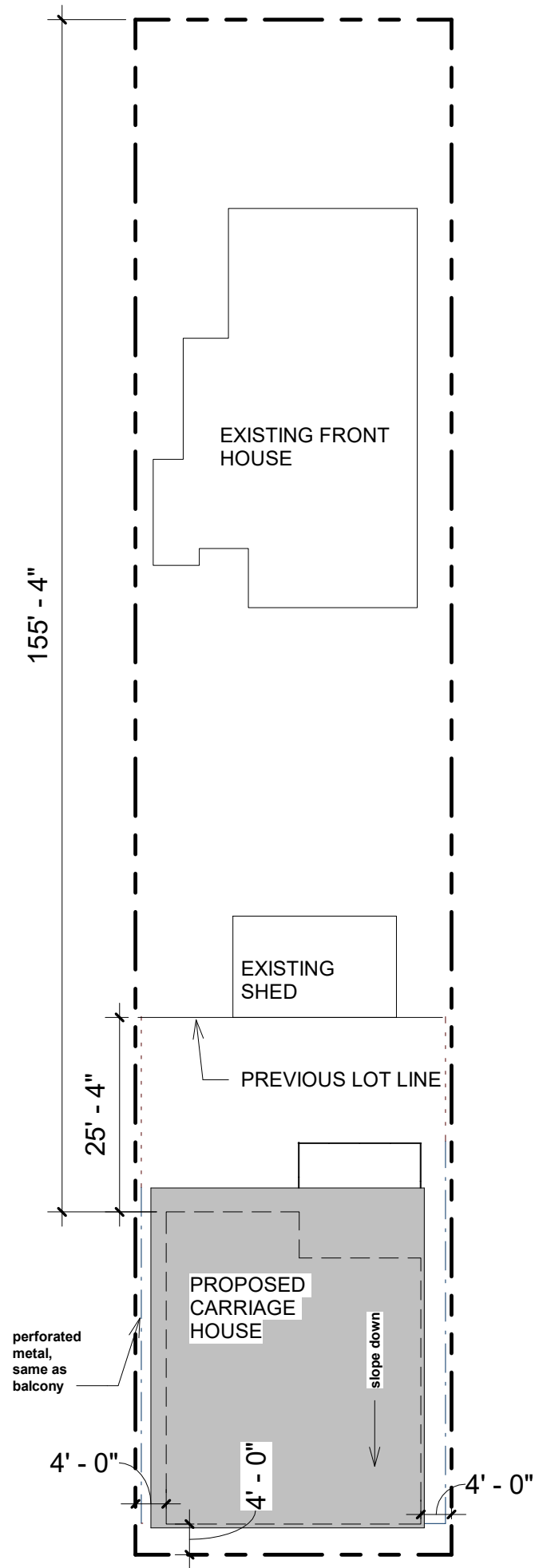
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21-COA-0181



NEW STRUCTURE INCREASES
REAR SETBACK

NEW STRUCTURE TO BE
FLUSH WITH ADJACENT
GARAGE



1 SITE PLAN
scale: 1" = 20'-0"

SITE PLAN LEGEND	
---	PROPERTY LINE
=====	ROOF OUTLINE
- - - - -	(N) BUILDING OUTLINE UNDER ROOF
- -	(N) PERIMETER WOOD FENCE
- - - - -	(N) PERIMETER METAL FENCE

PROJECT TEAM

ARCHITECT:

ARTERBERRY COOKE
5239 WINDERMERE AVE
LOS ANGELES, CA 90041

CONTACT: BARRETT COOKE

TEL: 323.479.6005

EMAIL: BARRETT@ARTERBERRYCOOKE.COM

OWNER:

JODIE BASS
210 R E MAGNOLIA AVE
LOUISVILLE, KY 40208

EMAIL: SOULPROP.LLC@GMAIL.COM

PROJECT INFORMATION	
ADDRESS:	210 R E MAGNOLIA AVE, LOUISVILLE, KY 40208
PARCEL:	032H00420000
ZONING:	TRADITIONAL NEIGH ZONING DIS (TNZD)
LOT AREA:	8,006.3 S.F. (COMBINED)
BUILDING AREA:	1,733 S.F. EXISINTG FRONT HOUSE (INCLUDING FINISHED ATTIC AREA) 308 S.F. EXISTING ACCESSORY UNIT / GARAGE "SHED" 1,448 S.F. EXISTING REAR DUPLEX
CARRIAGE HOUSE:	1320 S.F. NEW 1ST FLOOR (720 S.F. GARAGE) 1248 S.F. NEW 2ND FLOOR
BUILDING HEIGHT:	EXISTING MAIN HOUSE: 23' - 0" PROPOSED CARRIAGE HOUSE: 22' - 7"
TYPE OF CONTR.:	TYPE V-B - UNSPRINKLERED

PROJECT SUMMARY

SCOPE OF WORK:

1. New 3 car garage/carriage house with a gym / spa on first floor and a 2-bedroom apartment on second floor.

SHEET LIST	
A0.0	SITE PLAN & PROJECT INFORMATION
A2.0	FLOOR PLANS
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR RENDERINGS

ABBREVIATIONS	
A.F.F.	ABOVE FINISH FLOOR
A.D.	AREA DRAIN
@	AT
C.H.	CEILING HEIGHT
C.H.B.O.B.	CEILING HEIGHT BOTTOM OF BEAM
C.H.T.O.B.	CEILING HEIGHT TOP OF BEAM
C	CENTER LINE
CONC.	CONCRETE
EQ.	EQUAL
(E)	EXISTING
HT	HEIGHT
INT.	INTERIOR
(N)	NEW
NR	NON-RATED
T.B.D.	TO BE DETERMINED
TYP.	TYPICAL
SF	SQUARE FEET
U.N.O.	UNLESS NOTED OTHERWISE
W/	WITH
WD	WOOD

GRAPHIC SYMBOLS	
	SECTION NUMBER SHEET NUMBER
	SINGLE ELEVATION IDENTIFICATION: ELEVATION NUMBER SHEET NUMBER
	INTERIOR ELEVATION IDENTIFICATION: ELEVATION NUMBER SHEET NUMBER

ARTERBERRY COOKE
ARCHITECTURE

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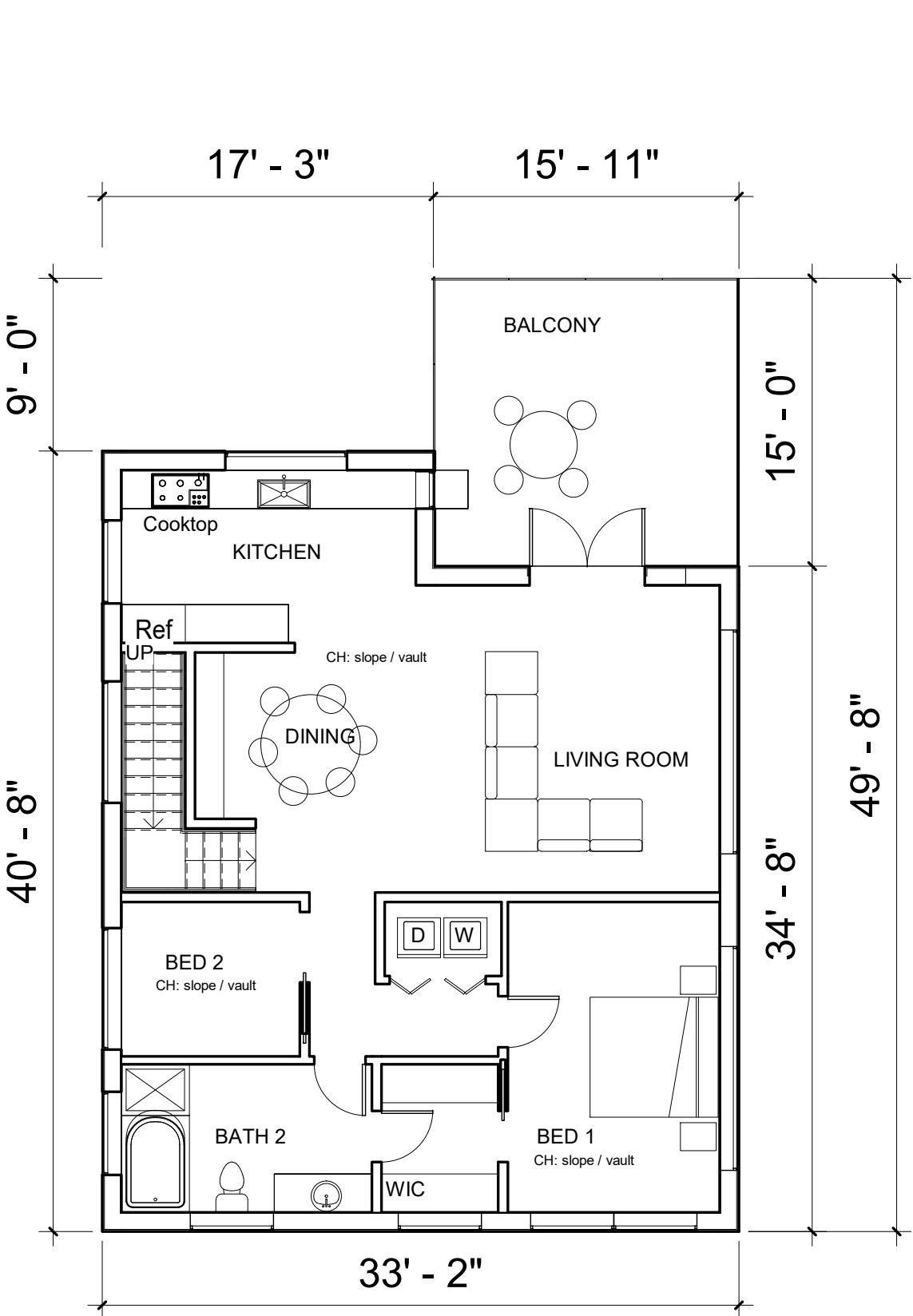
PROJECT OWNER:
JODIE BASS
soulprop.llc@gmail.com

PROJECT ADDRESS:
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LOUISVILLE, KY 40208

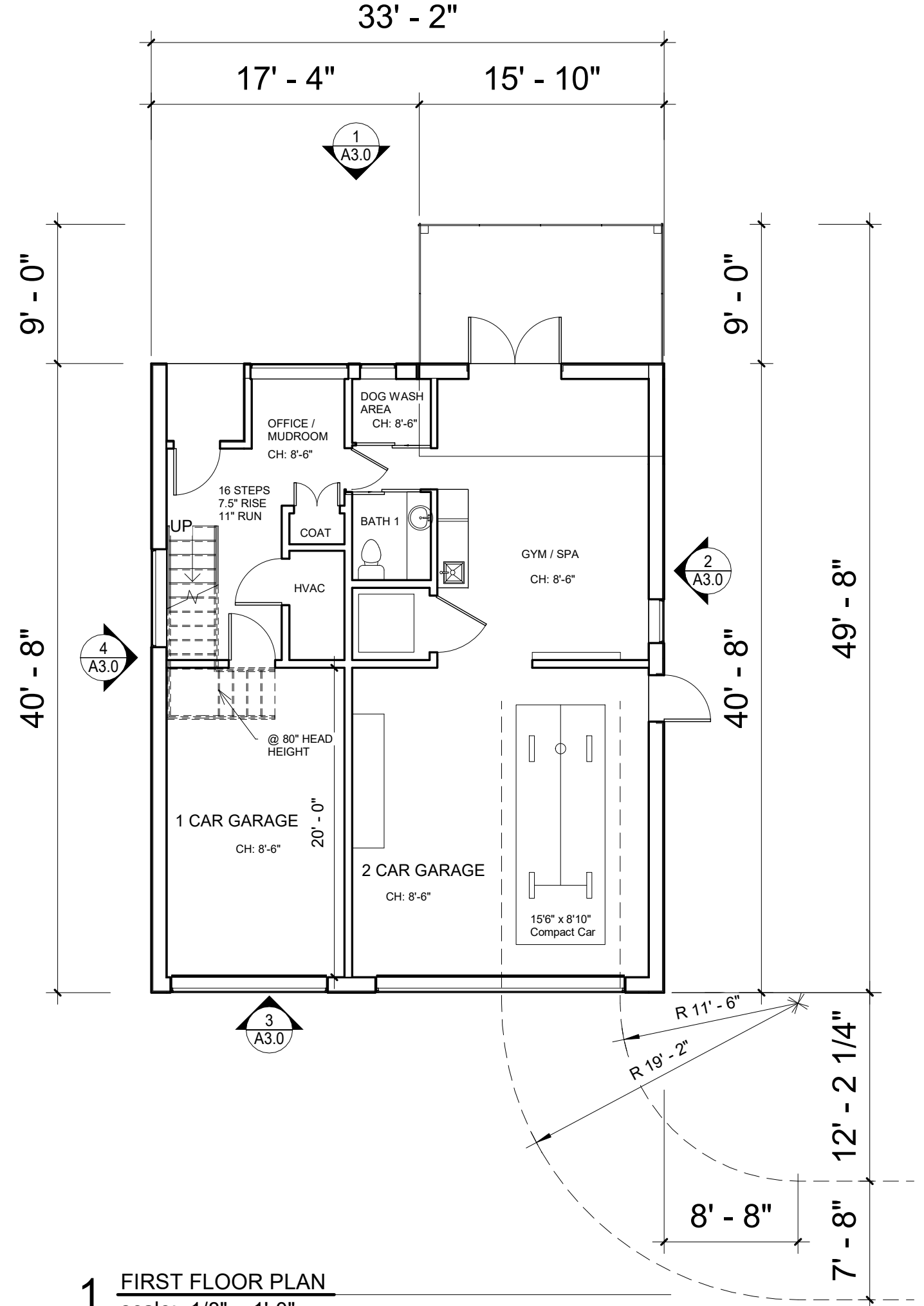
SITE PLAN & PROJECT INFORMATION

A0.0

PLOT DATE: 10/06/2021



2 SECOND FLOOR PLAN
scale: 1/8" = 1'-0"



1 FIRST FLOOR PLAN
scale: 1/8" = 1'-0"

ARTERBERRY COOKE
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PROJECT OWNER:
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PROJECT ADDRESS:
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LOUISVILLE, KY 40208

FLOOR PLANS
A2.0

PLOT DATE: 10/06/2021

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ARTERBERRY COOKE
ARCHITECTURE

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323.479.6005

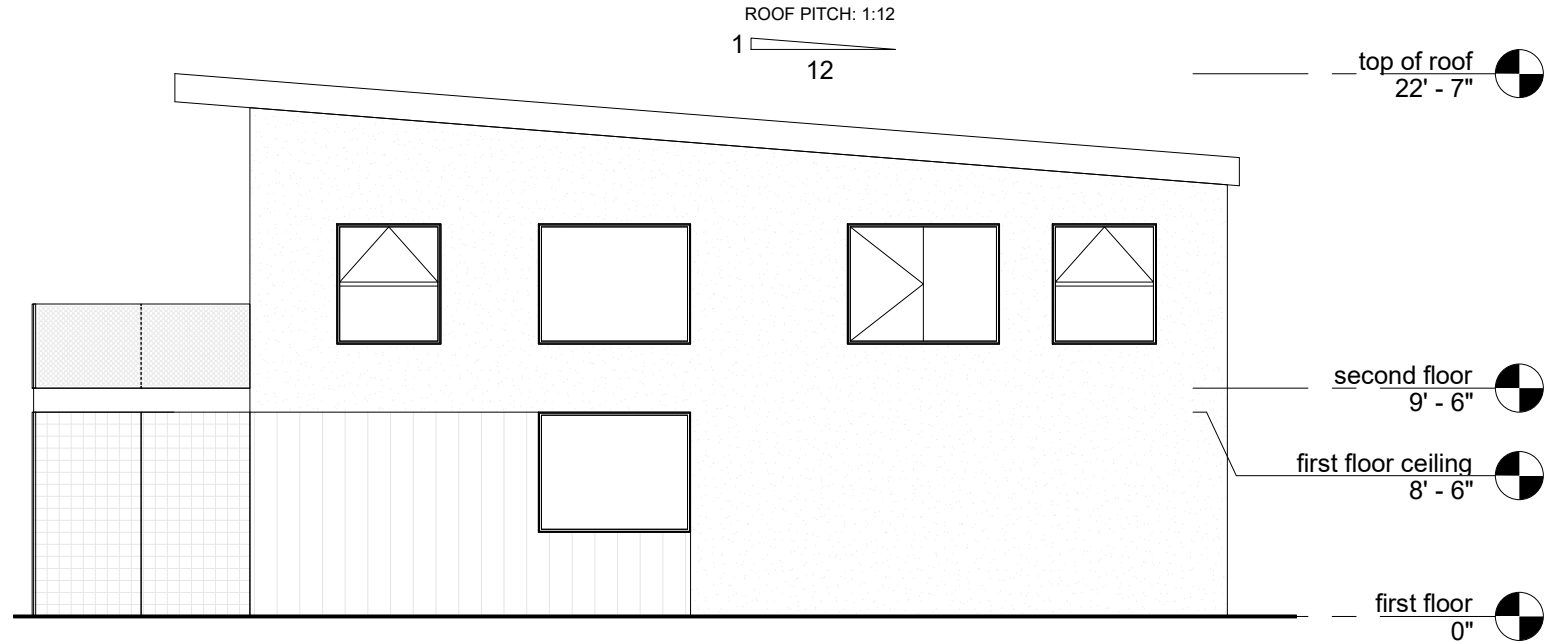
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soulprop.llc@gmail.com

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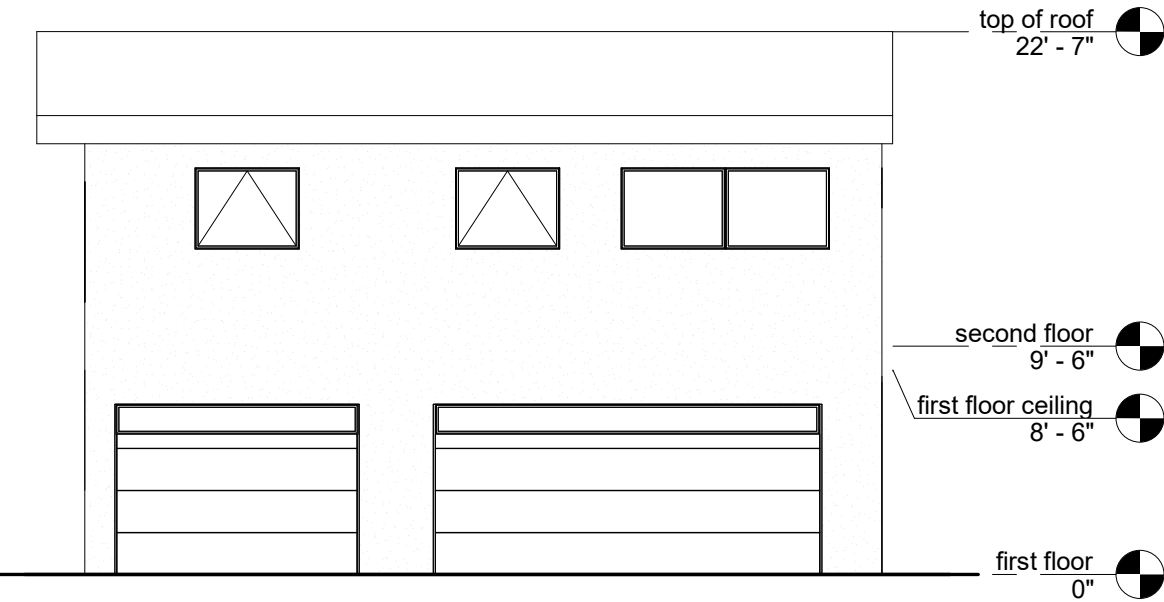
EXTERIOR ELEVATIONS

A3.0

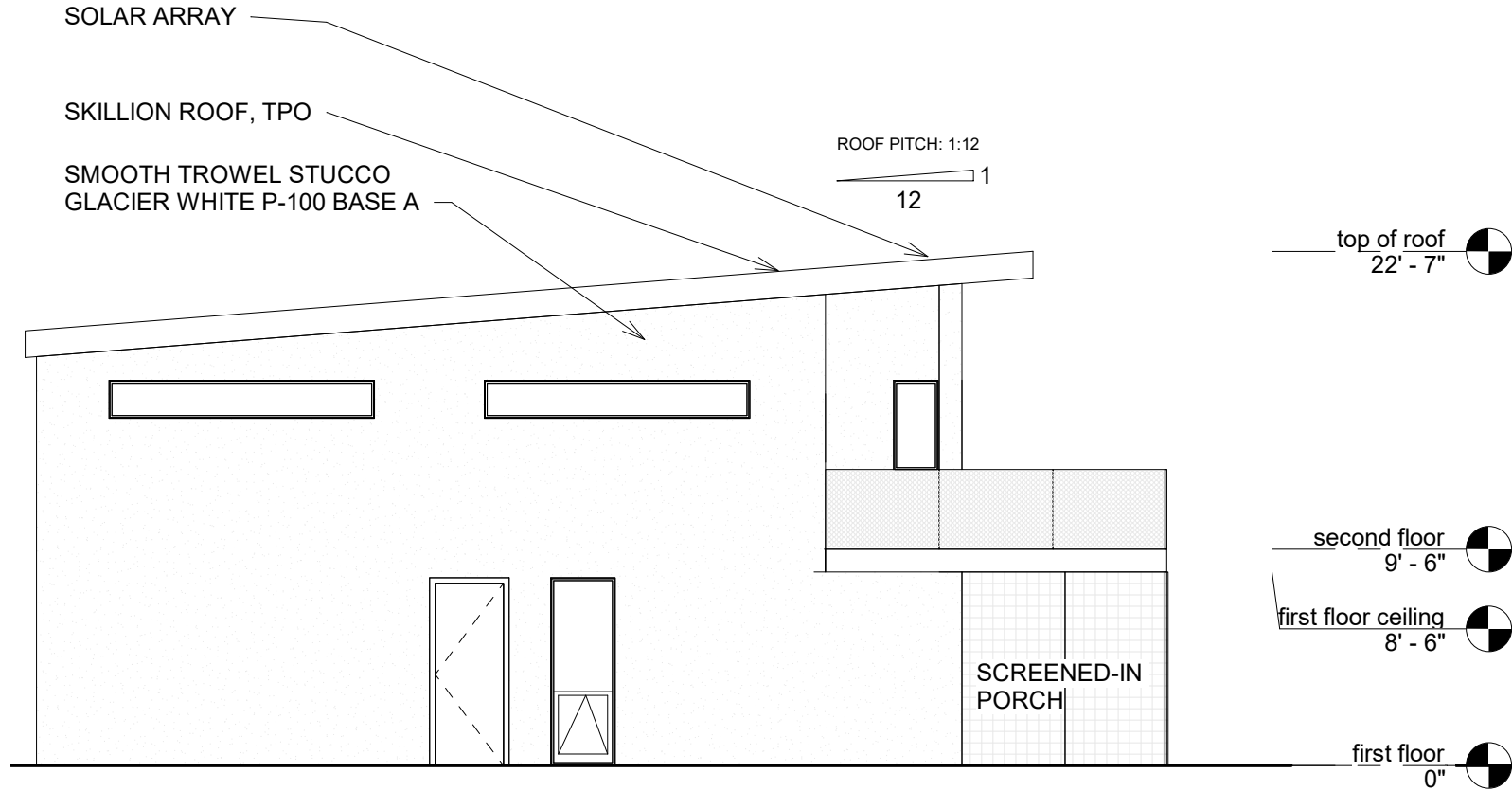
PLOT DATE: 10/06/2021



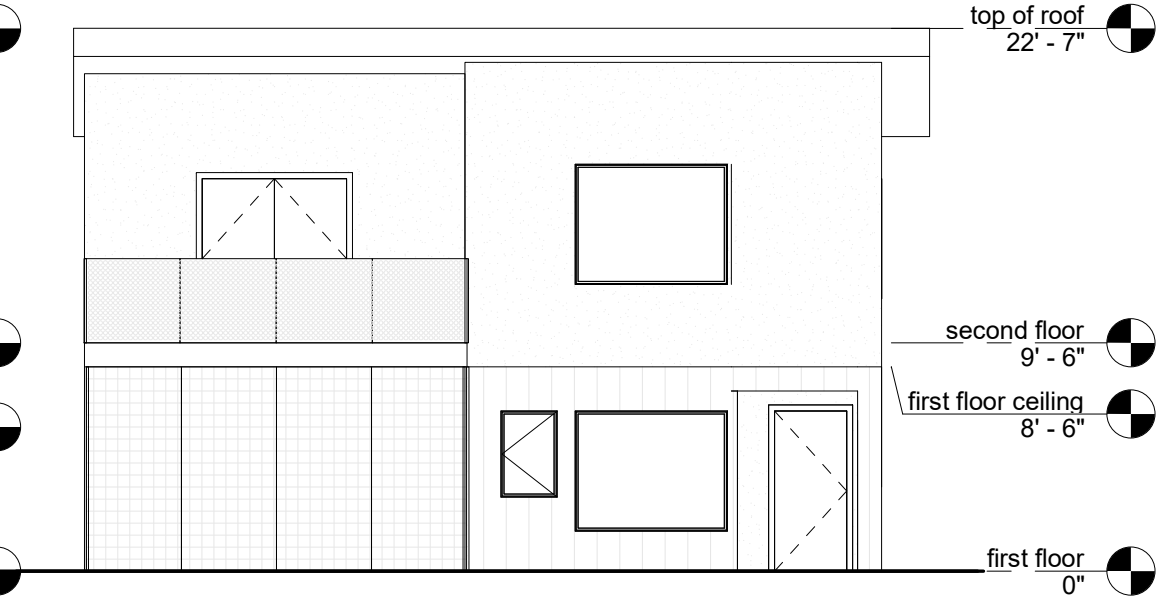
4 ELEVATION - WEST



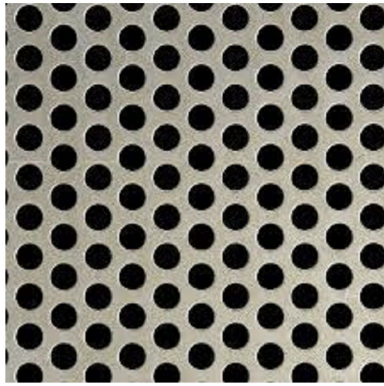
3 ELEVATION - SOUTH
scale: 1/8" = 1'-0"



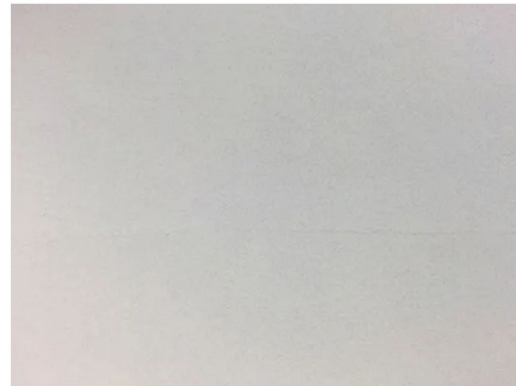
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scale: 1/8" = 1'-0"



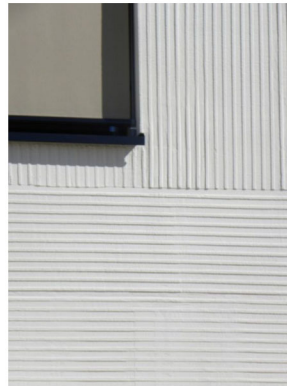
1 ELEVATION - NORTH
scale: 1/8" = 1'-0"



Perforated Metal Balcony railing,
Powder coated black:



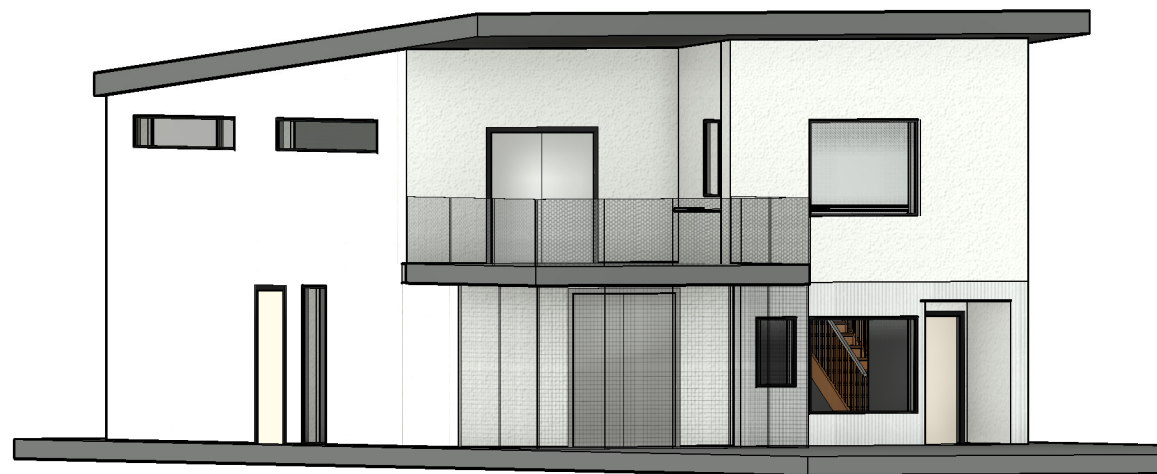
Smooth Trowel Stucco,
Glacier White
P-100
Base A



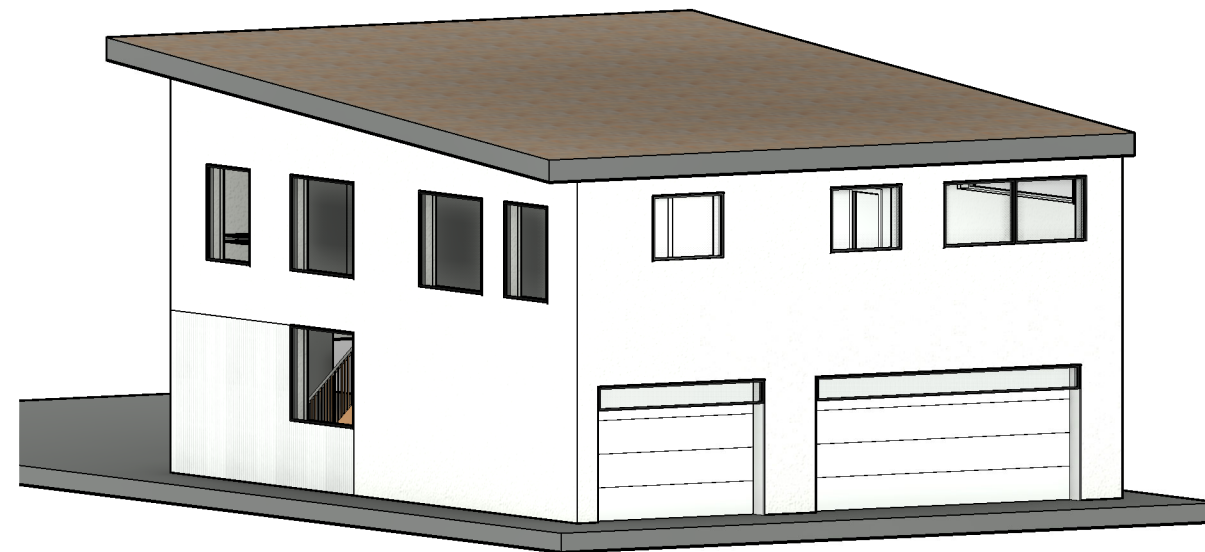
Raked Stucco,
Glacier White
P-100
Base A



Windows,
Aluminum Clad Exterior
Black



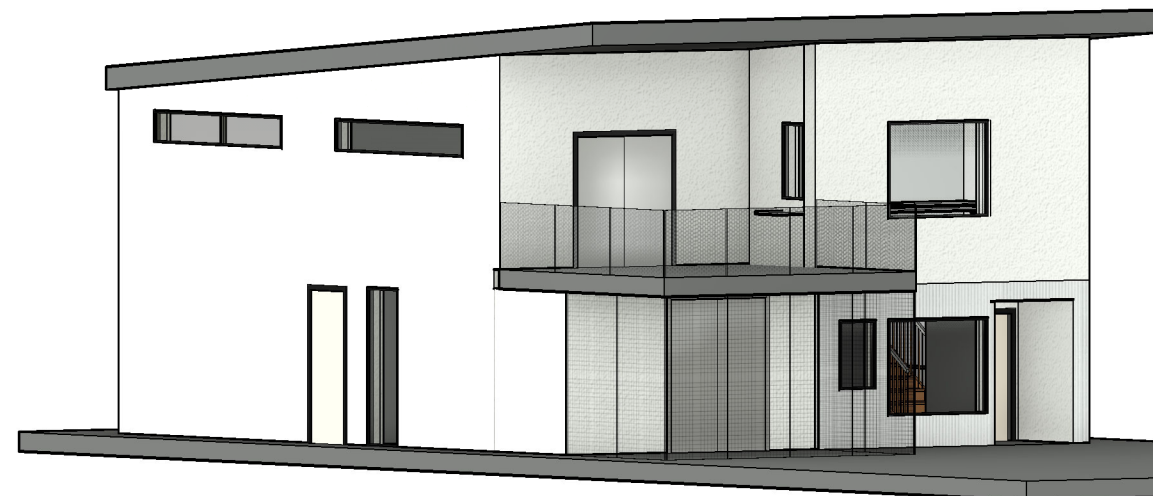
4 EXTERIOR RENDERING - SOUTHEAST



3 EXTERIOR RENDERING - SOUTHWEST



2 EXTERIOR RENDERING - NORTHWEST



1 EXTERIOR RENDERING - NORTHEAST

ARTERBERRY COOKE
ARCHITECTURE

ARCHITECT:
ARTERBERRY COOKE
5239 WINDERMANN AVE
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barrett@arterberrycooke.com
323.479.6005

PROJECT OWNER:
JODIE BASS
soulprop.llc@gmail.com

PROJECT ADDRESS:
210 R E MAGNOLIA AVE
LOUISVILLE, KY 40208

EXTERIOR RENDERINGS

A3.1

PLOT DATE: 10/06/2021