



# Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 18COA1143

Intake Staff: MC

Date: 6/21/18

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: CARRIAGE HOUSE

Project Address / Parcel ID: 1353 S. 4<sup>TH</sup> STREET, LOUISVILLE, KY. 40208

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

Project Cost (exterior only): \_\_\_\_\_ PVA Assessed Value: \_\_\_\_\_

Existing Sq Ft: 1800 sq ft New Construction Sq Ft: 2112 Height (Ft): 35 Stories: 2  
GARAGE AND 2ND FL. GARAGE AND 2ND FL.

Project Description (use additional sheets if needed):

See attached

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**Contact Information:**

**Owner:** ☐ Check if primary contact

**Applicant:** ☒ Check if primary contact

Name: Robert & Eva Wessels

Name: Dennis P Lally

Company: Central Park Bed & Breakfast

Company: Lally Construction LLC

Address: 1353 S 4th Street

Address: 1031 S 7th Street

City: Louisville State: KY Zip: 4020

City: Louisville State: KY Zip: 40203

Primary Phone: 502-777-3946

Primary Phone: 502-974-6945

Alternate Phone:

Alternate Phone:

Email: rbwessels@hotmail.com

Email: denlally@gmail.com

**Owner Signature (required):**

**Attorney:** ☐ Check if primary contact

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

Name:

Name: Dennis P Lally

Company:

Company: Lally Construction LLC

Address:

Address: 1031 S 7th Street

City:  State:  Zip:

City: Louisville State: KY Zip: 40203

Primary Phone:

Primary Phone: 502-974-6945

Alternate Phone:

Alternate Phone:

Email:

Email: denlally@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, Robert Wessels, in my capacity as PRESIDENT, hereby  
representative/authorized agent/other

certify that CENTRAL PARK 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: Robert Wessels Date: 6/20/2018

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and



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

**Required for every application:**

- ☐ Land Development Report<sup>1</sup>
- ☐ Current photographs showing building front, specific project area, and surrounding buildings
- ☐ Elevations, pictures, samples, brochures, or other technical data describing materials, such as windows, doors, roofing, fencing, etc. to be used in the renovation or replacement

**Site and Project plan:** *(required for building additions, new structures and fencing)*

- ☐ Site plan drawn to scale with dimensions, as applies to the project, indicating property lines, structures, landscaping, fencing, and parking
- ☐ Floor plans drawn to scale with dimensions and each room labeled
- ☐ 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. For a Land Development Report, go to the following website and enter address in the search bar. After the map zooms to the location, click on the icon that looks like the letter "d" in a green circle. Print report.  
<https://apps.lojic.org/lojiconline/>
2. Deeds and plats can be found at the Jefferson County Clerk's Office (527 West Jefferson Street, 2<sup>nd</sup> fl, 502-574-6220. Many deeds, plats and other records are available online at:  
<https://search.jeffersondeeds.com/>
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/property-search/>
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 <https://louisvilleky.gov/government/planning-design/>

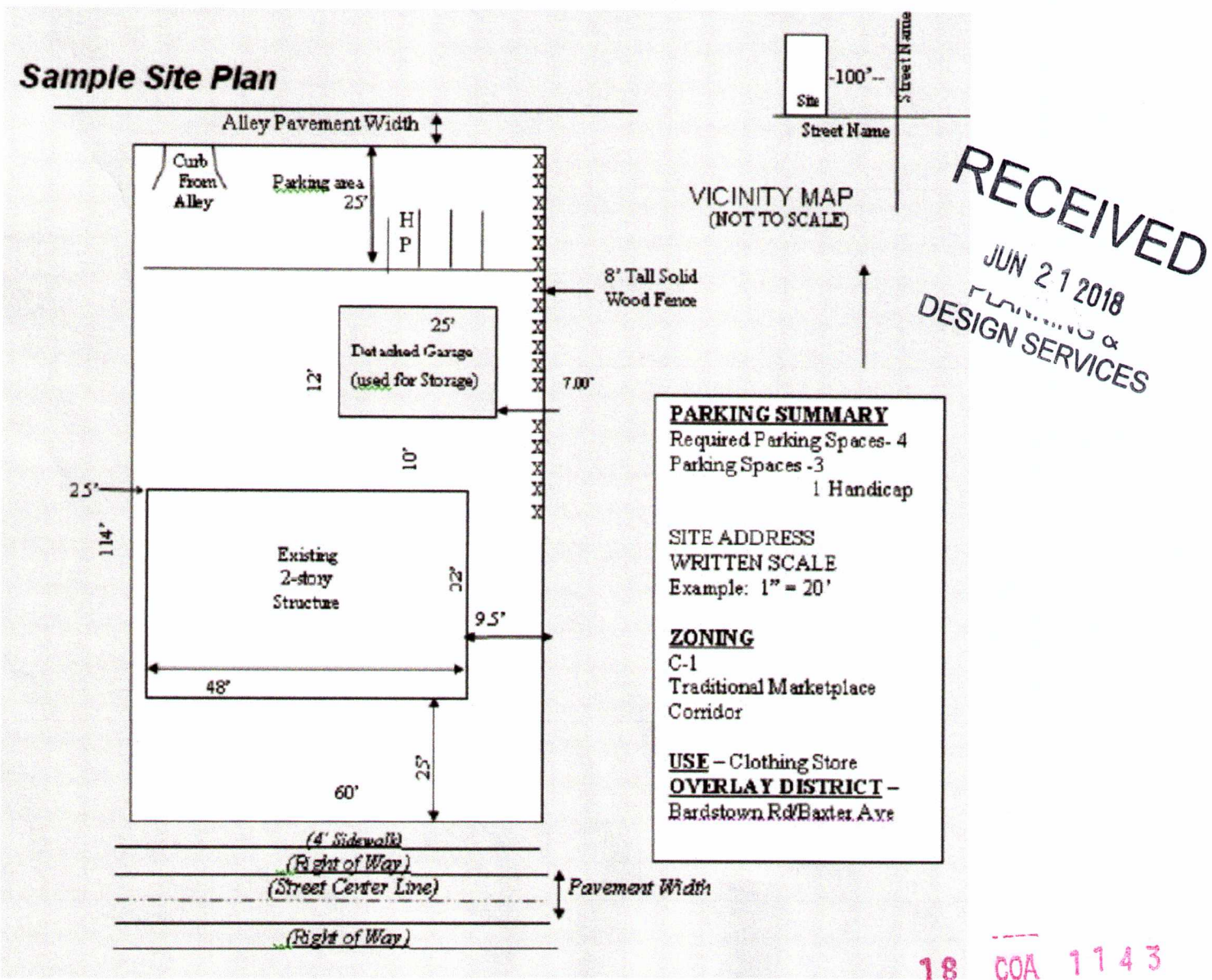
## Definitions:

**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:

<https://louisvilleky.gov/government/planning-design/historic-preservation-landmarks-and-overlay-districts>

**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:

<https://louisvilleky.gov/government/planning-design/historic-preservation-landmarks-and-overlay-districts>





**Contact Information:**

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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## Land Development Report

June 21, 2018 9:41 AM

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

### Location

**Parcel ID:** 032E00210000  
**Parcel LRSN:** 96198  
**Address:** 1353 S 4TH ST

### 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:** NONE

### 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:** 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:** 21111C0041E

#### 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  
**Drainage Credit Program:** CSO202, CSO203 - Project(s) Value between \$.04 - \$1.5

### Services

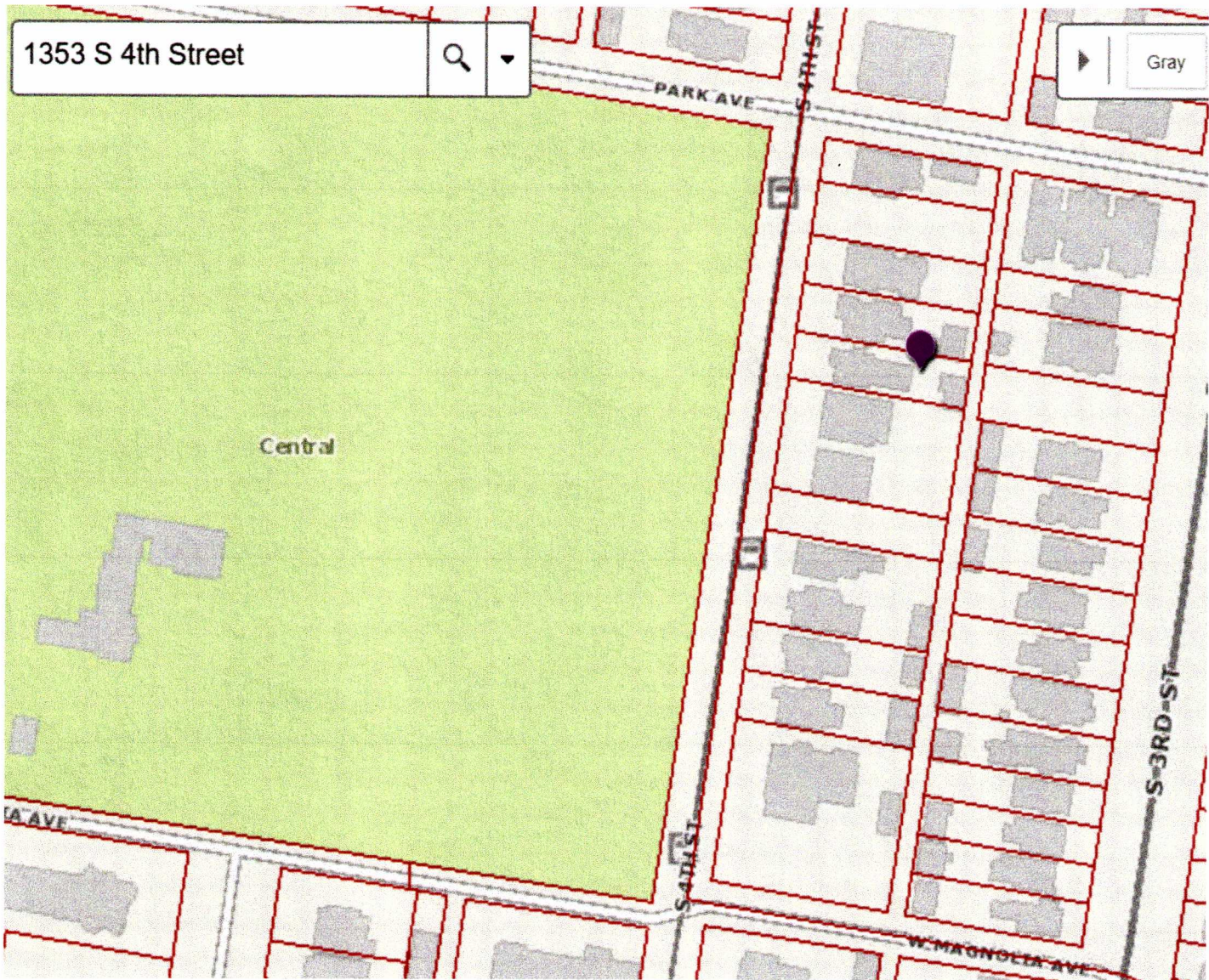
**Municipality:** LOUISVILLE  
**Council District:** 6  
**Fire Protection District:** LOUISVILLE #2  
**Urban Service District:** YES

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# PVA Lots

Tuesday, June 19, 2018 9:20 AM



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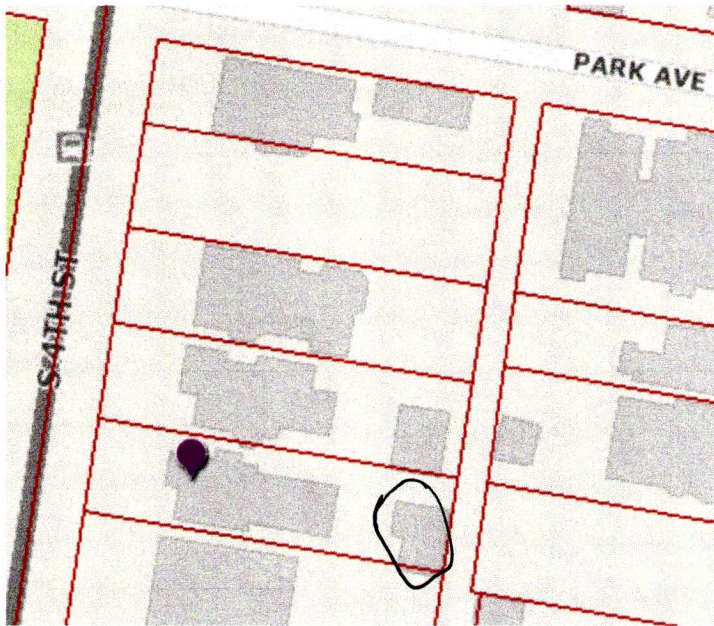
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Wednesday, June 13, 2018 2:56 PM



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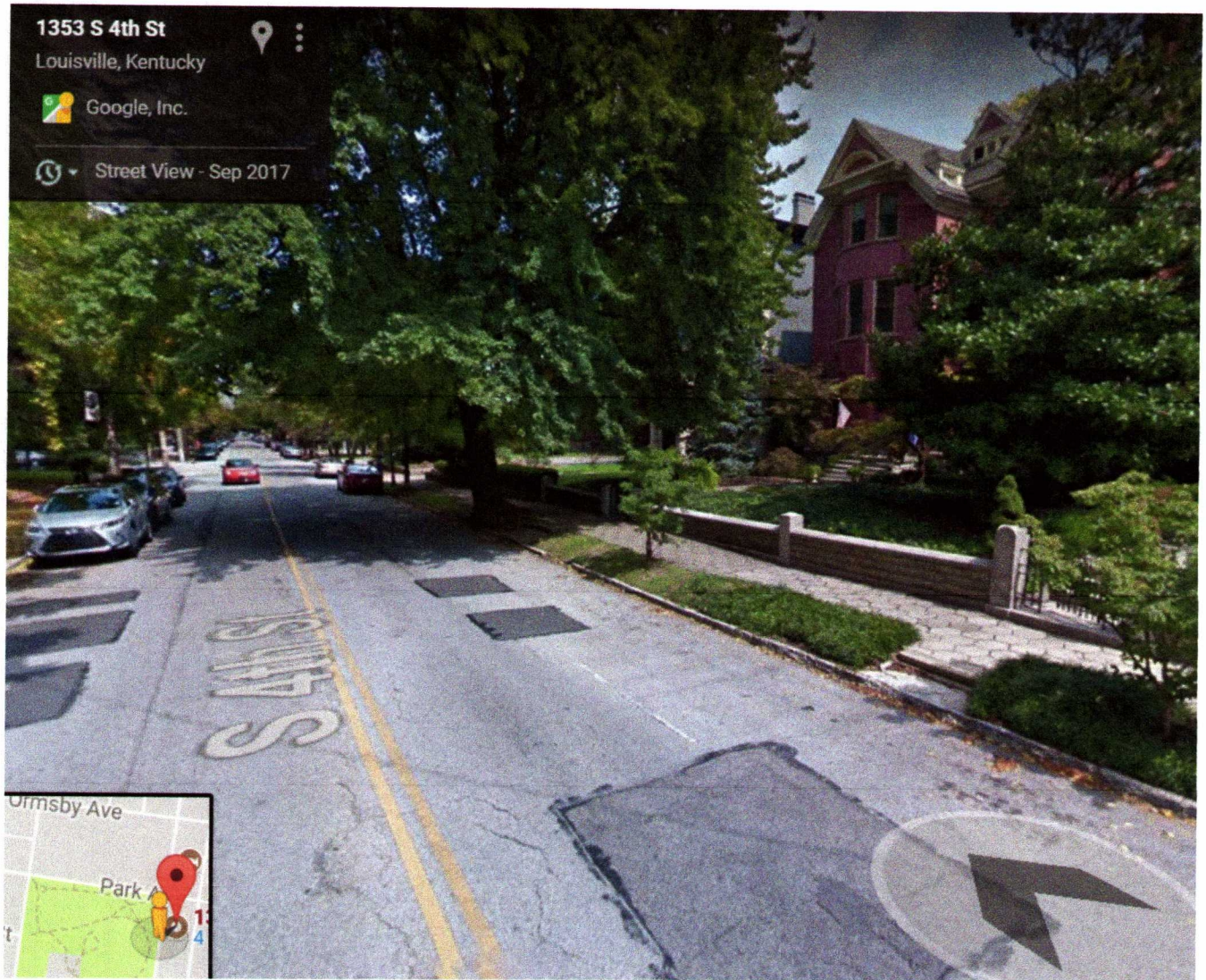
North:

Henry H JR & Ann E Triplett  
1349 S 4th Street  
Louisville, KY 40208

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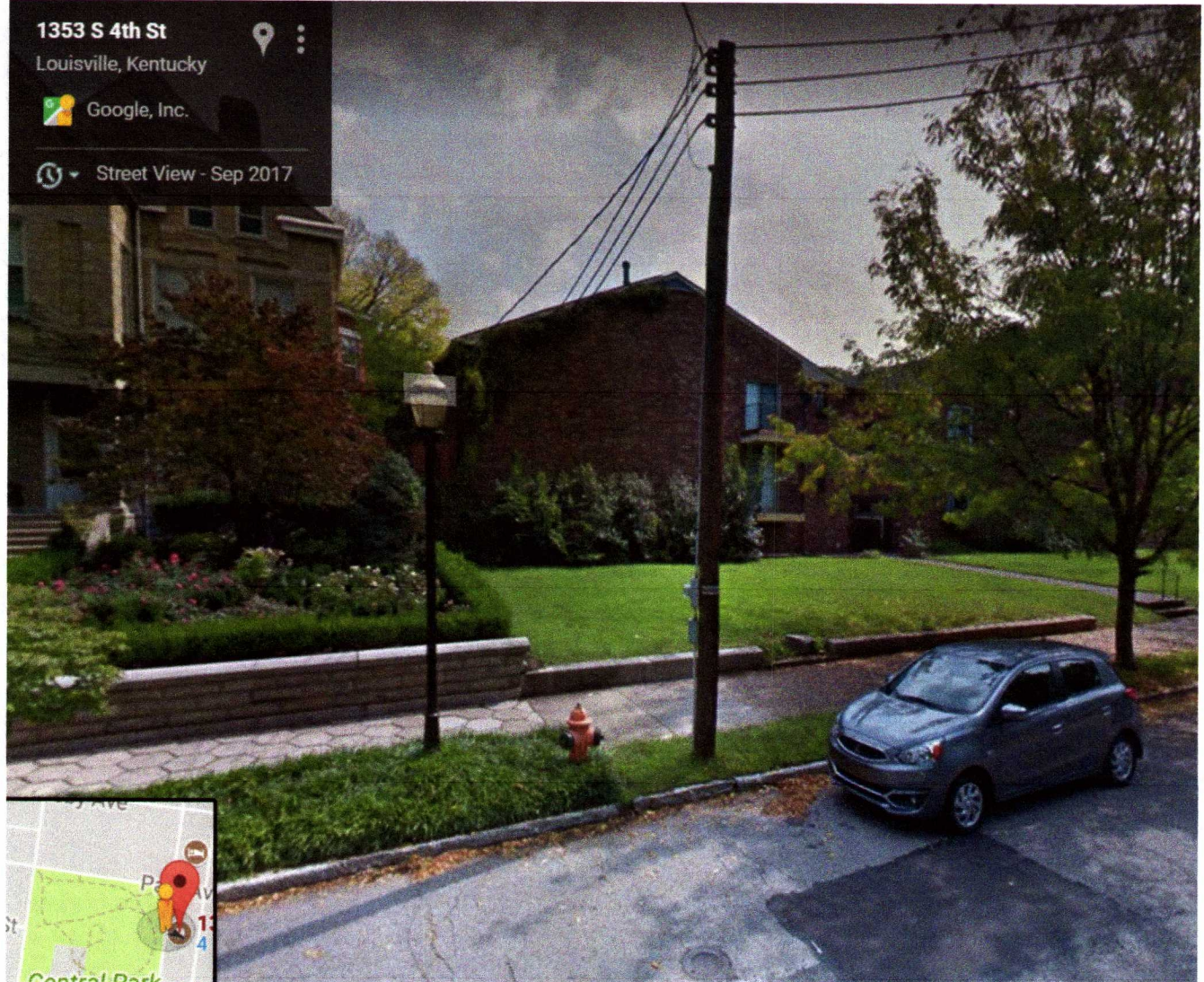
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South:

Pinnacle Properties DEV Group L  
1359 S 4th Street  
Louisville, KY 40208



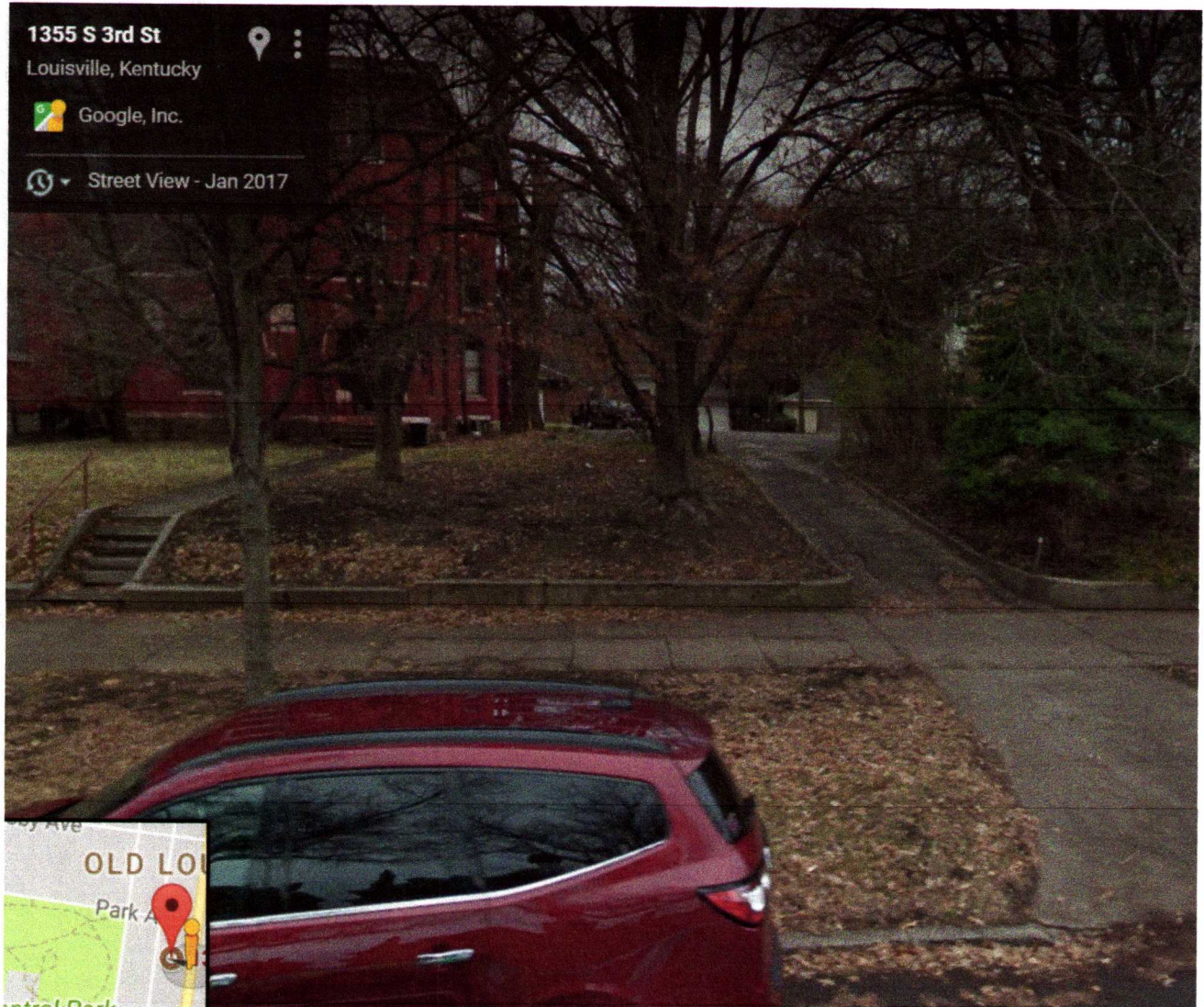
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East:  
Ellen Archer  
1354 S 4th Street  
Louisville, KY 40208

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West:  
Central Park  
Louisville, Metro Parks  
1340 S 4th Street  
Louisville KY 40208

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Central Park Bed & Breakfast  
1353 S 4th Street  
Louisville, KY 40208

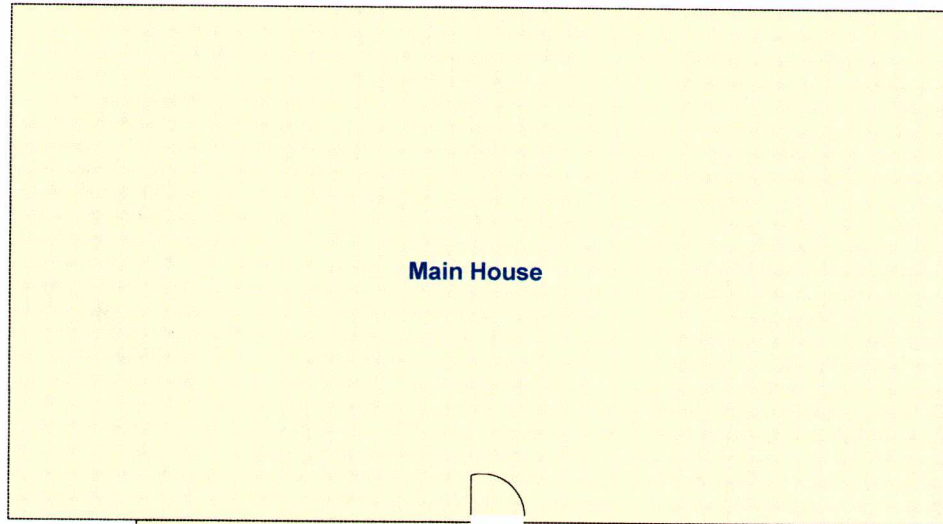
Lally Construction LLC  
1031 S 7th Street  
Louisville, KY 40203  
502-874-6945  
deniallly@gmail.com

4th Street

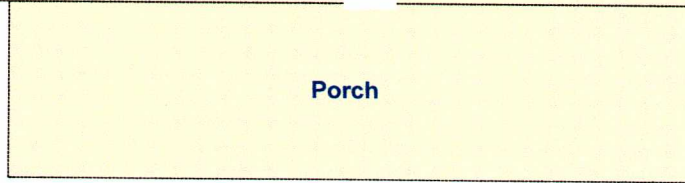
West Property Line (50')

South Property Line (190')

North Property Line (190')



Main House

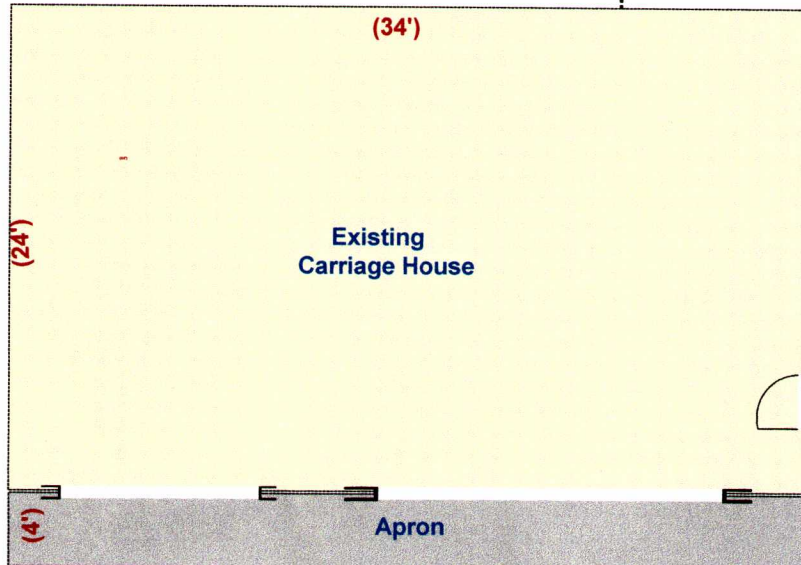


Porch

Back Yard

(37')

(3')



Existing  
Carriage House

(34')

(24')

(4')



(13')

Parking Pad

(28')

Apron

East Property Line (50')

Alley

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Central Park Bed & Breakfast  
1353 S 4th Street  
Louisville, KY 40208

4th Street

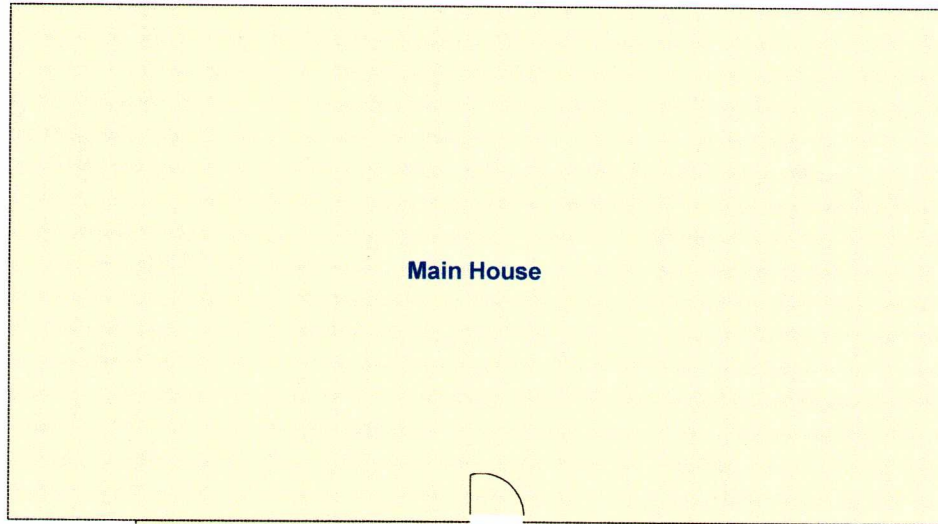
Lally Construction LLC  
1031 S 7th Street  
Louisville, KY 40203  
502-974-6946  
deniallly@gmail.com

West Property Line (50')

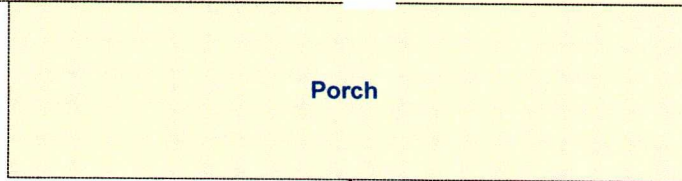
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South Property Line (190')

(3')



Main House



Porch

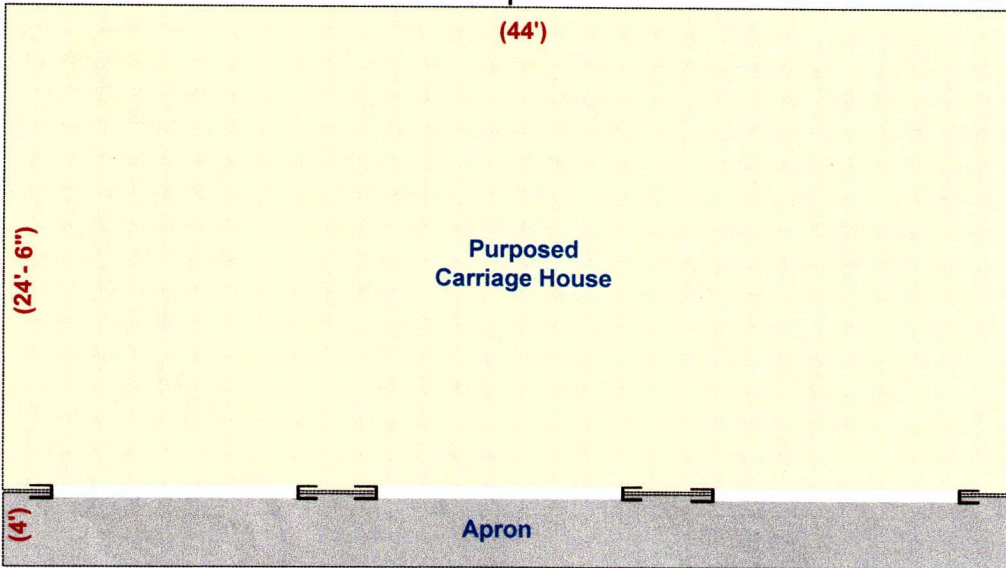
Back Yard

(37')

(3')

North Property Line (190')

(44')



Purposed  
Carriage House

(24'-6")

(4')

Apron

East Property Line (50')

Alley





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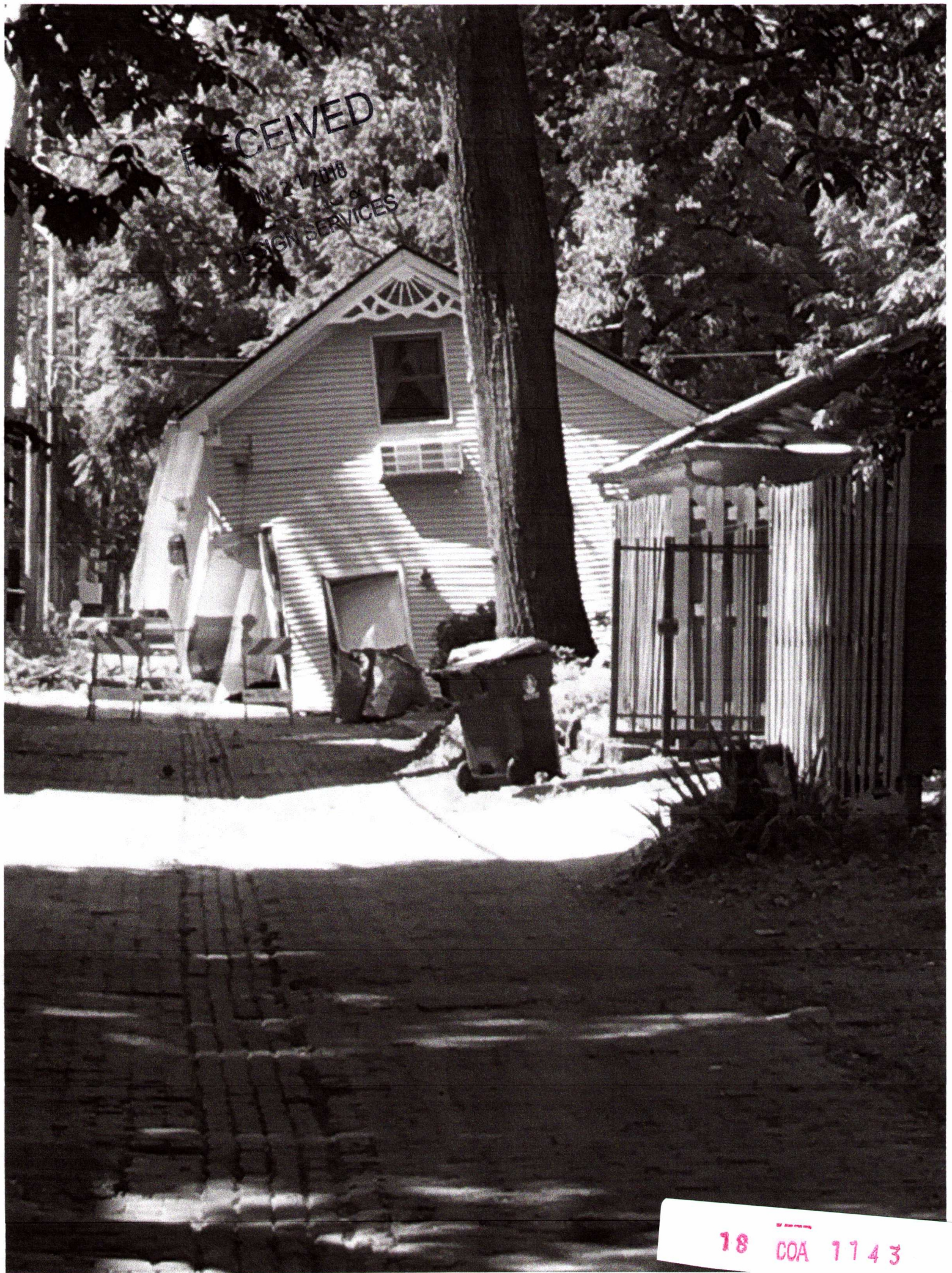
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## Plan #053g-0032

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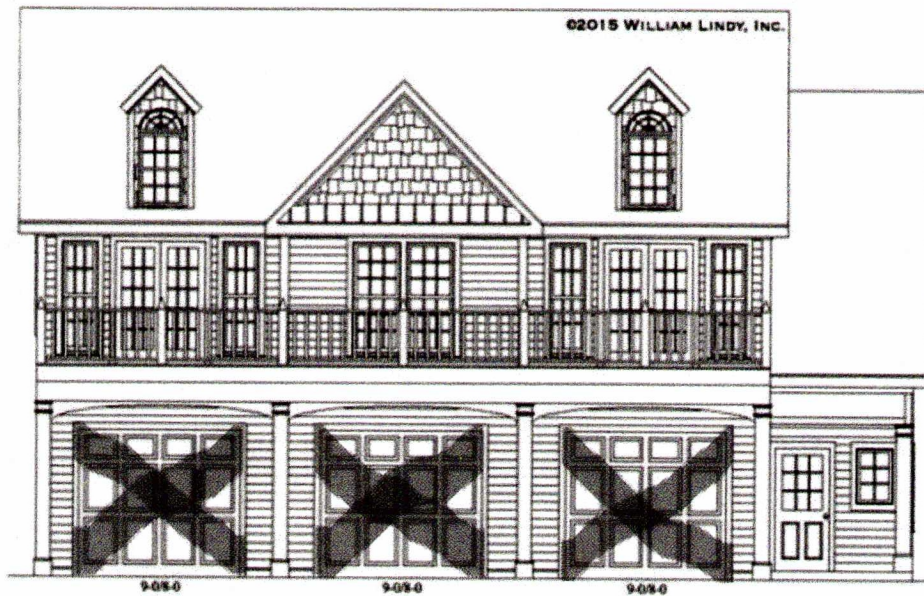
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Louisville, KY 40208

Lally Construction LLC  
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502-974-6945  
[deniallly@gmail.com](mailto:deniallly@gmail.com)  
West Elevation

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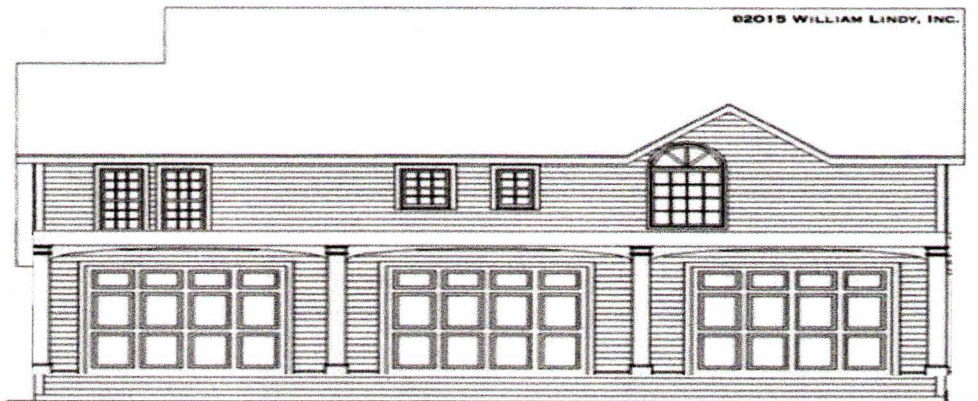
Central Park Bed & Breakfast  
1353 S 4th Street  
Louisville, KY 40208

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1031 S 7th Street  
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West Elevation

yard side

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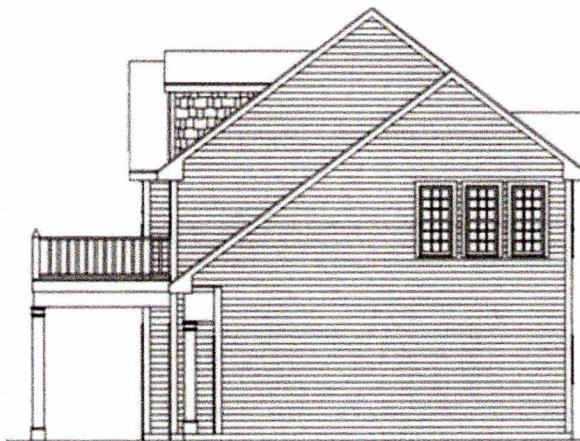
Central Park Bed & Breakfast  
1353 S 4th Street  
Louisville, KY 40208

Lally Construction LLC  
1031 S 7th Street  
Louisville, KY 40203  
502-974-6945  
denlally@gmail.com

East Elevation

alley

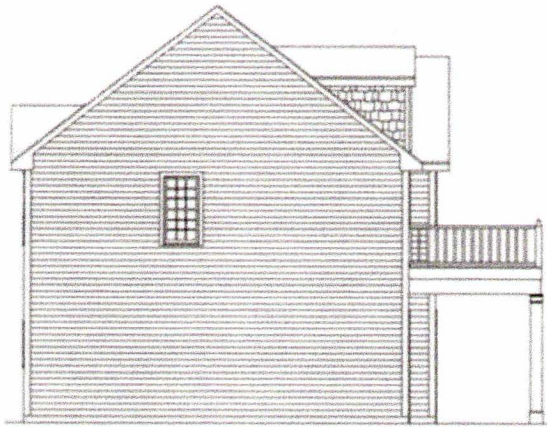
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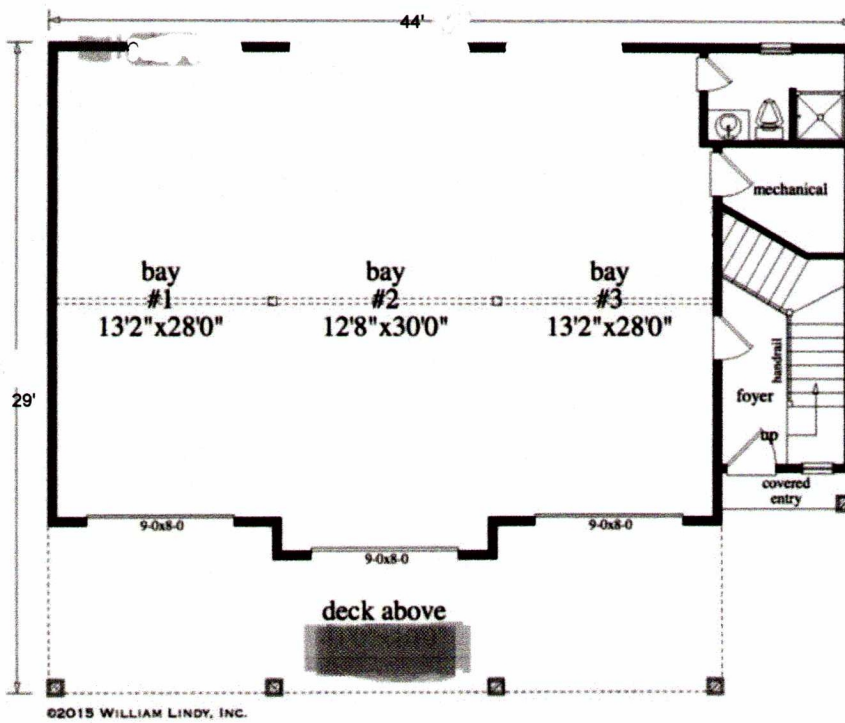
South elevation



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1353 S 4th Street  
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North Elevation

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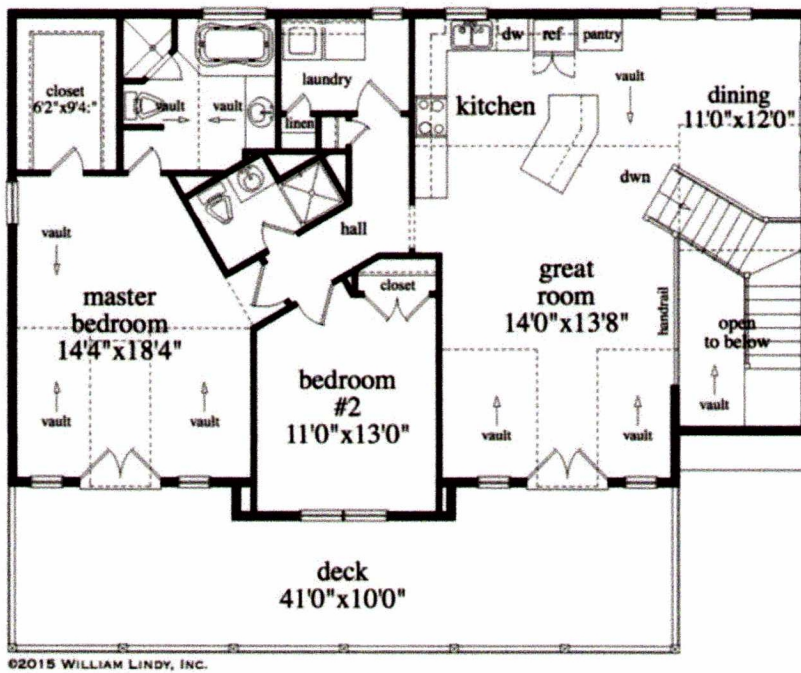
Lally Construction LLC  
1031 S 7th Street  
Louisville, KY 40203



East Elevation

North Elevation

South Elevation



West Elevation

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# LALLY CONSTRUCTION

Design - Build - Restoration  
The only contractor you will ever need.

## Project Specifications

JOB NAME: Wessels Carriage House Rebuild  
Project Location: 1353 S 4<sup>th</sup> Street  
Louisville, KY 40208

Demolition and rebuilding of the carriage house per drawings.

### Roofing:

Owens Corning Oakridge 32.8 Sq Ft Estate Gray Laminated Architectural Roof Shingles



### Gutters/Downspouts:

5 in. White K-Style Aluminum Gutter

3 in. x 4 in. x 10 ft. Aluminum Downspout White



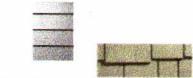
### Exterior Trim:

Boral TruExterior smooth finish



### Siding:

4" Hardie Fiber Cement Smooth Plank Siding



### Windows:

33.75 in. x 56.75 in. 70 Series Double Hung White Vinyl Window with Nailing Flange and Colonial Grilles



### Man Doors:

60 in. x 80 in. White Internal Grilles Inswing Full Lite Clear Glass Painted Steel Prehung Front Door



32 in. x 80 in. Colonial 9 Lite 2-Panel Steel Prehung Front Door with Internal Grille.



### Garage Doors:

Gallery Collection 8 ft. x 7 ft. 18.4 R-Value Insulated White Garage Door with Arch Window



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1031 South 7<sup>th</sup> Street Louisville, Kentucky 40203

502-974-6945 cell 502-805-0543 fax denlally@gmail.com [www.lallyconstruction.com](http://www.lallyconstruction.com)  
6/19/2018

Ins.

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