



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-0266

Submittal Date: 11/29/2021

Intake Staff: Jonathan
Lawler

Application Information

Primary Address: 2130 NEW MAIN ST, LOUISVILLE, KY 40206

Primary Parcel Id: 070F00250000

Project Description: A certificate of appropriateness for a roof and wall replacement on .10 acres in the R5A zoning district.

Project Name: Clifton-Roof and Walls

GENERAL INFORMATION

Acres	.101
Dwelling Units	0
Historic Preservation District	CLIFTON
New Building Square Feet	0
Number of Meeting Notification Postcards	0
Project Cost	0
PVA Assessed Value	25100
Rooms	0

GIS INFORMATION

Council District	9
Current Subdivision Name	NONE
Fire Protection District	CITY OF LOUISVILLE
Form District	TRADITIONAL NEIGHBORHOOD
Historic Site	HOUSE #EL#
Municipality	LOUISVILLE
National Register District	CLIFTON

Overlay District	NONE
Plan Certain	NONE
Plat Book - Page	NONE
System Development District	NO
Zoning Code	R5A

Owner Information

Name: GREEN, JACKIE L
Address: 107 W MARKET ST, LOUISVILLE, KY 40202-1331

Contact Information

Type: Applicant
Name: DANIEL SPITLER
Address: 1621 Windsor Place
LOUISVILLE KENTUCKY 40204
Phone: 5024946221
Email: dan@conceptarcs.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-COA-0266 Intake Staff: AB
Date: 11/29/21 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: 2130 New Main St.

Project Address / Parcel ID: 070F00250000

Total Acres: 0.10150

Project Cost (exterior only): _____ PVA Assessed Value: 25,100

Existing Sq Ft: 750 New Construction Sq Ft: 0 Height (Ft): 13'± Stories: 1

Project Description (use additional sheets if needed):

Click or tap here to enter text.

Please see attached.

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Contact Information:

Owner: ☐ Check if primary contact

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Primary Phone: _____

Alternate Phone: _____

Email: _____

Owner Signature (required): _____

Applicant: ☒ Check if primary contact

Name: Dan Spitler

Company: Concept Architects

Address: 1621 Windsor Pl

City: Louisville State: KY Zip: 40204

Primary Phone: 502-494-6221

Alternate Phone: _____

Email: dan@conceptarcs.com

Attorney: ☐ Check if primary contact

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Primary Phone: _____

Alternate Phone: _____

Email: _____

Plan prepared by: ☐ Check if primary contact

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Primary Phone: _____

Alternate Phone: _____

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, Dan Spitler, in my capacity as architect, hereby
representative/authorized agent/other

certify that Jackie Green 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: Dan Spitler Date: NOV 29 10/23/21

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

21-CD-0266

Please submit the completed application along with the following items:

Required for every application:

- ☒ Land Development Report¹
- ☐ 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: 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

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://www.lojic.org/lojic-online>
2. Deeds and plats can be found at the Jefferson County Clerk's Office (527 West Jefferson Street , 2nd 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/>

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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 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <https://louisvilleky.gov/government/planning-design/>

Definitions:

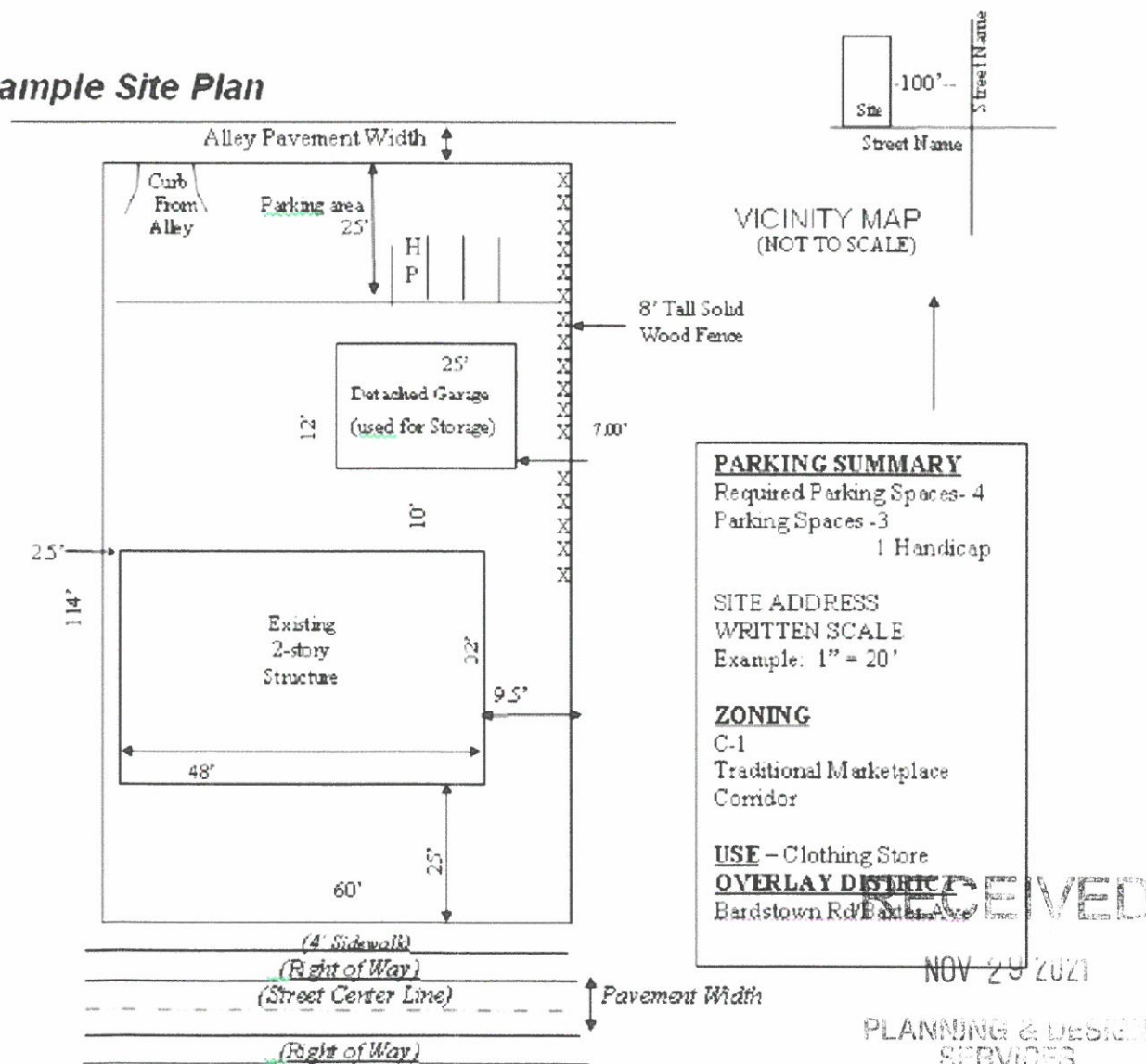
Certificate of Appropriateness: A project involving physical changes to the exterior of a building, structure, or property designated as a local landmark or located within a local preservation district shall require prior approval in the form of a Certificate of Appropriateness. An approval requires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

Sample Site Plan



Contact Information:

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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Project description for 2130 New Main Street

This site is a residential lot, zoned R-6, containing one single family house. The house stands side wall to wall against the old post office building. This commercial building is called the Frankfort Crossings building, and its address is 2132 New Main Street. Applicant Jackie Green is the owner of both properties.

The proposal of this application is to demolish the house at 2130. Since the post office was built wall to wall against the house at 2130, the house has suffered from multiple problems related to water infiltration. The applicant will show that these problems are a direct result of how 2132 was built too close to the house at 2130. The proposal is to remove the walls and roof, but retain the brick foundation walls, and create a tiny landscaped park area with trees and seating. This new use for the site will serve as a buffer between the commercial use of the Frankfort Crossings building, and the residential neighbors on the other side of 2130.

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Land Development Report

August 6, 2019 3:07 PM

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

Location

Parcel ID: 070F00250000
Parcel LRSN: 53936
Address: 2130 NEW MAIN ST

Zoning

Zoning: R5A
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: CLIFTON
National Register District: CLIFTON
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: 21111C0027E

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

Services

Municipality: LOUISVILLE
Council District: 9
Fire Protection District: LOUISVILLE #4
Urban Service District: YES

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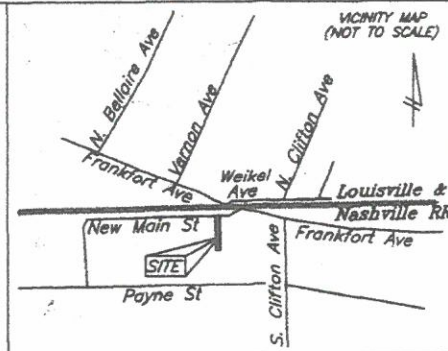
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21-COA-02660

MERIDIAN NOTES

THE REFERENCE MERIDIAN USED FOR THIS PLAT TO DETERMINE THE DIRECTION OF SURVEY LINES IS BASED ON THE NORTH RIGHT OF WAY OF LOUISVILLE & NASHVILLE RAILROAD (BEING ALSO PARALLEL TO THE RIGHT OF WAY OF NEW MAIN STREET,) HAVING THE BEARING OF **S89°47'48"W**, AS PER DEED BOOK 10305, PAGE 598 OF RECORD IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.



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LAND SURVEYOR'S CERTIFICATE

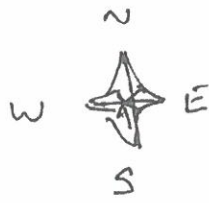
I HEREBY CERTIFY THAT THE SURVEY DEPICTED HERE WAS MADE UNDER MY SUPERVISION BY RANDOM TRAVERSE WITH SIDE SHOTS METHOD AND THAT THE ANGULAR AND LINEAR MEASUREMENTS AS WITNESSED BY MONUMENTS SHOWN HEREON, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1 : 10,000 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN HEREON IS A CLASS "A" URBAN SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS OR EXCEEDS THE

Legend

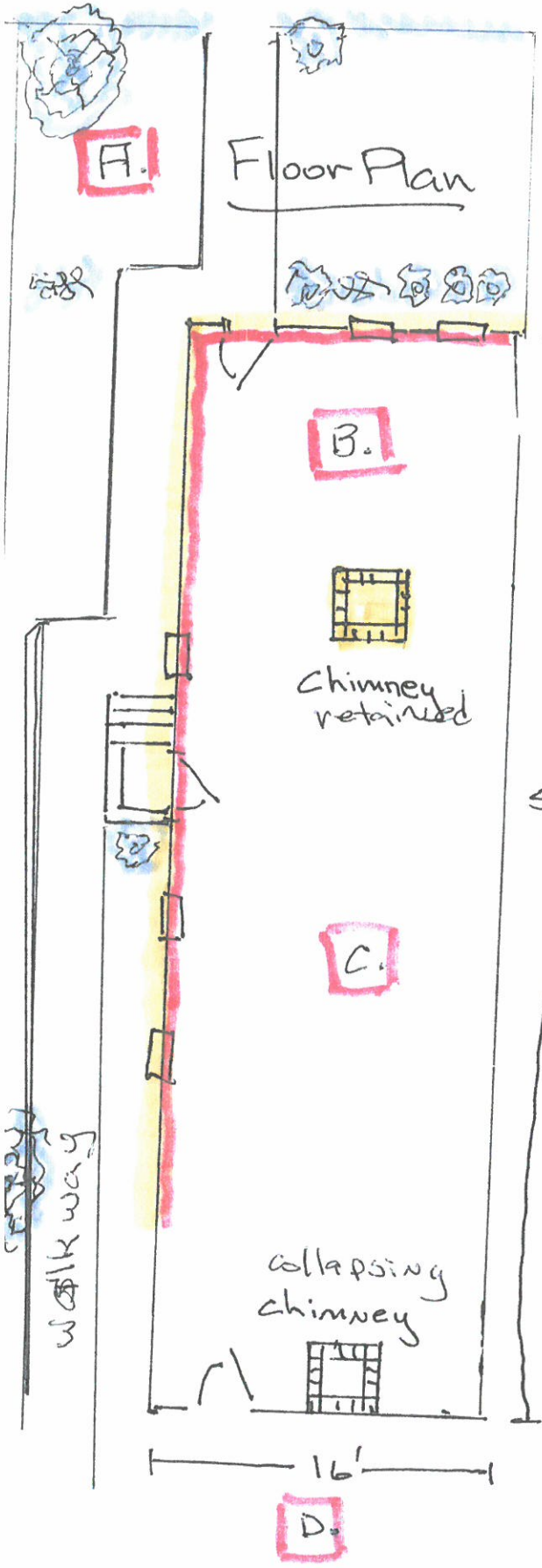
- Monument Found
(As Noted)
- 5/8" Rebar w/cap set

21-COA-0266

2130 New MAIN St.
 R-6 Residential District
 Traditional Neighborhood
 Form District



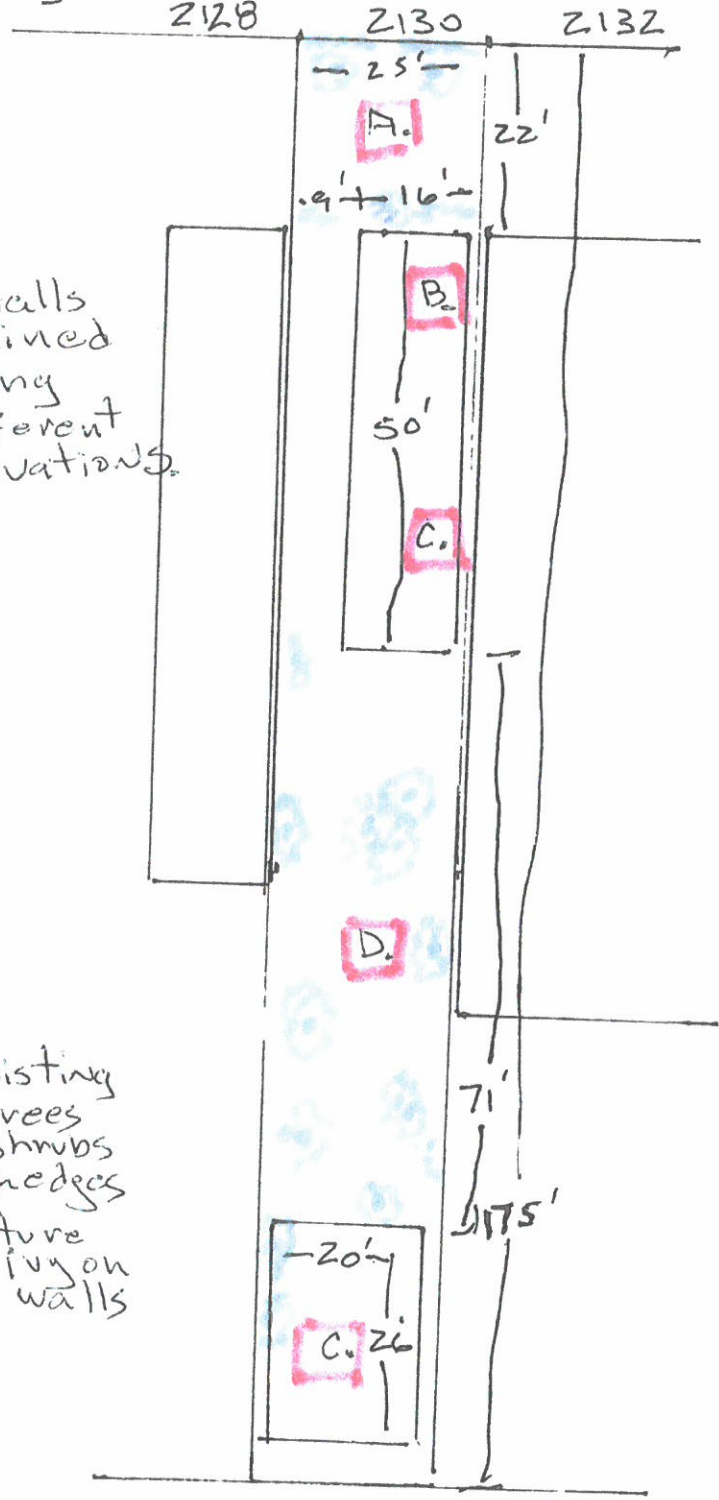
Site Plan



walls
retained
along
different
elevations

existing
trees
shrubs
hedges

future
ivy on
walls



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Jackie Green
 107 W. MARKET ST.

40202 21-COA-0266

EXISTING CONDITIONS ASSESSMENT

- . Aerial photograph of area - white roof in center is 2132 New Main St, subject property (2130 NMSt) is immediately west (left) of white roof
- . Aerial zoning map
- . Area Site map
- . Sanborn maps
- . Surveyor's map
- . Site Plan and Floor Plan

Images / photos

1. Image of 2130 from across the street
2. Image from under the front tree
3. Image from the back yard
4. Image from under the trees
5. Image of the west side
6. Image of the east side - note the proximity of the two structures 2132 and 2130, the lack of distance presents a maintenance problem for both buildings and deprives the neighborhood of a fitting transition between the commercial strip mall architecture and the residential structures to the west
7. More distant image of the east side of 2130 - note the expanse of surface parking lot in front of the USPS building (there is more of it than captured by the camera's eye), rain and melting snow from the surface parking lot flow west to the sidewalk and then down into the lower yard of 2130
8. 'Bird's eye view' (sparrow standing on the sidewalk) from the front gate of 2130, looking east - note the elevated parking lot, verge and street, all flow down onto the sidewalk
9. Image of 2130's front gate with the higher street visible beyond the verge - there are two steps down from the New Main sidewalk to the 2130 walkway running perpendicular from the street, down step the pedestrians, down flows the runoff
10. Another 'bird's eye view' looking uphill to the front gate
11. Image of the walkway at the front door - note the hole adjacent the walkway where the front yard is sinking
12. Image looking perpendicular from the 2130 walkway (looking parallel with the street) up to the fence bordering the USPS building's elevated parking lot - note the 1.5' difference in elevation between the USPS parking lot and the yard of 2130
13. Image from the front gate looking back at the yard sinking below the parking lot
14. Three images of the studs of the front (north) wall of the shotgun, completely rotted thru, the plate rotted, dusted and blown or washed away, the bricks in the third image are supporting the floor joists, while water continues to move downhill toward the joists, they are no longer wet due to their current elevation and the flow of air helping keep the humidity down
15. Image of distance between 2130 and 2132 - there is no way to maintain either wall - taken from the south east corner of shotgun
16. Three images of the west wall of the USPS building above the roof of 2130 - the missing brick and the mortar gaps have been filled in but the unknown cause of the shifting/sinking wall is unknown due to the proximity of the two structures, the USPS wall and foundation require

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examination ASAP, that examination and any required maintenance cannot take place until the structure at 2130 is removed

17. Five images of the gutted interior of 2130 - the structure, indeed the lot, contains no utility lines at all

18. Two images of the base of the rear chimney from indoors - note the crumbling brick

19. Image of the rear exterior wall - note the crumbling brick (top right) of the same chimney

20. Five images of surrounding houses and side yards (2120, 2126, 2128) - note 2122 and 2124 are side yards

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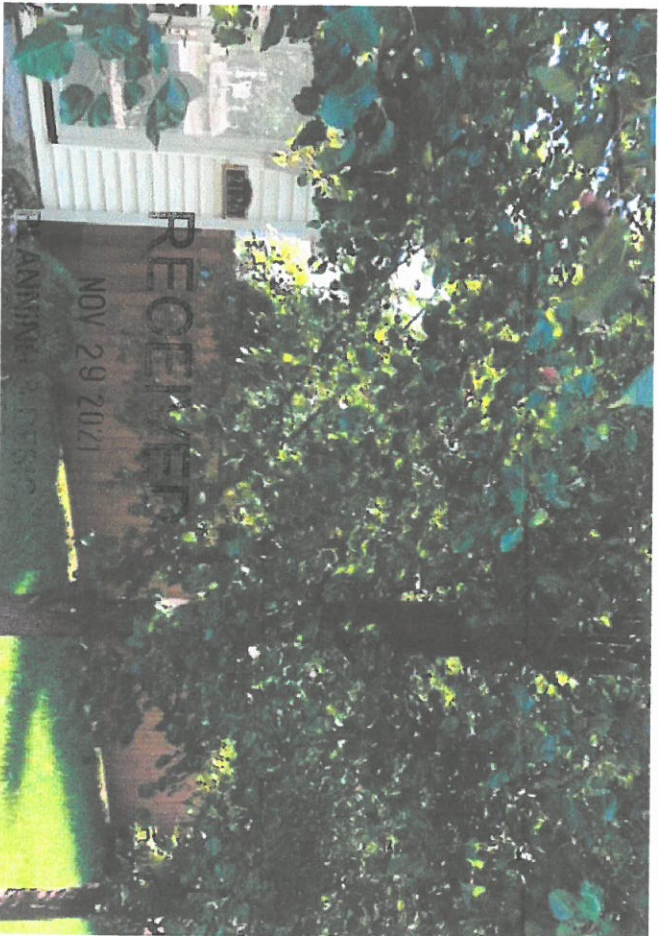
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①

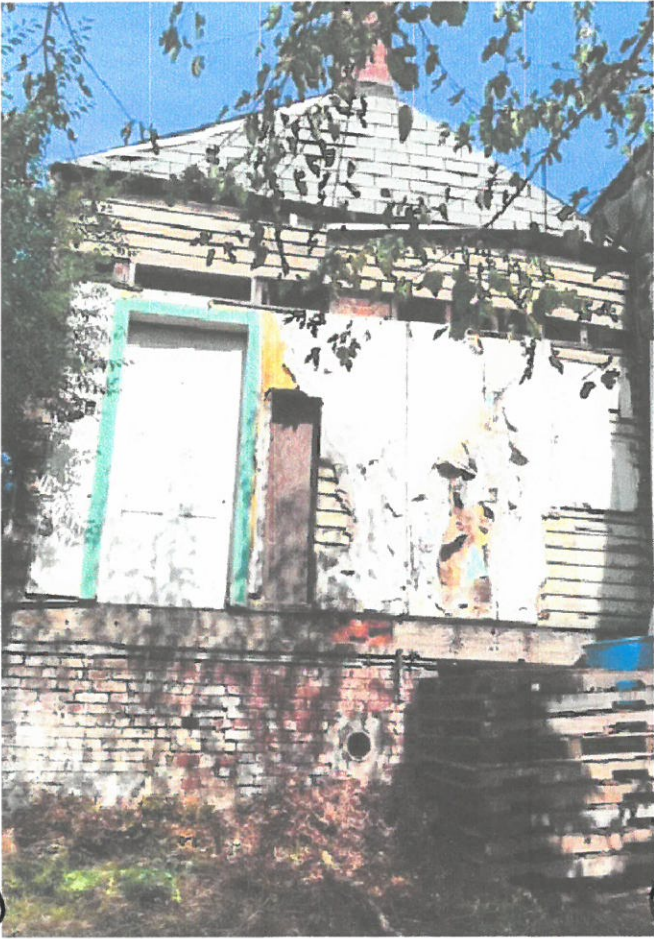


③



③

21-CA-0266



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7



6

21-COH-0266



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8



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2014

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21-CDH-0246



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21-COH-0246



17



14



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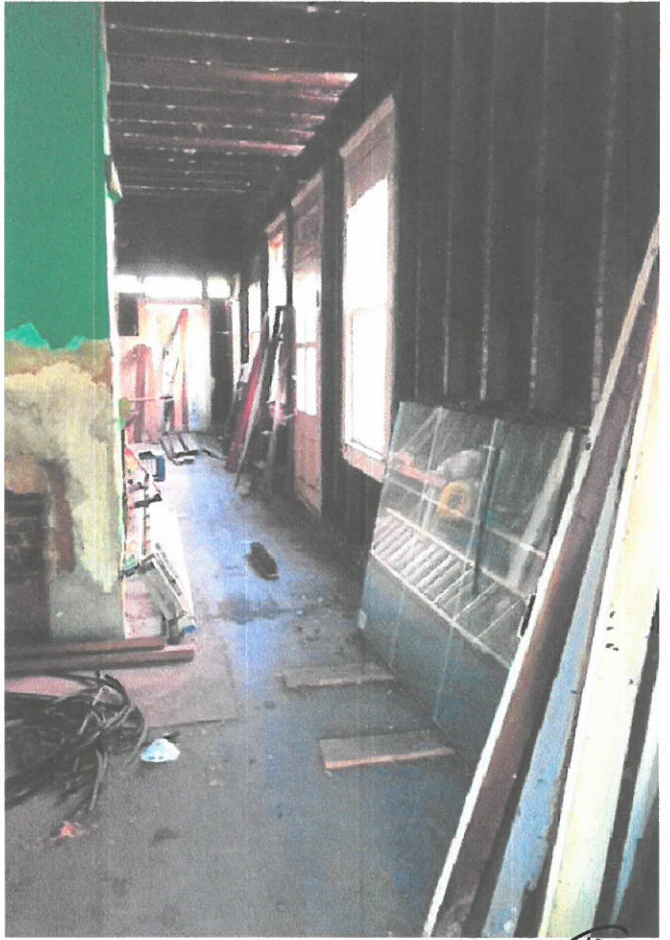
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PLANETARIUM
21-000-015

21-CPA-0266



(17)



(17)



(20)



PLAIN 104 4 1200 10

21-GA-0266

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21-CD4-0246

Tom & Teresa Vail
2128 New Main
Louisville KY
40206

St. Francis School
2117 Payne St.
Louisville KY
40206

Cunningham Door
2133 Frankfort AV
Louisville KY
40206

Gallant Fox
2132 New Main
Louisville KY
40206

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SIGN

21-COA-0266



Affidavit of Notification

Louisville Metro Planning & Design Services

Case Number:

21-COA-0266

OFFICE USE ONLY ABOVE THIS LINE

Once complete, please bring to Planning and Design Services, 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Primary Project Address:

2130 New Main St.

Primary Parcel ID:

Applicant Name:

Dan Spitler

I confirm that, as required for the case noted above, the attached notice was mailed to the following on:

1-5-22

(mail date)

The notice was sent to (please check all that apply)*:

- ☒ All parties required by Kentucky Revised Statutes, the Land Development Code**, the Louisville Metro Code of Ordinances, and the policies of the Planning Commission and Board of Zoning Adjustments
- ☒ The PDS case manager assigned to the case

This notification was completed using the records of the Jefferson County Property Valuation Administrator to determine the addresses of the recipients described above. The records of Planning and Design Services were relied on to determine the identity of the neighborhood groups who are registered to receive notice of development applications as a courtesy through the Neighborhood Notification Program.

Dan Spitler

Applicant/Representative Signature

Date

1/5/21

* For a list of required parties, please see application checklist or contact your case manager

** All versions of the Land Development Code and Development Code as adopted by Municipalities within Louisville Metro

REC-117
JAN 05 2022
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21-COA-0266