



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 19-COA-0148 Intake Staff: AS

Date: 12/6/19 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: Lofts on Ormsby (Previously Known as Park Chateau Apartments)

Project Address / Parcel ID: 512 W. Ormsby Ave

Total Acres: .7947

Project Cost (exterior only): _____ PVA Assessed Value: \$4,681,120

Existing Sq Ft: 81,756 New Construction Sq Ft: 81,756 Height (Ft): _____ Stories: 7

Project Description (use additional sheets if needed):

Lofts on Ormsby, formerly know as Park Chateau Apartments, was originally built in 1950 as a hotel. The property was converted to apartments during the 1980s and very little capital has been invested in the building since that time. The property was purchased by an affiliate of Denton Floyd Real Estate Group, a Louisville based developer, in March of 2019 and is currently under going \$2.5 million in renonvations. The renovations will include the following upgrades: (i) Renovation of all 128 units in the building; (ii) New flooring and paint in the common areas; (iii) Upgraded security throughout the building; (iv) Building a community room, fitness center, bike storage/repair room, and dog spa in the building; (v) Renovating the pool which has been inoperable since 1987; and (vi) Significant replacement and repair of several brick areas on the exterior of the building.

It is the extent of the brickwork required in addition to the age of the original brick that we are requesting to paint the exterior of the building upon completion of the brickwork. The attached quote from Marr Company, Inc. details the scope of work required to repair the exterior brick on the building. Due the the age of the building, we are unable to find bricks that will match the original brick. Due the number of bricks that will be replaced, we feel as though leaving the bricks unpainted will be aesthetically unpleasant in this historic neighborhood. We believe painting the building after the brickwork is complete will enhance the aesthetics of the building façade and will provide a better fit with the surrounding buildings.

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Contact Information:

Owner: ☐ *Check if primary contact*

Applicant: ☐ *Check if primary contact*

Name: Park Chateau, LLC

Name: Jody Offutt

Company: _____

Company: Denton Floyd Real Estate Group

Address: 1024 S. 3rd Street

Address: 1024 S. 3rd Street

City: Louisville State: KY Zip: 4020

City: Louisville State: KY Zip: 40203

Primary Phone: 502-339-0611

Primary Phone: 502-648-0339

Alternate Phone: 502-901-2914

Alternate Phone: 502-901-2914

Email: mcollins@dentonfloyd.com

Email: joffutt@dentonfloyd.com

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, Jody Offutt, in my capacity as Agent for owner, hereby
representative/authorized agent/other

certify that Park Chateau, 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: Jody Offutt Date: 11/26/19

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.

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:

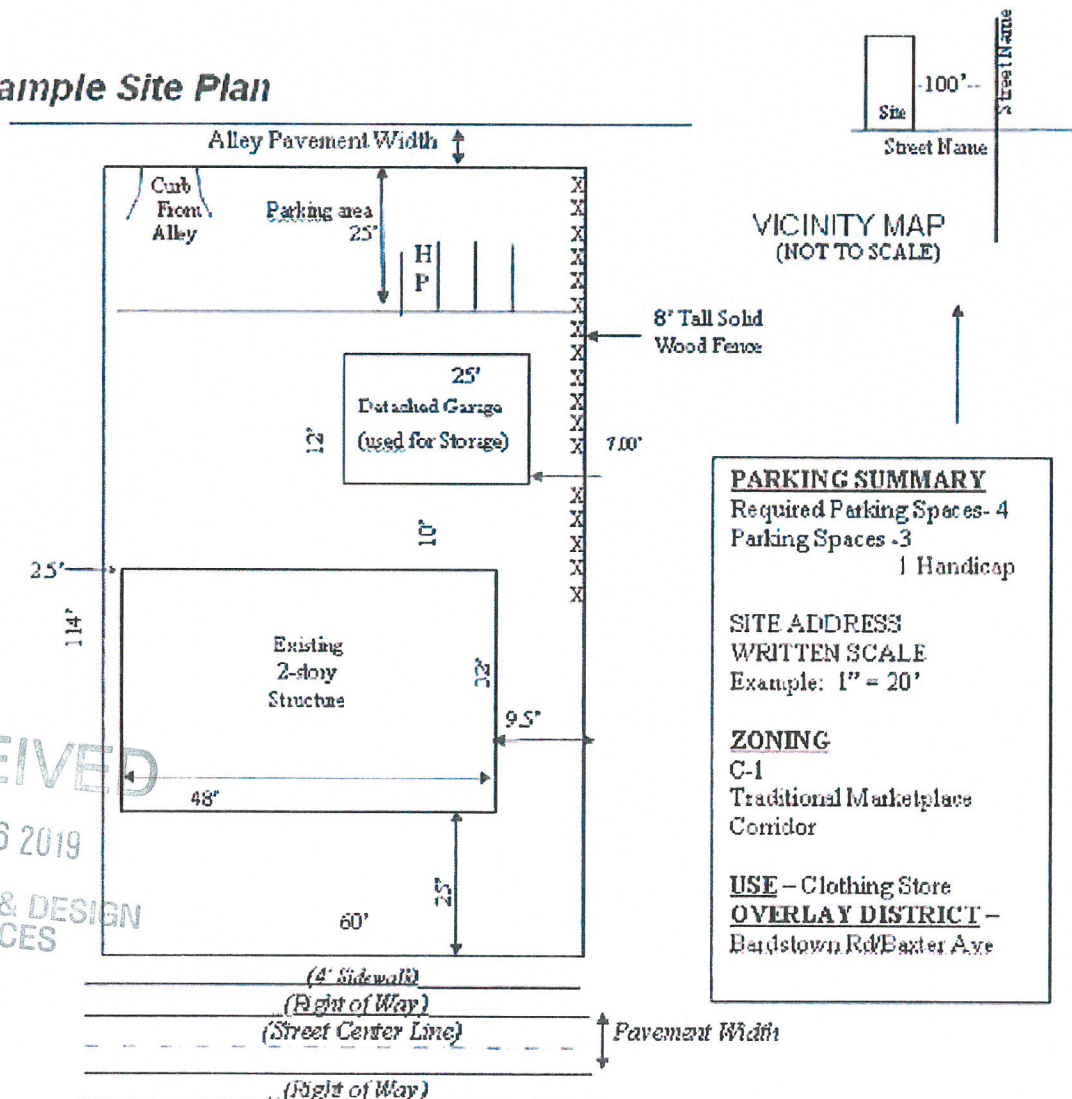
Certificate of Appropriateness: A project involving physical changes to the exterior of a building, structure, or property designated as a local landmark or located within a local preservation district shall require prior approval in the form of a Certificate of Appropriateness. An approval requires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





BID FORM

Date: 09/18/18

Pages: 1

To: Denton Floyd Real Estate Group

From: Jeff Brannon

Attn: James Arterburn

Phone: 270-784-4667

Email: jarterburn@dentonfloyd.com

Re: Park Chateau
512 West Ormsby Avenue
Louisville, KY 40203
Masonry Repairs

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We propose to complete the following:

- 1) Remove and replace joint sealant at all shelf angle locations around building. Install weeps for drainage. Clean and apply weather repellent on all masonry surfaces.
Price - **\$225,000.00**
- 2) Replace broken brick at numerous corner locations for \$30.00 per brick; with an allowance for 1,000 brick is provided here.
Price - **\$30,000.00**
- 3) Rebuild parapet section at the rear, approximately 100 linear feet.
Price - **\$100,000.00**

Pricing is based upon acceptance of our entire base bid quote. If you would like to have us complete only part of the work quoted please contact us for a revised quote. Owners are responsible for all water and electric service to complete this project. Pricing is based on all work being completed during standard daytime business hours of Monday through Friday. Should you need to have the work completed outside of these hours, please contact us for a revised quote.

Price excludes pre-cleaning, unless noted above, excessive unforeseen preparation work and protection of finished work until completion of project. Areas being worked in must be free of all other contractors until completion. Any moveable objects or equipment to be moved out of the way by others. Work surface must be clean, dry and ready for our product application, free from other contractor's debris, mortar splash, drywall mud, dirt etc. If this type of work becomes necessary, it would be completed at additional time and material charges or a quoted price with prior approval by a written and signed change order.

Price is based on *standard insurance requirements*. Our insurance limits are as follows and if higher limits are required we would need to add that cost to our quote: GL 1Mil, 2Mil Aggregate / Auto 1Mil / WC 1Mil / Umbrella 2Mil

Thank you for the opportunity to bid this project. Quote is valid for (30) thirty days. If you have any questions regarding our quote, please call the office at (812) 945-1977.

Email: marrcompany@aol.com

Website: www.marrcompany.com

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SW 7004
Snowbound
Body

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Clayton Pace <cpace@dentonfloyd.com>

Re: Painted Homes/Buildings Ormsby and Garvin

Sydney Graham <sgraham@dentonfloyd.com>
To: Jody Offutt <joffutt@dentonfloyd.com>
Cc: Clayton Pace <cpace@dentonfloyd.com>

Mon, Nov 25, 2019 at 3:53 PM

Hey Jody and Clayton,

The addresses are:

422 W. Ormsby Ave.
1212 Garvin Pl.
1300 S. 6th
1236 and 1232 Garvin Pl. (two in one picture)
612 W. Ormsby

The yellow house had no address, but was across from/near 612 W. Ormsby. It should be in the low 30s or high 20s, as the street counted back from 639 at the corner of 7th. Ormsby has a tendency to have the houses take up two lots, or skip a number.

I'll send 410 in a separate email since it is on my phone.

[Quoted text hidden]

Respectfully,

[Quoted text hidden]

dentonfloyd.com

sgraham@dentonfloyd.com

502-507-6797 (Cell)

502-636-5525 (Office)



EXAMPLES OF LIGHT COLORED
BUILDINGS IN THE AREA TO
BLEND IN THESE RENOVATIONS

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422 W. CRANE AVE

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1212 GARVIN PLACE

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1300 S. 6th Street

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1236 & 1232 GARLIN PLACE

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612 W ORMSBY

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Across from 612 W. CHURCH

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410 W. ORMSBY

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