



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 18COA1006

Intake Staff: NH

Date: 1/18/18

Fee: 9

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)
☐ Nulu Review Overlay District (NROD)

Project Name: _____

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Project Address / Parcel ID: 1737 Payne Street

Deed Book(s) / Page Numbers²: Deed Book 11001, Page 294

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Total Acres: .4

Project Cost: _____

PVA Assessed Value: _____

Existing Square Feet: _____ New Construction Square Feet: _____ Height (ft.): _____ Stories: _____

Project Description (use additional sheets if needed):

DEMO HOUSE THAT IS UNSAFE TO
OCCUPY.

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Contact Information:

Owner: ☒ Check if primary contact

Applicant: ☐ Check if primary contact

Name: MARK LEWIS

Name: _____

Company: ~~ADVANCED BUSINESS SOLUTIONS~~

Company: RWSS PROPERTIES

Address: 2908 BROWSBORO RD

Address: _____

City: LOU State: _____ Zip: 40206

City: _____ State: _____ Zip: _____

Primary Phone: 502 807 6384

Primary Phone: _____

Alternate Phone: _____

Alternate Phone: _____

Email: MLEWIS@ABSITHELP.COM

Email: _____

Owner Signature (required): [Signature]

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: _____

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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, MARK LEWIS, in my capacity as MEMBER, hereby
representative/authorized agent/other

certify that RWSS 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: 1-12-18

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

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Please submit the completed application along with the following items:

Project information

- ☐ Land Development Report¹
- ☒ 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: 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

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Resources:

1. Detailed instructions to obtain a Land Development Report are available online at: <http://ags2.lojic.org/lojiconline/>
2. Deeds and plats can be found at the Jefferson County Clerk's Office, located at the 2nd 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. 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/>
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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STRUCTURAL SERVICES, INC.

5948 Timber Ridge Dr., Suite 201, Prospect, KY 40059

Telephone: (502) 292-2100

www.structural-services.com

January 8, 2018

Mr. Mark Lewis
1737 Payne St.
Louisville, KY 40206

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Re: Structural Review
1737 Payne St.
Louisville, KY 40206

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Dear Mr. Lewis:

Per your request on December 21st, 2017 the above noted residence was visited to review the condition of the existing structure. The residence is a one story ranch with a basement. The basement walls consist of stone and brick masonry with a dirt floor. The structure of the house consisted of traditional dimensional wood framing.

Upon review the main level floor structure was severely out of level in several areas of the house. This was due to the deteriorated condition of the framing. Upon entering the basement the moisture levels were extremely high. The floor framing was moist to the touch. In several areas there was damage due to the past presence of termites. There were several locations where steel posts were added to shore the existing structure. It should be noted that most of the attempted repairs do not meet Kentucky Building Code requirements.

It appears that water infiltration at the joint between the basement wall and floor structure has caused the floor framing to rot and settle. There was one location where an attempt to repair it was made but the problem has progressed to other locations.

While the majority of wall and roof framing was not visible during our inspection it should be noted that there was evidence of water infiltration as seen in the water staining in ceiling. Roof framing located above the side door was not framed in accordance with current building codes and showed signs of disrepair. With the evidence of termites in the floor framing it should be noted that there is a good possibility of other hidden areas of termite damage.

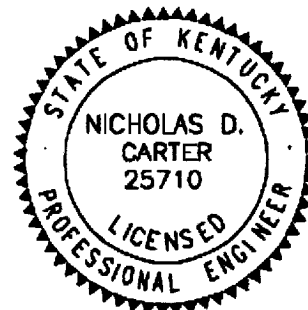
Based on the above it is our opinion that the residence is not safe to occupy.

If you have any questions concerning the above please do not hesitate to call. We appreciate the opportunity to work with you.

Regards,



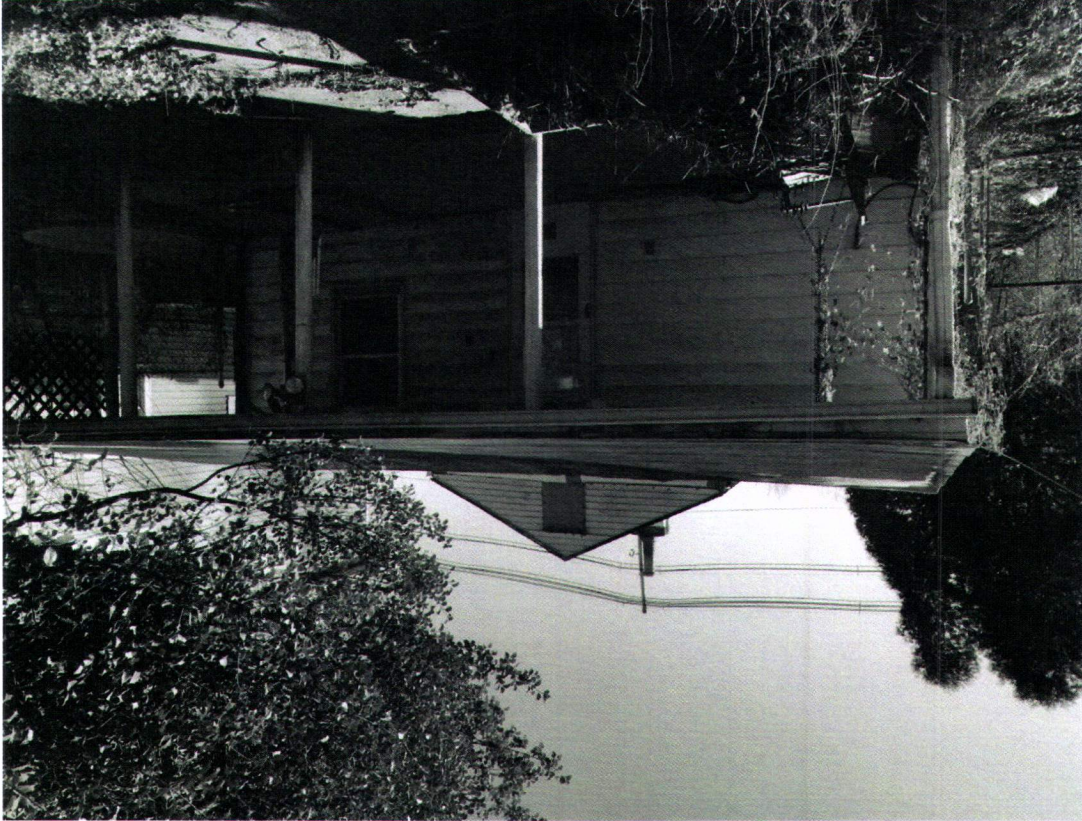
Nicholas D. Carter P.E.



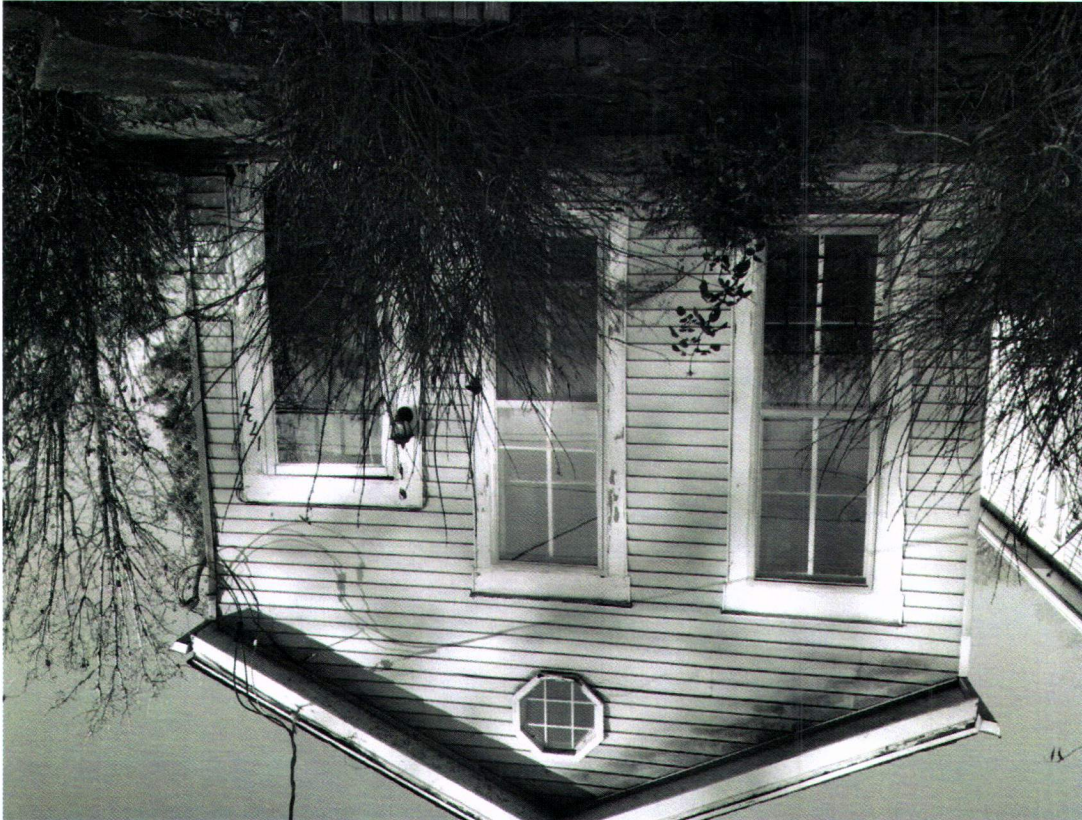
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Rear Elevation of Building



Front Elevation of Building





Water staining and damage to existing ceiling.



Side door porch roof framing.

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Termite damage in existing floor framing.



Steel posts placed to shore the existing floor framing.

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Previous repair for floor framing at basement wall.

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