

Vacant & Public Property Administration

Staff Report

September 11, 2017



Resolution:	Resolution 29, Series 2017
Location:	2420 W Muhammad Ali Blvd
Neighborhood:	Russell
Applicant:	Samuel Plato Academy of Historic Preservation Trades Foundation, Inc.
Project Area/Size:	1,592 sf.
PVA Value:	\$23,630.00
Council District:	5 – Cheri Hamilton
Case Manager:	Joshua Watkins, Real Estate Coordinator

Request

In February of 2016, the Samuel Plato Academy of Historic Preservation Trades Foundation, Inc. ("the Academy") requested approval to purchase the single family home located at 2420 W. Muhammad Ali Blvd. to renovate and sell. The proposal was submitted to the Landbank by the Academy to obtain the site for use as a construction workshop for historic preservation. The Academy has returned to the Landbank in order to request additional time to complete the project.



Resolution 29, Series 2017

Meeting Date: September 11, 2017

Property Addresses: 2420 W. Muhammad Ali Blvd.

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Case Summary / Background / Site Context

The subject property, built in 1890, is a 3 bedroom, 1 bathroom, 1story structure with a full crawl space. Total renovation costs were estimated at \$74,760, with a total project cost estimated at \$80,000. The Academy had provided proof of funds for the rehab through the Louisville Southern Indiana Ohio River Bridges Project Historic Preservation & Enhancement Fund Grant and the project was expected to be completed within 12 months of closing. To date, the project has not yet finished with the Academy obtaining several code enforcement violations, citations, and a fine. Staff has maintained communication with the Board, of the Academy, over the last year and suggested to them that the property be returned to the Landbank. The Academy's board decided against returning the property and stated they would have their subcontractors in place by September, 2017.

The Academy was formed in 2015 focusing on the development of technical skills ranging from historic masonry restoration to plaster repair. The current rehab project is a partnership between Develop Louisville's Vacant & Public Property Administration and the Kentucky State Historic Preservation Office.

The property is located in the 2400 block of W. Muhammad Ali Blvd. between 24th and 26th Street. The property is surrounded by residential housing, majority single-family, and is zoned R6 in the Traditional Neighborhood Form District. The subject property is located within the Russell neighborhood and there are no other requirements or relevant ordinances that prohibit the applicant's intended use.

Staff Conclusions / Proposed Conditions of Approval

It is the staff's recommendation that the board grant the Samuel Plato Academy of Historic Preservation Trades Foundation, Inc. a six (6) month extension to finalize subcontractors and complete exterior renovations and landscaping on the subject property, and a twelve (12) month extension to complete interior renovations. The following conditions are also recommended:

1. The Academy agrees to close any open maintenance cases on the subject property.
2. The Academy agrees to maintain the property free and clear from all code enforcement violations and open maintenance cases.
3. Should the Academy fall out of compliance with the proposed conditions, the Landbank Authority shall exercise the Right of Entry contained in the Deed conveying the property to the Academy.

The applicant agrees to the above terms and conditions by signing below:

Applicant Name(s) (written or typed)

Applicant Signature(s)

Date

Attached Documents / Information

1. Land Development Report
2. PVA Data Sheet
3. Lojic Map (Parcel View)
4. Site photos
5. Project Budget
6. Proof of Funds
7. Project Description
8. Summary of Violations

Notification

The applicant was notified on August 31, 2017 and their presence at the September 11, 2017 meeting was requested. The Landbank Authority was notified by e-mail on August 31, 2017.

1. Land Development Report



Land Development Report

February 1, 2016 9:41 AM

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

Location

[Parcel ID:](#) 002H00750000
[Parcel LRSN:](#) 48388
[Address:](#) 2420 W MUHAMMAD ALI BLVD

Zoning

[Zoning:](#) R8
[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:](#) NONE
[National Register District:](#) RUSSELL
[Urban Renewal:](#) NO
[Enterprise Zone:](#) YES
[System Development District:](#) NO
[Historic Site:](#) YES - MULTIPLE

Environmental Constraints

[Flood Prone Area](#)
[FEMA Floodplain Review Zone:](#) NO
[FEMA Floodway Review Zone:](#) NO
[Floodplain Ordinance Review Zone:](#) NO
[Conveyance Zone Review Zone:](#) NO
[FEMA FIRM Panel:](#) 21111C0024E
[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:](#) CS0019 - Project(s) Value between \$.04 - \$1.5

Services

[Municipality:](#) LOUISVILLE
[Council District:](#) 5
[Fire Protection District:](#) LOUISVILLE #1
[Urban Service District:](#) YES

2. PVA Data Sheet

JEFFERSON COUNTY PVA

2420 W MUHAMMAD ALI BLVD

Mailing Address 2420 W MUHAMMAD ALI
BLVD, LOUISVILLE, KY
40212-1758
Owner ROBERTS ALVIN
Parcel ID 002H00750000
Land Value \$2,500
Improvements Value \$21,130
Assessed Value \$23,630
Approximate Acreage 0.0921
Property Class 510 Res 1 family dwelling
Deed Book/Page 8686 0069
District Number 100023
Old District 02
Fire District City of Louisville
School District Jefferson County
Neighborhood 102105 / RUSSELL NO
SUB WEST
Satellite City Urban Service District
Sheriff's Tax Info View Tax Information
County Clerk Delinquent Taxes [☑](#)



Area Type	Gross Area	Finished Area
Main Unit		1,592
Basement	0	0
Attic	None	0
Attached Garage		
Detached Garage		

All measurements in square feet.

Property Details

Type	1 : Single family
Year Built	1890
Exterior Wall	B2 Brick
Roof	Gable
Basement Foundation	Full Crawl
Condition	below normal for age
Heating Type	101 Forced hot air-gas
Central Air	No
Fireplace	No
Construction Frame	Wood frame w/sheath
Stories	1.00
Building Type	12 Older convent'l 1/1+ story
Full Bathrooms	1
Half Bathrooms	0

3. LOJIC Map (Parcel View)



4. Site Photos

2420 W. Muhammad Ali Blvd. - Front



2420 W Muhammad Ali Blvd. - Left Side



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Across Muhammad Ali



Right toward 24th Street



5. Project Budget

Attachment

REHABILITATION SPECIFICATIONS/BUDGET

Anticipated Costs for Standard Historic Shotgun Type Residential Structure
Samuel Plato Academy of Historic Preservation Trades Foundation, Inc.

Description	Labor	Mat'l.	Total
EXTERIOR			
1) Remove all non-original siding from house. Includes one dumpster.		1,650	1,650
2) Provide combination wood storm/screen windows. All storms and full unit sash to be fully primed.		4,500	4,500
3) Install all new combination wood storm/screens. Storms must be set in jamb flush to face of exterior window casing.		200	200
4) Repair and re-glaze existing window sash.		1000	1000
5) Repair porches.		1500	1500
6) Repair foundation, walkways, steps, etc.	*4,200	1,400	5,600
7) Repair exterior siding or masonry.		1,200	1,200
8) Repair roof, existing gutters and downspouts		6,800	6,800
9) Install keyed alike deadbolts on exterior doors.		70	70
10) Scrape all paint off to bare wood. Clean wood with a solution of TSP. Tarps are to be laid on the ground below the area being scraped to contain paint chips for disposal. Remove all old caulking and nails. Apply new caulking to all structures. Brush alkyl primer on all bare wood siding, trim, windows, storms & screens. Brush two coats of latex paint to all wood surfaces up to 4 colors. Apply oil finish coat to all porch floors. Paint stone foundation with primer & two coats of paint.		800	800
12) Basic grounds clean up to include clearing all weed trees, yard waste, large weeds, and new plantings.	*2,000	500	2500
13) Repair/Re-build chimney(s).	*1,200	300	1,500
Total Cost For Exterior=			\$27,320.

Description	Labor	Mat'l.	Total
INTERIOR			

14) Carefully remove all trim, doors, in areas designated.

Mark original locations on the back of pieces using a means that will survive a strip tank. Remove all nails by pulling from the back of the trim. Bundle all like trim together according to window or door opening.

	500	500
15) Remove all old cabinets. To be saved and hauled for storage on site.	100	100
16) Remove inappropriate alterations such as paneling, drop ceilings and ceiling tile off walls and ceilings in designated areas only. Cover all floor surfaces to protect them. Pound all nails flush to studs and joists.	100	100
17) Supply material and frame walls where needed according to drawings.	1,800	1,800
18) Update all wiring where needed to meet code, including attic. Install exhaust fans in bathrooms to code. Includes hooking up furnace & central air system, smoke detectors, garbage disposal, dishwasher refrigerator, washing machine, gas dryer & microwave. Includes lighting install, doorbells, porch lights, and cable jacks. Also wall outlets, exterior security light, smoke alarms, bathroom exhaust fans and attic ventilation. Install new electrical service panel.	*8,000	1000
19) Provide and install one new, 90+ pulse type furnace with C.A to code.	*3,000	2,500
20) Re-plumb entire house to code.	*7000	1,500
21) Provide toilets with lids, pedestal sink with faucets, tub/shower with faucet sets, medicine cabinet(s), towel bar(s), etc.		3,000
22) Provide ceiling light fixtures, porch lights, wall sconces, closet lights & security light.	1,000	1,000
23) Strip and finish all woodwork.	700	700
24) Repair existing plaster & prime.	1,000	1,000
25) Provide and hang 5/8" drywall.	1,800	1,800
26) Tape, finish smooth, and prime, all drywall, (no texture)	200	200
27) Provide & install new & salvaged trim.	800	800

28) Repair and hang all interior doors, install new and salvaged hardware.	400	400
29) Supply all paint for walls, ceilings & woodwork.	500	500
30) Paint all walls & ceilings.	200	200
31) Repair all existing hardwood floors.	400	400
32) Refinish floors.	800	800
33) Provide & install ceramic tile for baths.	600	600
34) Install ADT security system.	300	Included 300
35) Miscellaneous materials for carpentry and installations.	500	500
<u>KITCHEN</u>		
36) Provide all base and wall cabinets.	5,100	5,100
37) Provide counter tops for all base cabinets.	2,000	2,000
38) Finish & install base & wall cabinets and counter tops.	100	100
39) Provide double stainless sink with faucet.	250	250
40) Provide garbage disposal.	120	120
41) Provide and install a range hood.	120	120
42) Provide dishwasher.	400	400
<u>THROUGHOUT</u>		
43) Clean job site on a continuing basis, inside and out. When all construction is completed, clean property to make ready for occupancy.	100	100
44) Provide all necessary permits.	250	250
45) Construction insurance.	500	500
46) Utilities for one year.	800	800
Total Cost For Interior =		\$47,440
TOTAL COST FOR INTERIOR & EXTERIOR 5/28/96 =		\$74,760
PURCHASE PRICE =		\$1.00
TOTAL PROJECT COST (with contingency) =		\$80,000

6. Proof of Funds



MATTHEW G. BEVIN
GOVERNOR

TOURISM, ARTS AND HERITAGE CABINET
KENTUCKY HERITAGE COUNCIL
THE STATE HISTORIC PRESERVATION OFFICE
300 WASHINGTON STREET
FRANKFORT, KENTUCKY 40601
PHONE (502) 564-7005
FAX (502) 564-5820
www.heritage.ky.gov

DON PARKINSON
SECRETARY

CRAIG A. POTTS
EXECUTIVE DIRECTOR AND
STATE HISTORIC PRESERVATION OFFICER

January 5, 2016

Martina Nichols
Samuel Plato Academy of Historic Preservation Trades
Kentucky Center for African American Heritage
1701 Muhammad Ali Blvd.
Louisville, KY 40202-2525

Re: Louisville-Southern Indiana Ohio River Bridges (LSIORB) Historic Preservation and Enhancement Fund (HPEF) Grant Application for the Samuel Plato Academy of Historic Preservation Trades Student Projects: Historic Property Rehabilitation in West Louisville

Ms. Nichols,

As you are aware, the Kentucky Heritage Council and Indiana Division of Historic Preservation and Archaeology have completed review of six grant proposals received for the second round of competitive grants to be awarded under the LSIORB/HPEF grant program, including one for the Samuel Plato Academy of Historic Preservation Trades Student Projects: Historic Property Rehabilitation in West Louisville, to support rehabilitation of two shotgun houses. The project outlined in the grant application has been deemed eligible to receive funding under activities eligible in Section II.B.3.a-e of the LSIORB Settlement Agreement.

The 2012 LSIORB Record of Decision specified that a Minority Craftsman Training Program would be developed and implemented in the reconstructed trolley barn that houses the Kentucky Center for African American Heritage (KCAAH). Now known as the Samuel Plato Academy of Historic Preservation Trades (SPA), this new program was launched in September 2015 with its first class of students. According to the application, curriculum is focused on development of technical skills ranging from historic masonry and window restoration, carpentry and plaster repair to whole house rehabilitation. Students will earn credit while rehabilitating a single historic shotgun or camel-back house in its entirety over the three-semester academic year.

The grant application requests sufficient funding to purchase building materials to rehabilitate two historic residential structures in Louisville's West End – \$80,000 to rehabilitate the first property through the 2015-16 academic year, and \$80,000 to rehabilitate a second property during the 2016-17 academic year. The two project houses to be rehabilitated by the students, under direction of the instructors, will be chosen from within an area of West Louisville covered by the LSIORB's indirect Area of Potential Effect, in close proximity to the KCAAH in the historic Russell neighborhood. The houses will be identified and acquired in partnership with the Metro Louisville Vacant and Abandoned Properties Program.

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7. Project Description

Samuel Plato Academy of Historic Preservation Trades Foundation, Inc.

Request to Acquire 2420 Muhammad Ali Boulevard

Project Description

As a project enhancement, the 2012 Louisville-Southern Indiana Ohio River Bridges Project Record of Decision (ROD) specified that a Minority Craftsman Training Program would be developed and implemented in the reconstructed Trolley Barn that houses the Kentucky Center for African-American Heritage (KCAAH) in West Louisville. Also referred to as the Samuel Plato Academy for the Historic Preservation Trades (SPA), this Minority Craftsman Training Program accepted its first class of students in September, 2015. Our student focus is underserved individuals in the region with a primary focus on those residing in West Louisville. This enhancement, along with the rehabilitation of the Trolley Barn itself, is in direct response to the indirect effects occurring in West Louisville as a result of the LSIORB project's development (direct and indirect Area of Potential Effect (APE)).

The SPA curriculum is focused on the development of technical skills ranging from historic masonry restoration, carpentry, plaster repair, window restoration, to whole house rehabilitation following the Secretary of the Interior's Standards along with applicable building codes. The program will consist of three semesters each year (Fall, Spring and Summer), and students will earn a college certificate in Historic Preservation Technology from Jefferson Community and Technical College (JCTC) along with a non-accredited SPA certificate in the Historic Preservation Trades. Marketable skills that directly translate to the job market will be a focus of the program.

Students will spend approximately 30% of their time in a classroom setting and approximately 70% of their time in the field rehabilitating a historic residence in West Louisville. We propose to use 2420 Muhammad Ali Boulevard as our first project house.

Students will earn credit while rehabilitating the property in its entirety over the academic year. A grant in the amount of \$80,000 was recently acquired through the Louisville Bridges Settlement Agreement, and that funding will be used to purchase materials for this project. An additional \$80,000 was acquired to complete a similar project in the next academic year.

Description of the project location – The location of 2420 Muhammad Ali Boulevard is particularly attractive for its age and its close proximity to the Kentucky Center for African American Heritage in the historic Russell Neighborhood.

Public Benefit - The overall public benefit of this program is tremendous, and the rehabilitation of project houses is a central component of the programs educational and revitalization goals. West Louisville's historic neighborhoods are in need of rehabilitation, and this program can make a tangible difference. Strong partnerships have been created to ensure the program is properly managed and implemented. Primary partnerships that have already pledged nearly \$2

million of investment and support for the program include the Kentucky Transportation Cabinet, Jefferson Community and Technical College, Louisville Metro Government, the Kentucky Center for African American Heritage and the Kentucky Heritage Council (SHPO).

The Program also serves a public benefit by teaching underserved individuals by rehabilitating and revitalizing their own neighborhood. Students revitalizing their own neighborhoods develop a sense of personal pride as they become skilled craftsmen and women, who are confident in their building and restoration abilities. This pride manifests into self respect as these individuals become new role models in their communities. But this program offers more than working/construction/preservation skills training.

8. Summary of Violations

Case Number: 16PM15350
Inspection Date: 04/21/2017

Violation	Status	Due Date	Violation Date	Location	Comments	Responsibility
GUTTER [156.053-G] ... Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.	No Compliance	06/21/2017	07/05/2016	ENTIRE	ALL GUTTERS MUST BE PROPERLY INSTALLED. LEFT SIDE HAS DROPPED.	OWNER
DOWNSPOUT [156.053-G] ... Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.	No Compliance	06/21/2017	07/05/2016	ENTIRE	ALL DOWNSPOUTS MUST BE PROPERLY INSTALLED.	OWNER
DOOR (EXTERIOR) [156.053-O-1] All exterior doors, door assemblies and hardware shall be maintained in good condition. ...	No Compliance	06/21/2017	07/05/2016	FRONT	FRONT DOOR IN NEED OF REPAIR.	OWNER
EXTERIOR SURFACE(S) [156.053-B] All exterior surfaces, ...shall be maintained in good condition. ... shall be protected from the elements and decay by painting or other protective covering or treatment...and shall be free of peeling and chipping paint. .	No Compliance	06/21/2017	07/05/2016	ENTIRE	ALL EXTERIOR WOOD SURFACES MUST BE IN GOOD REPAIR AND ALL WOOD SURFACES MUST BE FREE OF PEELING AND CHIPPING PAINT.	OWNER
CLEANING [156.052-D/156.055-A/156.052-I] {156.052-D}.....All premises shall be maintained free from weeds or plant growth in excess of ten inches. All noxious weeds shall be prohibited. Any land of more than three acres that abut another parcel which contains a dwelling or commercial building thereon shall be weed free at least 50 feet from the property line or 200 feet from an occupied structure, or {156.055-A} All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage, or {156.52-I} No person shall willfully or wantonly damage, mutilate or deface any exterior surface by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface.	RR	05/06/2017	04/21/2017	ENTIRE	CUT GRASS.	OWNER