



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 18COA1192 Intake Staff: KP

Date: 8.6.18 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: Demo 1310 S. Floyd St.

Project Address / Parcel ID: 1310 S. Floyd St. Louisville, Ky | 032600520000

Total Acres: 0.1165

Project Cost (exterior only): \$175,000

PVA Assessed Value: \$61,200

Existing Sq Ft: 2,604 sq ft. New Construction Sq Ft: Height (Ft): Stories: 2

Project Description (use additional sheets if needed):

Remove the building located at 1310 S. Floyd St. Please see the attached report.

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Contact Information:

Owner: ☐ Check if primary contact

Applicant: ☒ Check if primary contact

Name: _____

Name: Courtney Malone

Company: _____

Company: Alltrade Prop. Management

Address: _____

Address: 710 Barret Ave. Suite # 201

City: _____ State: _____ Zip: _____

City: Louisville State: Ky Zip: 40204

Primary Phone: _____

Primary Phone: 502.562.1985 ext. 217

Alternate Phone: _____

Alternate Phone: 502.919.0375

Email: _____

Email: cmalone@alltradeky.com

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, Josh Havelley, in my capacity as Member/owner, hereby
representative/authorized agent/other

certify that Glewinery Investment group 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: [Signature] Date: 8-6-18

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 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

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

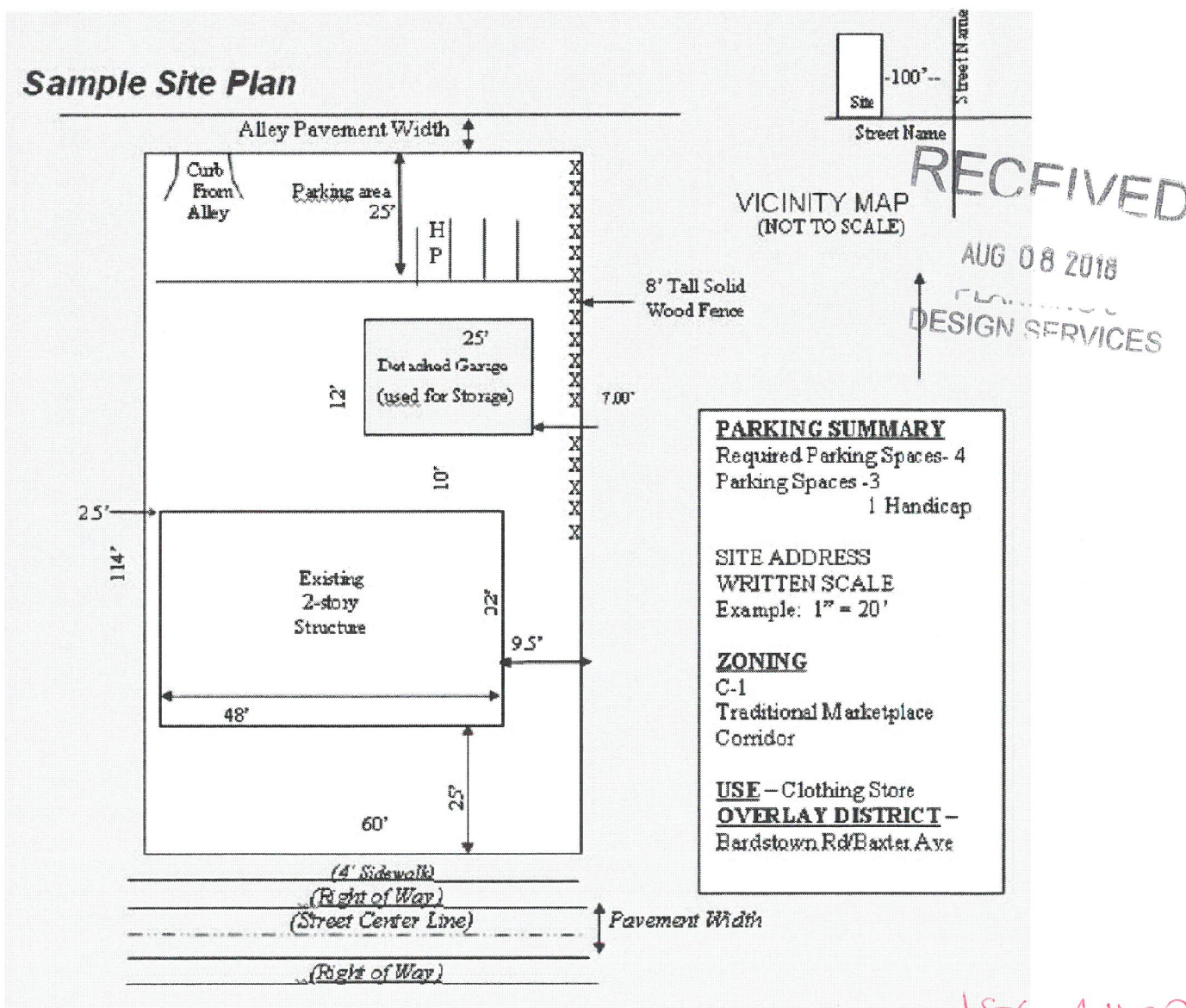
Definitions:

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>





Land Development Report

August 6, 2018 8:33 AM

About LDC

Location

Parcel ID: 032G00520000
Parcel LRSN: 95776
Address: 1310 S FLOYD 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: NO

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: CSO149 - 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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ALLTRADE PROPERTY MGT.

Josh Lindley

josh@alltradeky.com

Date: 7-30-2018
Location: 1310 S. Floyd St.

ALLTRADE PROPERTY MANAGEMENT | 710 Barret Ave
PHONE: (502) 562-1985 | Louisville, KY 40204
FAX: (502) 584-7554

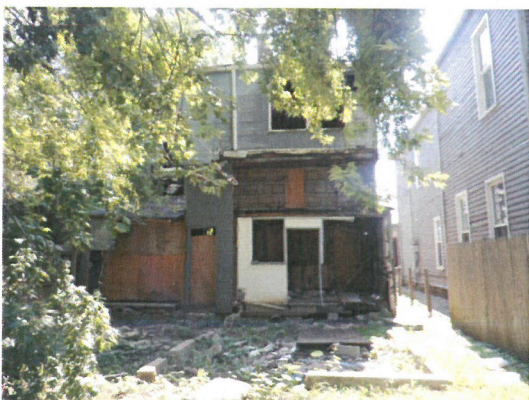
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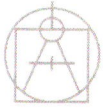
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STRUCTURAL ASSESSMENT REPORT

Date: August 4, 2018

Client: Mr. Josh Lindley
Alltrade Service Solutions
710 Barret Avenue
Louisville, KY 40204

Location: 1310 South Floyd Street
Louisville, KY 40208

Assessment Date: July 30, 2018

People Present: Alltrade Service Solutions Maintenance Representative; Steve Leonard, P.E.

Weather: Cloudy, 79° F

Type of Structure: Two story wood-framed home with painted siding. Foundations consisted of multi-wythe brick masonry walls.

Scope: The scope of this visual structural assessment consisted of the following:
1. Evaluate the general structural condition of the home and give an opinion on it being rehabilitated.

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OBSERVATIONS:

1. The home was an abandoned wood-framed structure with painted siding. The home was balloon-framed.
2. Almost all of the windows were either entirely removed or mostly removed/broken.
3. Only limited areas of the home were entered due to the amount of deterioration in the wall and floor framing.
4. The rear wall of the 1st Floor was found to have insufficient support of the 2nd Floor across the entire home. The right side had been shored at some point with a temporary wall and plywood sheathing.
5. The foundation walls consisted of multi-wythe brick masonry walls. The tops of some of the walls were visible due to the past removal of the floor boards on the 1st Floor. In many areas where the foundations were visible, the top courses of the masonry appeared to be loose and missing mortar in the joints.
6. A significant amount of the 1st Floor joist framing had deteriorated ends along the perimeter walls due to water intrusion and termite damage. The deterioration of many joists was so severe that several feet of the end of the joists was missing.
7. The sole plate and bottoms of the wall studs were severely deteriorated or missing entirely due to water intrusion and termite damage in many areas throughout the structure. Some of these areas encompassed most if not all of the length of the wall and many of these walls were load bearing walls. These areas were also observed on the 2nd Floor.
8. The siding in these deteriorated wall areas was severely deteriorated as well.
9. Several additions appeared to have been constructed on the rear of the home at various times. Most of these additions had either been demolished or were in extreme disrepair.
10. No interior finishes were observed on the walls or ceilings.

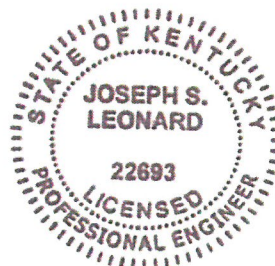
RECOMMENDATIONS:

1. It appears that the home has been abandoned for quite a while.
2. The level of deterioration of the structural members (wall studs, floor joists, foundation walls, etc.) is very significant and spread throughout the building.
3. In order to rehabilitate this home, the entire structural system would need to be replaced from the inside out.
4. Extensive shoring would need to be installed to prevent accidental collapse of almost any area of the home during the reframing process to keep the construction workers safe. This shoring would certainly pose a problem with reframing efforts as the shoring structures would be in the way of placing the various new framing members.
5. After all of the work is completed in the reframing of the house, the foundation would need to be pointed at the least and most likely rebuilt in many areas.
6. This entire process would be cost prohibitive for a structure such as this, especially if it does not have any specific historic value.
7. My recommendation is to demolish this existing structure and the various foundations on the property and build a new home which fits the character of the neighborhood.

This report is based solely on the visual observations of the existing conditions of the observed property at the time of the site visit, and is therefore, only the opinion of the professional making the observations. No destructive measures were taken to gain access to concealed conditions and as such are not included within the scope of this assessment. Leonard Engineering, PLLC has not performed any calculations with regard to the strength or adequacy of any framing or foundations and is not part of the scope of this visual structural assessment. Leonard Engineering, PLLC reserves the right to amend this report should any new information or observable conditions become available. This report is not intended or construed to be a warranty, guarantee, or any form of insurance.

This concludes this assessment report. Please let us know if you have any corrections or additions that are relevant to this report.

Respectfully,


Steve Leonard, P.E.



ATTACHMENTS



Photo 1 – View of the front of the home



Photo 2 – View of the rear of the home

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Photo 3 – View of the right rear corner of the 1st Floor. The roof over this room was near collapse due to the missing rear wall before it was shored in line with the adjacent rear wall to the right.

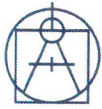


Photo 4 – View of the left rear corner of the home. Note the lack of support structure for the 2nd Floor.

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Photo 5 – View of the 2nd Floor left side of the rear of the home. Note the deterioration of the 2nd Floor framing on the overhang and lack of support structure on the 1st Floor.



Photo 6 – View of the 2nd Floor left side of the rear of the home. Note the severe deterioration of the wall framing and siding.

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Photo 7 – View of the left side of the home from the rear corner



Photo 8 – The bump out on the right side has shifted outward causing the 1st Floor window casing to come apart.

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Photo 9 – Bottom of the right-side wall is rotted and missing. Ends of the joists are rotted as well.



Photo 10 – Severe deterioration of the left side wall near the side door.

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Photo 11 – Extreme deterioration of the floor joists in the same area. Top of the foundation wall is deteriorated as well.



Photo 12 – More severe deterioration of the 1st Floor joists and wall framing along the right wall in the front of the home

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Photo 13 – Deterioration of the 2nd Floor and wall framing. Note the balloon framing of the structure.



Photo 14 – Severe termite damage to the wall studs and flooring on the 2nd Floor

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Photo 15 – View of the 2nd Floor right rear corner deteriorated wall framing

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