



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

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Case No.: 18COA1026

Intake Staff: NH

Date: 2/9/18

Fee: 0

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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: 1726-28 Frankfort Ave

Project Address / Parcel ID: 1726-28 Frankfort Ave 069K-0086-000

Deed Book(s) / Page Numbers: 7015 / 0413

Total Acres: < 1/4 acre

Project Cost: _____ PVA Assessed Value: 85,210

Existing Square Feet: 2236 New Construction Square Feet: 0 Height (ft.): _____ Stories: _____

Project Description (use additional sheets if needed):

Demolish Building - Level out and gravel lot.

Contact Information:**Owner:** ☒ Check if primary contact**Applicant:** ☐ Check if primary contactName: Walton Jones III

Name: _____

Company: _____

Company: _____

Address: 1730 Frankfort Ave

Address: _____

City: Louisville State: ky Zip: 40206

City: _____ State: _____ Zip: _____

Primary Phone: 502-377-0088

Primary Phone: _____

Alternate Phone: 502-896-4262

Alternate Phone: _____

Email: waltonjones@gmail.com

Email: _____

Owner Signature (required): _____

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PLANNING &
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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, Walton Jones III, in my capacity as owner, hereby
representative/authorized agent/other

certify that _____ 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: _____ Date: _____

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:

Project information

- ☒ Land Development Report;
- ☒ 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 - *Engineer report*
- ☒ 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) — *NA*

- ☐ 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), 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.

Cattan Inspection and Engineering, Inc.

201 Waterford Road
Mt. Washington, KY 40047
Telephone: (502) 299-6572 email: jcattan@twc.com
13 November, 2017

Walton Jones
1730 Frankfort Avenue
Louisville, KY 40206

Subject: 1726-1728 Frankfort Avenue
Louisville, KY 40206

The inspection performed at the subject property is visual at the time of the inspection and does not include any invasive investigation unless noted below. Soil underlying stability and bearing pressure determination is not part of this report. This report does not provide or imply any warranty or guarantee. The inspection does not include any design information or design evaluation unless noted below.

The subject building is a single-story wood framed structure which appears to originally have been a duplex. The structure appears to be over 100 years old and is founded on a brick wall crawl space foundation with little if any clearance to the joist framing from the soil. The structure has been modified over the years and most of the interior of the structure is rough framing only. The perimeter and interior were observed to evaluate the current structural condition and the following items are noted:



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1. The structure is on a drainage path from the rear yard which causes water to drain under and alongside the foundation of the structure. The drainage has caused the

foundation to deteriorate over time by settling as much as 6 inches at the left side and less at the right. The mortar is deteriorated, and the bricks are loose and have fallen.

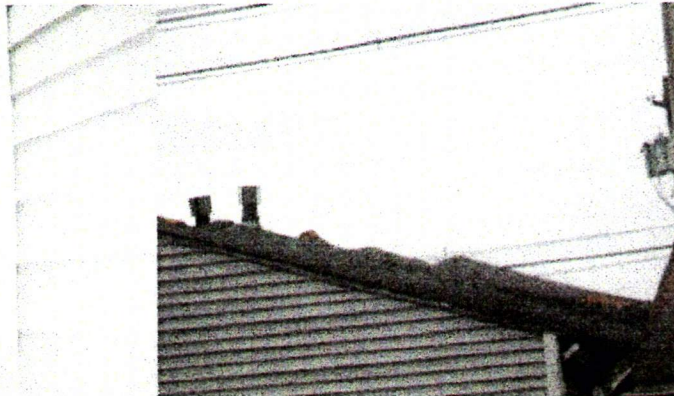


2. There is rot at the sill and joist bearing from the wick action of the brick foundation and the high moisture content of the soil below from the drainage from the rear yard.



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3. The foundation settlement and rotation has caused the frame to displace both vertically and laterally which has affected the walls studs, ceiling joist and rafter bearing. Significant loss of bearing has occurred at the upper wall connections which deformed the structure.



4. The modification of the frame at the front left has caused the lateral tie at the ceiling joist/rafter connections to be broken causing the walls to laterally displace and the rafters to displace vertically and laterally.



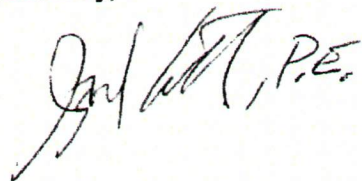
5. There is rot caused by leakage of the roof which was caused by the lateral and vertical displacement at the wall connection. The roll back at the edges along the shingle edges allowed water into the wall since there is no extend soffit on the building. The separation at the outer edge has caused the gutters to be displaced also by bending which caused water to miss the inside edge of the gutters. Leakage from the roof has contributed to the deterioration of the structure at the perimeter walls.

Conclusions:

The structure has a deteriorated foundation which is considered to be unstable at the time of the inspection and is continually being deteriorated by the drainage from the rear. The frame has sustained lateral and vertical displacements as well as rot which has affected bearing for the roof structure and caused sloping floors. The structure is considered to be unrepairable in its current condition. Due to the extensive damage from years of surface drainage to the foundation and frame of the structure it is suggested to demolish the building.

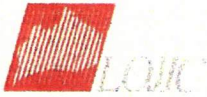
If there are any questions or concerns about the observations and or opinions stated in this letter, please inquire.

Sincerely,



Joseph Cattin, P.E.
KY # 16978

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General Information Report

December 29, 2017 11:41 AM

General Geographic Information

City: LOUISVILLE
Zip Code: 40206
Parcel ID: 069K00860000
2000 Census Tract: 008100
2000 Census Block: 1010
2010 Census Tract: 008100
2010 Census Block: 2010
Neighborhood: CLIFTON
Neighborhood Place: CHARMOLI CENTER
Metro Park: Not Applicable
LOJIC Street Atlas: MAL19-B

Sanitation Services

Garbage Collection: TUESDAY
Recycling/Yard Waste: FRIDAY
Junk Set-Out Period: 3/2/18 - 3/4/18
6/15/18 - 6/17/18

Special Districts

Enterprise Zone: YES
Overlay District: Not Applicable
Historical District: CLIFTON
Preservation District: CLIFTON
Urban Renewal District: Not Applicable
CPW Maintenance District: EAST
Zoning - Form District: CR - TMC

Emergency Services

Fire: Louisville Fire District 4
Police: Louisville Metro Police Department,
Fifth Division

Political Areas

Council Member District: 9 - BILL HOLLANDER
US Congressional District: 3 - JOHN YARMUTH
KY Senatorial District: 33 - GERALD A. NEAL
KY Legislative District: 42 - REGINALD MEEKS
School Board District: 1 - Diane L. Porter
Voting Precinct: M142 Where do I vote?

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12/29/2017

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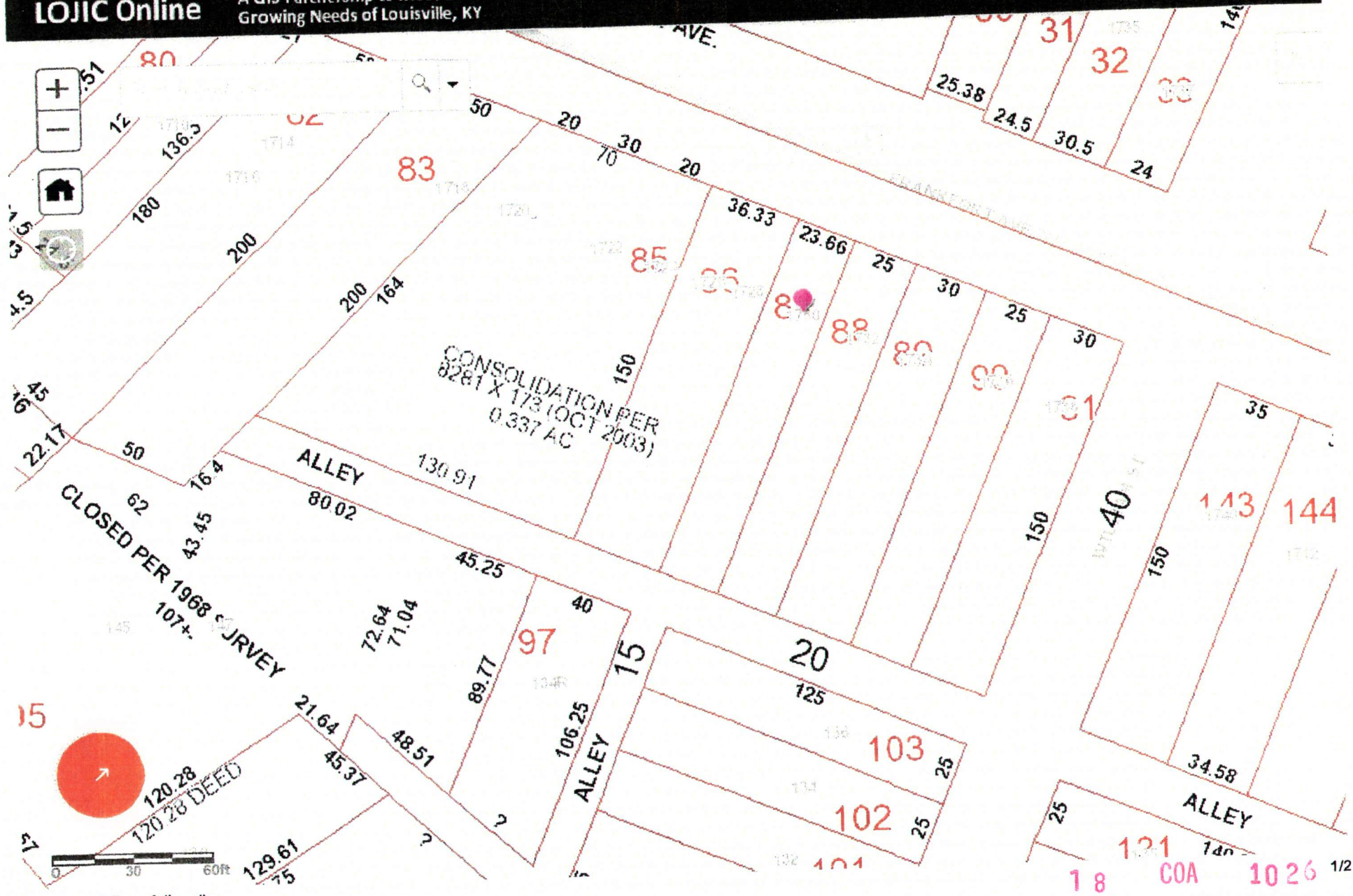
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Maps Data Services News About Search



LOJIC Online

A GIS Partnership to Meet the
Growing Needs of Louisville, KY



JEFFERSON COUNTY PVA

1726 FRANKFORT AVE

Mailing Address 1730 FRANKFORT AVE,
LOUISVILLE, KY 40206-3106

Owner JONES WHITNEY F MD &
JONES WALTON H

Parcel ID 069K00860000

Land Value \$40,000

Improvements Value \$45,210

Assessed Value \$85,210

Approximate Acreage 0.1209

Property Class 520 Res 2 family dwell Duplex

Deed Book/Page 7015 0413

District Number 100023

Old District 05

Fire District City of Louisville

School District Jefferson County

Neighborhood 301118 / POPE

Satellite City Urban Service District

Sheriff's Tax Info View Tax Information

County Clerk Delinquent Taxes ☒



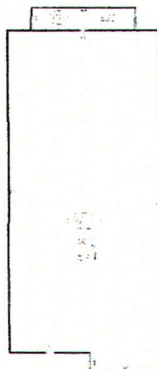
Area Type	Gross Area	Finished Area
Main Unit	-	2,236
Basement	0	0
Attic	None	0
Attached Garage	-	n/a
Detached Garage	-	n/a

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All measurements in square feet.
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Property Details

Type	2 : Duplex
Year Built	1900
Exterior Wall	V2 Vinyl siding
Roof	Gable
Basement Foundation	None
Condition	poor for age
Heating Type	1 Central Warm Air
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	2
Half Bathrooms	0

Property Sketch



Sales History

Deed Book/Page	Price	Date	Previous Owner
7015 0413	\$27,500	03/13/1998	JONES WHITNEY DR
6087 0290	\$27,500	07/29/1991	FARLEY JOHN R

Assessment History

Date	Land	Improvements	Total	Reason
01/01/2015	\$40,000	\$45,210	\$85,210	19 - Characteristics
01/01/2015	\$30,000	\$138,020	\$168,020	90 - Clerical
01/01/2015	\$30,000	\$141,610	\$171,610	RC - Residential Computer Reassessment
01/01/2012	\$15,000	\$134,680	\$149,680	NC - Residential - No Change
12/31/2008	\$15,000	\$134,680	\$149,680	R - Reassessment

Legal Lines

LN Legal Description

1 36.33 X 150 SWS FRKFT BET MELLWD & WILLIAMS # 1726

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Property is assessed per KRS 132.20 on January 1st of each year. The current year assessments are updated and posted on the website in mid April. Information deemed reliable but not guaranteed. Data last updated: 12/27/2017.

Tax Record Report for Parcel 069K00860000 at 1726 Frankfort Ave, LOUISVILLE, KY 40206**County Tax Information**

Parcel ID	069K00860000	Parcel ID-Formatted	069K-0086-0000
County	Jefferson	Land Assessment	40,000
Building Assessment	45,210	Total Assessment	85,210
Sale Date	3/13/1998	Sale Amount	27,500
Transfer Deed Book	7015	Transfer Deed Page	0413
Transfer Grantor	JONES WHITNEY DR	Property Class	R
Property Type	Jefferson		

Owner Information

Owner Address	1730 FRANKFORT AVE LOUISVILLE, KY 40206-3106	Owner	JONES WHITNEY F MD & JONES WALTON H
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Property Information

District	21	Lot Size	< 1/4 Acre
Land Size	5,266	Year Built	1900
Fin Size	0		

Tax records last updated Jefferson County: December 14, 2017 Oldham County: July 17, 2017 Bullitt County: May 9, 2016
Information is deemed to be reliable, but is not guaranteed. See [copyright notice](#).

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Land Development Report

December 29, 2017 11:41 AM

[About LDC](#)

Location

Parcel ID: 069K00860000
Parcel LRSN: 45232
Address: MULTIPLE ADDRESSES

Zoning

Zoning: CR
Form District: TRADITIONAL MARKETPLACE CORRIDOR
Plan Certain #: 12349
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: YES
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: 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
Drainage Credit Program: CSO131 - Project(s) Value between \$.04 - \$1.5

Services

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

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