

21-CUP-0164

JUSTIFICATION STATEMENT AND REQUEST FOR RELIEF

The historic home at 1338 South Floyd Street is a property which has been in my family for 23 years. It was initially purchased as a family real estate investment, but the extent of the repairs required were much greater than the resources available to complete the work and restore the property. Residential property values in the immediate area made a historically appropriate renovation financially infeasible. Over the years, several ideas were proposed for renovating the property, but none were ideal so the house sat vacant for over a quarter century. At one point, my family even sought estimates for demolishing the house because of its extreme dilapidation. However, in 2019, I learned about the Historic Preservation Tax Credit from my mortgage loan officer and decided to research the possibility of using the program to complete a historically appropriate rehabilitation of this home. Combining my experience in construction and design, contacts with building industry professionals, and some creative financing, I decided to proceed with a true historic preservation of this wonderful Old Louisville gem.

One of the first steps was to contact the State Historic Preservation Office in Frankfort. After a site visit and discussion of the project proposal, Kentucky Heritage Council Staff Architect Erick Rawlings, Site Development Program Administrator Diane Comer, and Project Manager Mike Radeke helped guide me through the application process, which is very lengthy and extremely detailed. The technical knowledge required to accurately complete Part 1 and Part 2 of the application requires years of experience in construction and many hours of technical research. After several months working with architect Jason Hoppe of JH Designs, LLC in Prospect to complete the painstaking process of documenting every aspect of the house in its current state and every detail of the proposed rehabilitation, I submitted an application for the state and national historic preservation programs. After five months of review by the Kentucky Heritage Council and the National Parks Service, the application was approved as proposed, but before the building permit could be issued, the project also required approval from historic preservation specialists with the local Landmarks office. I worked with Preservation Specialist Katherine Groskreutz in the Planning and Design Office and received an approved Certificate of Appropriateness in January, 2021. Shortly thereafter, the building permit was issued and the rehabilitation began.

Today, after a 14-month long historically appropriate rehabilitation, we are nearing completion of this project which would not have been possible without the knowledgeable guidance and input we have received and will continue to receive from the State Historic Preservation Office, National Park Service, Louisville Metro Planning and Design, and countless other stakeholders and contributors to the project. It is impossible to list the fine men and women upon whom we have relied to bring this project to this point. We owe a debt of gratitude to everyone involved from the brick masons using traditional methods and materials, to the lead carpenter, Mr. Tallon Rusch, whom has worked tirelessly to preserve the historic elements including original wood windows and nearly every inch of interior trim, transforming this home from a long-

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vacant, dilapidated eyesore to the beautiful example of Richardsonian-Romanesque architecture it is today. The feedback and support of the adjoining property owners has been overwhelming, and I look forward to continuing to develop the relationships I've had the pleasure of building since the inception of this project. I also look forward to further engagement in the neighborhood through my new membership in the Toonerville Trolley Neighborhood Association.

I am proud of the economic impact this project has had on the community. The jobs created or sustained from the investment we've made have impacted countless families. The benefits seen by the architects and designers, mortgage and banking professionals, countless workers in various trades, to the neighbor who maintains the landscape certainly have a positive effect on the economic health of the community and I hope my work and the success of this historic rehabilitation has inspired others to make similar investments.

This particular part of Old Louisville is in dire need of large investments like this one in order to preserve the historic fabric of the neighborhood – a concept echoed in the ordinance governing Short-term Rentals. In completing this historically appropriate rehabilitation, we have not only helped preserve that historic fabric, but further, we believe we have helped contribute to an increase in the property value of our neighbors' homes, as well as the quality of the neighborhood as a whole – goals consistent with the intent of the ordinance. The level of care and commitment required to properly rehabilitate and preserve a historic home in keeping with the Secretary of the Interior's Standards for Rehabilitation is much, much greater than that of a typical real estate investor. (See email from Diane Comer of the State Historic Preservation Office – included in this application packet). A project like this requires more than a financial investment in the property – it requires an emotional investment as well. I'm proud to say I have a strong emotional connection to this historic home, to the neighbors with whom I share space, and to the community which I am a part of.

As a part of this application process, I hosted a neighborhood meeting on February 22, 2022. The meeting was held at the house, which provided an opportunity to show off the work we've been doing for the last 14 months. The support from the closest neighbors was staunch and consistent. 100% of the Adjoining Property Owners (APO's) in attendance not only expressed their support of the proposed plan and pending application for Conditional Use Permit to allow Short Term Rental of the residence, but each independently committed to sharing their statements of support to the Board, either in person at the BOZA hearing, by letter to the Board, or both. The support, excitement, and positive comments were overwhelming. In the days following the meeting, I personally reached out to and met with every other owner-occupant Tier 1 APO and nearly every Tier 2 APO whom did not attend on the evening of the meeting. The proposal to use the subject property as a short-term rental has received tremendous positive support from adjoining property owners. Not only were all of the APO's I met with 100% in favor of the proposal, most volunteered without request to appear *in person* at the BOZA hearing if it would help the application move forward. After meeting with the closest neighbors, I also sent out a 8-question survey to eleven households including Tier 1 and Tier 2 APO's and the sole non-APO neighborhood meeting attendee. (The survey answers are

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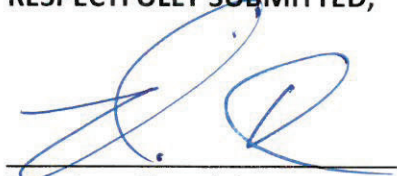
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SERVICES

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included in the materials submitted with the application packet.) I received nine responses from eight households and confirmed that all the APO's I met with were supportive of the application, believed I would appropriately manage any issues which might arise, and would feel comfortable contacting me if any concerns were to arise. Most even reiterated their willingness to appear at the BOZA hearing to share their words of support with the Board. The application process has turned out to be a wonderful opportunity make new connections with my neighbors, and I'm glad I have made those connections. I met with and exchanged contact information with fourteen of my neighbors which will certainly make the management of this short-term rental a much easier one, if the application is approved. I always find that good communication benefits everyone, and this case is no exception. I can say very confidently that all of the closest neighbors would be happy to see this property utilized as a Short-term rental.

The Historic Preservation Tax Credit (HPTC) programs available through the State Historic Preservation Office and the National Park Service will help make this historic rehabilitation a success. Eligibility for the national HPTC program through the National Park Service requires that the property be income-producing for a period of five years following the rehabilitation, and precludes the owner from occupying the property as a primary residence until at least five years have passed since the property is placed in service. The Internal Revenue Service regulations governing passive activity loss limitations prevent an owner in my position from benefitting from the tax credits which made this historic rehabilitation a reality if the home is rented to long-term traditional lessees. This means that the program which helped to make this historic rehabilitation possible is in conflict with the ordinance which would make it financially viable. Therefore, I humbly request the Board grant relief from the regulation listed in section 4.2.63(D) requiring the short-term rental not be located closer than 600' from any other property on which another approved short-term rental that required a conditional use permit is situated, and allow this historic home to be utilized as a short-term rental.

RESPECTFULLY SUBMITTED,



Matthew Chaudoin
CRE Development, LLC
4600 Shelbyville Rd. #7486
Louisville, KY 40257

3/6/22

Date

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HISTORIC PRESERVATION CERTIFICATION APPLICATIONPART 1 – EVALUATION OF SIGNIFICANCE



Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number

42176

1. Property NameStreet 1338 S. Floyd StreetCity LouisvilleCounty JeffersonState KYZip 40208-2014Name of Historic District Old Louisville Residential District
☒ National Register district
 ☐ certified state or local district
 ☐ potential district
2. Nature of Request (check only one box)

- ☒ certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
- ☐ certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
- ☐ certification that the building does not contribute to the significance of the above-named district.
- ☐ preliminary determination for individual listing in the National Register.
- ☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
- ☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)

Name _____ Company _____

Street _____ City _____ State _____

Zip _____ Telephone _____ Email Address _____

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

- ☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
- ☐ if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Matthew Chaudoin

Signature (Sign in ink)

Date 04/29/2020Applicant Entity CRE Development, LLC

SSN _____

or TIN 84-3734429Street 4600 Shelbyville Rd #7486City LouisvilleState KYZip 40207Telephone (502) 417-3619Email Address credevelopmentky@gmail.com**NPS Official Use Only**

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

- ☒ contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes. *because they not contribute*
- ☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
- ☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- ☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- ☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- ☐ appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
- ☐ does not appear to qualify as a certified historic structure.

Date

9/11/20

National Park Service Authorized Signature (Sign in ink)

☐ NPS Comments Attached

RECORDS RETENTION - PERMANENT. Transfer all permanent records to NARA 15 years after closure. (NPS Records Schedule, Resource Management and Lands (Item 1.A.2) (N1-79-08-1)).

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number

42176**1. Property Name**Street 1338 S. Floyd StreetCity Louisville County Jefferson State KY Zip 40208-2014Name of Historic District Old Louisville Residential District☐ Listed individually in the National Register of Historic Places; date of listing _____☒ Located in a Registered Historic District; name of district Old Louisville Residential District☒ Part 1 – Evaluation of Significance submitted?Date submitted 04/29/2020

Date of certification _____

2. Project DataDate of building 1895-1896Estimated rehabilitation costs (QRE) \$275,000Number of buildings in project 2Floor area before / after rehabilitation 2,401 / 2,401 sq ftStart date (estimated) 11/22/2019Use(s) before / after rehabilitation 1 / 1Completion date (estimated) 11/22/2020Number of housing units before / after rehabilitation 1 / 1Number of phases in project 1Number of low-moderate income housing units before / after rehabilitation 0 / 0**3. Project Contact (if different from applicant)**

Name _____ Company _____

Street _____ City _____ State _____

Zip _____ Telephone _____ Email Address _____

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

- ☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
- ☐ if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Matthew Chaudoin

Signature (Sign in ink)

Date 04/29/2020Applicant Entity CRE Development, LLC

SSN _____

or TIN 84-3734429Street 4600 Shelbyville Rd #7486City LouisvilleState KYZip 40207Telephone (502) 417-3619Email Address credevelopmentky@gmail.com☐ Applicant, SSN, or TIN has changed since previously submitted application.**NPS Official Use Only**

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

- ☐ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
- ☒ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
- ☐ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date 9/14/20

National Park Service Authorized Signature (Sign in ink)

☒ NPS conditions or comments attached

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
NATIONAL PARK SERVICE
CONDITIONS**

Property Name _____ Project Number 42176
Property Address 1338 South Floyd Street, Louisville, Jefferson County, KY, 40208-2014

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

1. ROOFING MATERIAL

Roofing material samples shall be reviewed and approved before proceeding with this work.

2. NEW PORCHES OR DECKS (new features on secondary elevations)

All surfaces but the deck floor itself must have a finish of paint or opaque stain to make it compatible with the historic character of the building.

3. INTERIOR PLASTER

At locations where existing plaster walls are damaged and at locations where the existing plaster walls need to be removed in order to work on electrical/plumbing/mechanical systems or to add insulation, these walls need to be replastered or covered with gypsum wallboard. It may be necessary to install furring strips behind new gypsum board to insure that the finished face of the gypsum board aligns with the historic finished face of the plaster in order to maintain the relationship of trim to finished plaster surface. Photographs showing the repaired walls and wood trim must be submitted with the Request for Certification of Completed Work to ensure conformance with the Standards.

4. HVAC

New mechanical systems must be installed in a manner that is consistent with the historic finished character of the building. Please indicate proposed locations and sizes of ductwork drops and soffits on floor plan. The design of the proposed mechanical systems must be reviewed and approved before proceeding with this work and to ensure conformance with the Secretary's Standards.

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing, using the Amendment/Advisory Determination form, prior to execution to ensure that the proposed project continues to meet the Standards.

6/22/2020

Date

Diane Comer

State Historic Preservation Office Signature

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed above are met.

9/14/20

Date

Gary M. Lapsley

National Park Service Signature



ANDY BESHEAR
GOVERNOR

TOURISM, ARTS AND HERITAGE CABINET
KENTUCKY HERITAGE COUNCIL
THE STATE HISTORIC PRESERVATION OFFICE

MIKE BERRY
SECRETARY

410 HIGH STREET
FRANKFORT, KENTUCKY 40601
(502) 564-7005
www.heritage.ky.gov

CRAIG A. POTTS
EXECUTIVE DIRECTOR &
STATE HISTORIC PRESERVATION OFFICER

June 26, 2020

Matthew Chaudoin
CRE Development, LLC
4600 Shelbyville Road #7486
Louisville, KY 40207
credevelopmentky@gmail.com

RE: Kentucky Historic Preservation Tax Credit Application
1338 South Floyd Street, Jefferson County

Dear Matthew Chaudoin:

The Kentucky Heritage Council has reviewed your application and determined that the proposed rehabilitation will meet the *Secretary of the Interior's Standards for Rehabilitation* **provided the completed work meets the conditions noted on the attachment.** Any changes to the approved proposal must be submitted using the Continuation/Amendment Form (TC-2a) to ensure that any proposed or additional work also meets the Standards.

The preliminary determination of maximum credit amount allocated for your project is **\$30,756.02**. The total tax credit allocation for all approved projects submitted by the April 29 deadline is limited by state statute to \$5 million annually. While \$1,526,838 of previously allocated credits have been relinquished and/or recaptured, raising available funds for this year's pool to \$6,526,838, the eligible credit amount for all projects approved for 2020 totaled \$11,671,733, exceeding that limit. This required that we apply the apportionment formula to adjust the credit amount approved for each project.

The attached copy of the signed **Part 2: Description of Rehabilitation** (TC-2 form) will serve as documentation of your conditioned approval for this project. When you complete the project, you are required to submit a **Part 3: Request for Certification of Completed Work** application (TC-3), and an updated **Summary of Investment and Election of Credit** (TC-4). Upon review and approval of the Part 3 application, Kentucky Heritage Council staff will notify the Kentucky Department of Revenue of your project certification and we will forward to you a signed and certified Part 3 to file with your tax return. If you elect to transfer the credit, the signed and certified Part 3 form must accompany the transfer request to the Department of Revenue. Enclosed you will find a brief Fact Sheet with information relating to transferring credits.

The tax credit allocation is a maximum and cannot be increased should your actual expenses exceed your estimate. If your actual expenses are significantly less than your estimate, the tax credits that have been approved for your project may be reduced.

Please be advised that per 300 KAR 6:010 Section 6, if the applicant fails to submit a Request for Certification of Completed Work and Summary of Investment and Election of Credit by June 30, 2022, this tax credit allocation will be recaptured to the program. If at any time you are no longer interested in obtaining a tax credit or do not desire to make the changes necessary for compliance with the Standards, please provide the Heritage Council with written notice declining the allocation so that it may be reassigned to other preservation projects.

We sincerely appreciate the investment you are making in this property and are happy to answer any questions you may have.

Sincerely,

Diane Comer

Diane Comer
Site Development Program Manager



JUN 10 2020

This page must bear the applicant's original signature and must be dated. The KY Heritage Council certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application takes precedence. A copy of this form may be provided to the KY Department of Revenue. Submit this completed application, along with a completed Part 1 Application and fees, no later than **April 29** for credits under KRS 171.397 of the calendar year in which you want to receive a tax credit allocation.

1. **Property Name** (if unknown, leave blank): _____Street: 1338 S. Floyd StreetCity: Louisville County: Jefferson State: KY Zip: 402082. **Category** (Check only one)☐ **Owner Occupied residential property** (primary residence; eligible for 30% KY Tax Credit)☒ **Commercial Property** (income producing; eligible for 20% KY Tax Credit)☐ **Other** (secondary residence, non-profit, local government; eligible for 20% KY Tax Credit)

Note: There is a yearly program cap that limits the total credit amount approved for all taxpayers to \$5 million. Additionally, there are individual project caps for projects applying for the 20% credit that exceed \$2 million or projects applying for the 30% credit that exceed \$200,000. If the yearly program cap is exceeded by approved projects, an apportionment formula will be applied to determine the credit amount awarded per project and will result in a reduction. Each taxpayer will be notified of the amount of the preliminary maximum credit on June 29 after the allocation pool is closed.

3. **Project data:** Date of building: 1895 Number of buildings in project: 2Estimated material costs (QRE*): \$125,000 Floor area before / after rehabilitation: 2401 / 2401 sq ftEstimated labor costs (QRE*): \$150,000 Use(s) before / after rehabilitation: 1 / 1Estimated TOTAL QRE* (material + labor): \$275,000 Number of housing units before / after rehab: 1 / 1*Qualified Rehabilitation Expenditures Adjusted basis of structure (commercial only): \$1Estimated start date: 11/22/2019 Estimated completion date: 11/22/20204. **Project contact** (if different from applicant): Name: _____ Organization: _____

Street: _____ City: _____ State: _____

Zip: _____ Telephone Number: _____ E-Mail Address: _____

5. **Applicant:** I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that (check one box) (1) ☒ I am the owner or authorized representative of the owner of the above-described property within the meaning of "owner" set forth in 300 KAR 6:010, Section 1 (16), or (2) ☐ I am not the owner of the above-described property, the owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which is attached to this application form and incorporated herein.Name: Matthew Chaudoin Signature: _____ Date: 04/29/20Organization: CRE Development, LLC Social Security or Taxpayer Identification Number: 84-3734429Street: 4600 Shelbyville Rd. #7486 City: Louisville State: KYZip: 40207 Telephone Number: 502-417-3619 E-Mail Address: credevelopmentky@gmail.com**The Kentucky Heritage Council has reviewed this application for the above named property and has determined:**

	The rehabilitation as described meets the Standards for Rehabilitation . This approval is a preliminary determination. A formal certification of rehabilitation will be issued after the work is completed.
<u>EL</u>	The rehabilitation as proposed will meet the Standards for Rehabilitation only if the attached conditions are met.
	The rehabilitation as proposed does not meet Standards for Rehabilitation .

<u>\$275,000.00</u>	Total Amount of Eligible Estimated Expenses Reported for this Project
<u>\$161,582,277.27</u>	Total Amount of Eligible Estimated Expenses Reported for all Kentucky Projects in this year
Total Pre-Approved Maximum Credit Amount for this Project (to be claimed upon project completion) <u>\$30,756.02</u>	
This application is for the Extended Credit under KRS 171.3961 (no preliminary allocation)	

KY Heritage Council / State Historic Preservation Office Authorized Signature

Date

KHC Form TC-C Rev. 2006 Page 1 of 1	COMMONWEALTH OF KENTUCKY Kentucky Heritage Council Kentucky Historic Preservation Tax Credit Certification Application Conditions Sheet	KHC Project # _____ Date Received _____
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Name of property: _____

Street: 1338 South Floyd Street

City: Louisville County: Jefferson State: KY Zip: 40208

The rehabilitation of the property as described in the Kentucky Historic Preservation Tax Credit Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

1. **ROOFING MATERIAL**

Roofing material samples shall be reviewed and approved before proceeding with this work.

2. **NEW PORCHES OR DECKS (new features on secondary elevations)**

All surfaces but the deck floor itself must have a finish of paint or opaque stain to make it compatible with the historic character of the building.

3. **INTERIOR PLASTER**

At locations where existing plaster walls are damaged and at locations where the existing plaster walls need to be removed in order to work on electrical/plumbing/mechanical systems or to add insulation, these walls need to be replastered or covered with gypsum wallboard. It may be necessary to install furring strips behind new gypsum board to insure that the finished face of the gypsum board aligns with the historic finished face of the plaster in order to maintain the relationship of trim to finished plaster surface. Photographs showing the repaired walls and wood trim must be submitted with the Request for Certification of Completed Work to ensure conformance with the Standards.

4. **HVAC**

New mechanical systems must be installed in a manner that is consistent with the historic finished character of the building. Please indicate proposed locations and sizes of ductwork drops and soffits on floor plan. The design of the proposed mechanical systems must be reviewed and approved before proceeding with this work and to ensure conformance with the Secretary's Standards.

5. **NPS REVIEW**

These conditions noted above are draft SHPO conditions. As the project is applying for Federal Rehabilitation Tax Credits, and NPS review is still underway please note that these conditions are preliminary and may not be complete. National Park Service conditions are forthcoming and the project shall be held to meet NPS finalized conditions.

KHC Use Only

The Kentucky Heritage Council has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met:

Diane Comer
 Kentucky Heritage Council /State Historic Preservation Office Authorized Signature

6/25/2020
 Date

COMMONWEALTH OF KENTUCKY
Kentucky Heritage Council
Kentucky Historic Preservation Tax Credit
Certification Application
Part 1 – Evaluation of National Register Status

Date Received

Read all Instructions and Guidelines (provided separately from this application) carefully before completing this application.

This page must bear the applicant's original signature and must be dated. The KY Heritage Council certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application takes precedence. A copy of this form may be provided to the KY Department of Revenue. Submit this completed application, along with a completed Part 2 Application, no later than **April 29** for credits under KRS 171.397 of the calendar year in which you want to receive a tax credit allocation

NOTE: If the federal tax credit is also being applied for, only the first page of this form and first page of the state part 2 is required to be completed and submitted with copies of the federal part 1 and 2 application.

1. **Property Name** (if unknown, leave blank): _____

Street: 1338 S. Floyd Street

City: Louisville County: Jefferson State: KY Zip: 40208

2. **National Register Listing:** (check only one) Refer to the Instructions and Guidelines for determining NR listing.

☐ Property is listed individually on the National Register of Historic Places

☒ Property is within the boundaries of a district listed on the National Register of Historic Places.

Name of historic district: Old Louisville Residential District

****Attach a copy of the official National Register district map noting location of this property.**

3. **Project contact:** Name: Matthew Chaudoin Organization: CRE Development, LLC

Street: 4600 Shelbyville Rd #7486 City: Louisville State: KY

Zip: 40207 Telephone Number: 502-417-3619 E-Mail Address: credevelopmentky@gmail.com

4. **Applicant:** - I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that (check one box) (1) ☒ I am the owner or authorized representative of the owner of the above-described property within the meaning of "owner" set forth in 300 KAR 6:010, Section 1 (16), or (2) ☐ I am not the owner of the above-described property, the owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which is attached to this application form and incorporated herein.

Name: Matthew Chaudoin Signature: [Signature] Date: 04/29/20

Organization: CRE Development, LLC Social Security or Taxpayer Identification Number: 84-3734429

Street: 4600 Shelbyville Rd #7486 City: Louisville State: KY

Zip: 40207 Telephone Number: 502-417-3619 E-Mail Address: credevelopmentky@gmail.com

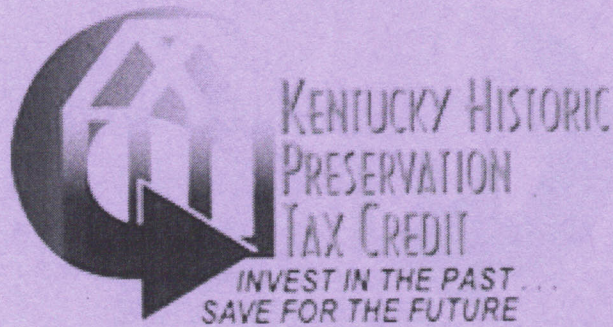
KHC Office Use Only

The Kentucky Heritage Council has reviewed this Application for the above named property and has determined:

- ☐ This property is listed individually on the National Register of Historic Places and is a "certified historic structure" for the purpose of rehabilitation.
- ☒ This property contributes to the historic significance of the district listed on the National Register of Historic Places and is a "certified historic structure" for the purpose of rehabilitation.
- ☐ This property is not a contributing building to the district listed on the National Register of Historic Places nor is it individually listed on the National Register of Historic Places and is not a "certified historic structure" for the purpose of rehabilitation

Diane Comer
Kentucky Heritage Council /State Historic Preservation Office Authorized Signature

6/25/2020
Date



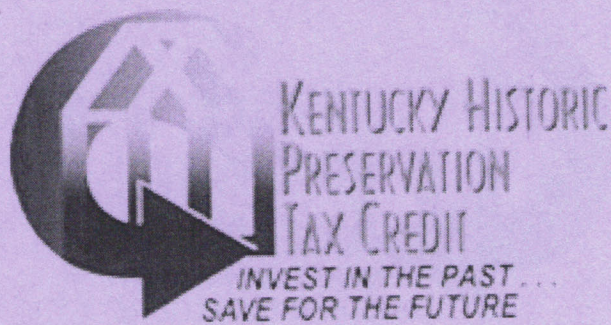
Kentucky Historic Preservation Tax Credit
KRS 171.397
Transfer of Credits
Fact Sheet

For your information, these tax credits can be transferred or assigned to financial institutions that are subject to annual state franchise tax under KRS 136.505, for some or no consideration, along with any related benefits, rights, responsibilities and liabilities. Within thirty (30) days of the date of any transfer of credits to the financial institution subject to KRS 136.505, the party transferring the credits must provide the Kentucky Department of Revenue with the following information:

- The name, address, employer identification number, and bank routing and transfer number, of the party to which the credits are to be transferred;
- The amount of credits transferred; and
- Any additional information that the Department deems necessary.

These provisions also apply to any credits that pass through to a successor or beneficiary of a taxpayer.

www.lrc.ky.gov/KRS/171-00/397.PDF



Kentucky Historic Preservation Tax Credit
KRS 171.397
Refundable Credit
Fact Sheet

Starting in 2010, all Part 2 applications received on or after April 30, 2010 become eligible for refundable state credit. Be advised, your state credit refund may carry a federal tax liability. You will receive a W-2 from the Kentucky Department of Revenue in January of the tax year following your refund filing indicating the value of your state tax refund the previous year.

Please contact your tax professional and plan accordingly.

www.lrc.ky.gov/KRS/171-00/397.PDF