



Historic Landmarks and Preservation Districts Commission

Certificate of Appropriateness

To: Thomas Evers, Thorpe Properties
Thru: Joe Haberman, Planning Manager
From: Savannah Darr, Historic Preservation Specialist
Date: August 17, 2017

Case No: 17COA1185
Classification: Staff Review

GENERAL INFORMATION

Property Address: 523 Park Avenue

Applicant: Thomas Evers
Thorpe Properties
208 Gilliland Road
Louisville, KY 40208
502-472-7536
tevers@thorpegroup.io

Owner: same as applicant

Architect: Eric Claypool
EC Design & Architects
8801 Hermitage Court
Louisville, KY 40242
502-742-5200

Estimated Project Cost: \$10,833 (not including general maintenance work)

Description of proposed exterior alteration:

The applicant seeks approval to reconfigure some of the door and window openings on the rear/side 1960s addition. The addition currently has few doors and several 2/2 double hung aluminum windows. All of the windows will be replaced with 1/1 double hung vinyl windows. The applicant proposes changing some of the window openings to door openings and vice versa. The north elevation of the addition currently has one door and eight windows. The new design proposes six doors and five windows. The doors will have small gable front porches. The existing door on the west elevation of the addition will be removed and infilled with brick. The south elevation of the addition faces the 8'-0"

tall masonry wall and contains one door and eight window openings. The new design proposes five sets of patio doors with three windows remaining.

Much of the application includes work that is considered general maintenance: historic window restoration on the original building; removal of metal security bars; repair of wood soffits, fascia, and bargeboards; replacement of asphalt shingle roof with new asphalt shingles; replacement of flat roofing with rolled rubber roofing; and removal of "Washington Place" signage.

Communications with Applicant, Completion of Application

The application was received on August 10, 2017. The application was considered complete and requiring Staff Review on August 14, 2017. Staff met with the applicant on August 10, 2017 to discuss the project.

FINDINGS

Guidelines

The following design review guidelines, approved for the Old Louisville Preservation District, are applicable to the proposed exterior alteration: **Addition, Door, and Window**. The report of the Commission Staff's findings of fact and conclusions with respect to these guidelines is attached to this report.

The following additional findings are incorporated in this report:

Site Context/ Background

The property is located on the northeast corner of S. Sixth Street and Park Avenue and is enclosed by an 8'-0" tall masonry wall. The site is zoned TNZD within the Traditional Neighborhood Form District. According to the District Designation Report, the two-and-a-half-story masonry building was constructed as the William Speed residence and later altered into its present Colonial Revival style when it became the Our Lady's Home for Infants. There are two rear additions on the rear elevation: one addition extends north while the other extends west from that northern addition. Two and three-story Victorian-era homes of varying architectural styles surround the building, and Central Park is located across Park Avenue to the south.

Conclusions

The proposed work generally meets the Old Louisville design guidelines for **Addition, Door, and Window**. While the proposed alterations will change the appearance of the addition, the addition appears to have been constructed in the 1960s and is not considered a significant part of the original building. Thus, the proposed changes will not adversely impact the building and meet the design guidelines. Some signage is mentioned in the application but there is no further information on it. Thus the applicant shall submit a COA application and a sign permit application for all proposed signage.

DECISION

On the basis of the information furnished by the applicant, the application for a Certificate of Appropriateness is **approved** with the following conditions:

1. The applicant shall submit a COA application and a sign permit application for all proposed signage.
2. If any of the historic windows proposed for repair cannot be repaired, the applicant shall submit a COA application for window replacement prior to the replacement.
3. If the design changes or if additional work is needed, the applicant shall contact staff for review and approval.

The foregoing information is hereby incorporated in the Certificate of Appropriateness as approved and is binding upon the applicant, his successors, heirs or assigns. This Certificate does not relieve the applicant of responsibility for obtaining the necessary permits and approvals required by other governing agencies or authorities.


Savannah Darr
Historic Preservation Specialist


Date

ADDITION

Design Guideline Checklist

- + Meets Guidelines
- Does Not Meet Guidelines
- +/- Meets Guidelines with Conditions as Noted
- NA Not Applicable
- NSI Not Sufficient Information

	Guideline	Finding	Comment
A1	Ensure that the design of any new addition is in proportion with the size and scale of the historic building and district.	+	The new porch additions on the north elevation of the rear/side addition are proportionate to the addition.
A2	Design any addition so that it is subordinate to the original building. Generally, additions should not exceed half of the original building's total floor area or building footprint.	+	Front porch additions proposed.
A3	Generally, additions should be attached to secondary elevations and should be set back from the front façade, so as not to damage or obscure character-defining features.	+	Proposed for the north elevation of the rear/side addition.
A4	Use materials that are the same as or subordinate to the primary material of the original building. Wood is subordinate to brick, and brick and stucco are	+	Building is brick and the porches will be concrete and wood.

	subordinate to stone.		
A5	Respect original roof forms when designing an addition. Additions should complement existing forms, not overwhelm them.	+	Front porch additions proposed.
A6	Do not undertake any full-floor additions in residential preservation districts (adding an additional full floor on top of a building).	NA	
A7	Generally, the original orientation of a building should not be altered when constructing a new addition. An addition should not turn a secondary façade into primary façade.	+/-	The orientation of the 1960s addition is changing but the orientation of the original portion of the building is not changing.
A8	Design any new addition so that the first-floor height is equal to or slightly lower than the original building. The floor-to-floor heights should be equal to or up to 10 percent less than the original building. In no case should the floor heights exceed those of the original building.	NA	
A9	Design additions to have the same relationship of solids (wall surfaces) to voids (window and door openings) as the historic portion.	NA	
A10	Design additions so that there are subtle distinguishing characteristics between the historic portion and the new alteration. This may include simplifying details, changing materials, or slightly altering proportion.	+	Front porch additions proposed.
A11	Set back additional stories from the historic wall plane of commercial or institutional structures when such an approach is required for a new use. The construction of additional stories should be as inconspicuous as possible and not damage or destroy character-defining features.	NA	
A12	Do not design additions to appear older than the original building.	+	Front porch additions proposed.
A13	Comply with the Kentucky building code in such a way that a historic building's character-defining features are preserved.	+	
A14	Do not radically change or damage a building's character-defining features when adding a new code-required stairway or elevator. Any such addition should be compatible with the materials and scale of the historic structure.	+	Small front porch additions are proposed.
A15	Install fire escapes only on secondary elevations. Respect the locations of original doors and windows and do not cause undue damage to historic materials. They should preferably be painted to match the color of the wall.	+/-	Existing window and door openings are changing for renovation and proper egress. However, only the 1960s addition is changing. The original portion of the building is not changing.
A16	Do not construct a deck on a front or side façade. Decks should be of wood construction and be either painted or finished with an opaque stain. Use the railing detail developed by the Landmarks Commission or other approved detail.	NA	Concrete porches with roofs are proposed.
A17	Design rear decks so that they do not extend beyond the side walls of the house and are not visible from the street.	NA	
A18	Wood fire stairs should be painted or stained and should be kept to a minimum functional size.	NA	

DOOR

Design Guideline Checklist

- + Meets Guidelines
- Does Not Meet Guidelines
- +/- Meets Guidelines with Conditions as Noted
- NA Not Applicable
- NSI Not Sufficient Information

	Guideline	Finding	Comment
D1	Do not alter the character of entrances by either removing historic elements or through the addition of elements for which there is no historic precedent.	+/-	Only altering the entrances on the 1960s rear/side addition.
D2	Photographically document architectural features that are slated for reconstruction prior to the removal of any historic fabric	NA	
D3	Use historical, pictorial, and physical documentation when undertaking the reconstruction of a missing entrance or porch feature. If there is not sufficient information to determine the original design, a new design should be prepared that is compatible with the architectural character of the building and the district. Conjectural or falsely-historical designs are not appropriate.	NA	
D4	Use only those replacement doors that duplicate the design, proportion, and arrangement of paneling and glazing of the original.	NA	
D5	Do not replace historic double leaf doors with a single door.	NA	
D6	Do not alter original openings to accommodate stock doors.	NA	
D7	Install only screen doors or storm doors that are simple with a narrow-frame design that enables the inner door to be seen. Metal screen and storm doors should be painted or finished to match the inner door.	NA	
D8	Install any security bars in such a way that they do not obscure the architectural character of original doors or damage historic fabric. Commercial security grilles should retract out of sight during business hours and preferably be mounted inside the glass. Painting security bars an unobtrusive color is recommended.	NA	
D9	Differentiate between primary and secondary doors, using the detailing of the doors or the articulation of the frame.	+	The new doors show a difference between the primary and secondary entrances.
D10	Do not add vestibules to primary facades unless there is a historic precedent. Such additions alter the character, proportion, and massing of the façade.	NA	
D11	Do not create new entrances on facades that can be seen from a public way.	+/-	The existing 8' tall masonry wall prevents the new doors from being seen from Park Avenue. As long as the wall remains, the proposed work will meet this guideline.
D12	Replacement of non-original, non-historic doors with new doors that are appropriate to the period and style of the building and are the size of the original opening is recommended.	NA	

WINDOW

Design Guideline Checklist

- + Meets Guidelines
- Does Not Meet Guidelines
- +/- Meets Guidelines with Conditions as Noted
- NA Not Applicable
- NSI Not Sufficient Information

	Guideline	Finding	Comment
W1	Replace severely deteriorated historic windows with new windows that convey the same visual appearance. Replacement windows may either be accurate reproductions using historical, pictorial, and physical documentation or be a new design that is compatible with the historic character of the building and the district. Use of vinyl- and aluminum-clad wood window systems on primary elevations may be permissible if the proportion and detail closely match the original.	+/-	The existing rear/side 1960s addition already has aluminum windows on all elevations. The replacement windows will be vinyl. No other windows on any other part of the building are proposed for replacement.
W2	Select windows that match the historic sash dimension, muntin configuration, reveal depths, glass-to-frame ratios, glazing patterns, frame dimensions, trim profiles, and decorative features when repair of original windows is impossible.	+/-	The new windows will be similar except they will be 1/1 rather than 2/2 with the horizontal mullion. The 1/1 windows are consistent with the historic windows on the rest of the building.
W3	Evaluate the option of using appropriate salvage materials when replacing windows that are deteriorated beyond repair.	NSI	
W4	Do not use replacement sash that does not fit historic window openings. Original openings should never be blocked-in to accommodate stock windows	+	The new windows will fit the historic window openings.
W5	Do not install contemporary picture, glass block, or jalousie windows in exterior window openings.	NA	
W6	Do not install synthetic replacement windows (vinyl, etc.) on primary facades.	+/-	The existing rear/side 1960s addition already has aluminum windows on all elevations. The replacement windows will be vinyl.
W7	Install replacement windows that operate in the same way as the original windows - double-hung windows are replaced with double-hung, and casement windows are replaced with casements.	+	Double hung windows replacing double hung windows.
W8	Do not replace multi-pane windows that have true divided lights with thermal glazing windows that have false "snap-in" or applied muntins on primary façade elevations.	NA	
W9	Do not apply reflective or insulating film to window glass.	NA	
W10	Do not use smoked, tinted, low-E, or reflective glass on building facades that can be seen from a public way.	NSI	However, none of the proposed windows to be replaced can be seen from the public way.
W11	Use large sheets of clear glass when replacement of storefront display windows is required.	NA	

W12	Do not block-in or back-paint transoms or sidelights.	NA	
W13	Use surviving prototypes to reconstruct missing window elements, such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds. The reconstructed element should be constructed of materials for which there is a historic precedent or a compatible substitute material if that is not possible.	NA	
W14	Do not alter the number, size, location, or shape of original windows seen from a public way by making new window openings or permanently blocking existing openings. If windows are no longer needed, they should be shuttered if original shutters exist. If shutters do not exist, a temporary closure should be prepared, leaving the window frame intact.	+/-	The existing 8' tall masonry wall prevents the changed window openings from being seen from Park Avenue. As long as the wall remains, the proposed work will meet this guideline.
W15	Locate any new windows openings that may be required for a new use on a façade that cannot be seen from a public way. Newly-installed windows should be compatible with the overall design of the building.	NA	
W16	Do not obscure historic window trim with metal or siding material.	NA	
W17	Do not install new floors or dropped ceilings that block the glazed area of historic windows. If such an approach is required, the design should incorporate setbacks that allow the full height of the window to be seen unobstructed.	NA	
W18	Install exterior storm windows that duplicate the shape of the original window. Storm windows should be painted to match the color of the window frame.	NA	
W19	Do not install exterior storm windows or screens that damage or obscure historic windows or frames. Mount storm windows on the blind stop within the window frame. Storm window or screen rails should always match the rails of the windows behind. They should have either wood or narrow, metal frames that are painted to match the color of the building trim.	NA	
W20	Do not install window air conditioning units on a primary façade if installation on a secondary façade can address the same need. If this is not an option, do not alter the window sash to accommodate the air-conditioning unit.	NA	
W21	Install any security bars in such a way that they do not obscure the architectural character of original windows or damage historic fabric. Commercial security grills should retract out of sight during business hours.	NA	
W22	Design awnings to complement existing architectural features. They should not overwhelm the façade.	NA	
W23	Install awnings made of weather-proofed canvas of a traditional form. Fiberglass, metal, plastic, and back-lit awnings that have contemporary shapes are inappropriate and visually intrusive.	NA	
W24	Select an awning color that complements the building, with solid colors and narrow or wide stripes running perpendicular to the building being the preferred patterns.	NA	
W25	Install awnings in a way that does not harm the building. Hardware installation should be limited to that which is required for structural stability and should be driven into mortar joints rather than into masonry.	NA	
W26	Attach awnings between the window display area and the signboard or second-floor window sills. Awnings should be attached below the transom line where historic prism glass is present and building scale allows.	NA	

W27	Install awnings so that the valance is no lower than 7' above the sidewalk.	NA	
W28	Repair shutters with in-kind materials. If damage is so extensive that they cannot be repaired, replacement shutters should match the visual appearance of the originals.	NA	
W29	Install shutters only where there is historic evidence for them. Replacement shutters should be or appear to be operable, measure the full height and width of the windows, and be constructed of a historically-appropriate material. Solid shutters are appropriate for the ground floor, and solid or louvered shutters are appropriate for upper floors.	NA	
W30	Mount replacement shutters so that they partially cover the vertical trim of the window frame. This gives shutters the appearance that they are indeed operable, even if in truth they are not. Shutters should not be applied to the masonry or cladding on either side of the window.	NA	
W31	Do not install aluminum or vinyl shutters.	NA	
W32	Photographically document architectural features that are slated for reconstruction prior to the removal of any historic fabric.	+	



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 17COA 1185

Intake Staff: NH

Date: 8/10/2017

Fee: No Fee

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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: 523 Park Avenue

Project Address / Parcel ID: 523 Park Avenue Louisville, KY 40208 / 032D00020000

Deed Book(s) / Page Numbers²:

Total Acres: .87

Project Cost: \$10,833

PVA Assessed Value: \$502,810

Existing Square Feet: 12,928

New Construction Sq Feet: 12,928

Height (ft.): 33' Stories: 2

Project Description (use additional sheets if needed):

The property located at 523 Park Avenue is on the corner of 6th Street and Park Avenue. There is an approximately 8 foot tall brick wall that surrounds most of the property with only the south and a little of the east facing sides of the two story portion of the building visible from any street (Park Avenue). We plan on doing a significant renovation to the property overall including maintenance on the exterior of the property. All windows visible from the streets will be rehabbed where possible and replaced with like double hung wood windows where necessary. We will likely be removing the metal bars on windows throughout the property.

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The fascias, soffits, bargeboards, etc are all wood and will need maintenance and repair. These will all be done in wood and painted a similar color to the white that is currently in place. Most of the roofs are likely to be replaced. All asphalt roofs will be replaced with shingles such as Owens Corning TruDefinition Duration shingles in Estate Gray. Flat roofs will be replaced with rolled rubber roofing. No brick is currently painted and none will be painted as part of our project. We will be removing the name "Washington Place" on the building, a sign in the front lawn for "All My Children Daycare", and the "Carriage House" sign on the carriage house at the rear of the property. Ivy will be removed from all walls and structures.

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Contact Information:

Owner: ☒ Check if primary contact

Applicant: ☐ Check if primary contact

Name: Thomas Evers

Name: Thomas Evers

Company: Thorpe Properties

Company: Thorpe Properties

Address: 208 Gilliland Rd

Address: 208 Gilliland Rd

City: Louisville State: KY Zip: 40208

City: Louisville State: KY Zip: 40208

Primary Phone: 502-472-7536

Primary Phone: 502-472-7536

Alternate Phone: 502-907-2221

Alternate Phone: 502-907-2221

Email: tevers@thorpe.properties

Email: tevers@thorpe.properties

Owner Signature (required): 

Attorney: ☐ Check if primary contact

Plan prepared by: ☐ Check if primary contact

Name: _____

Name: Thomas Evers

Company: _____

Company: Thorpe Properties

Address: _____

Address: 208 Gilliland Rd

City: _____ State: _____ Zip: _____

City: Louisville State: KY Zip: 40208

Primary Phone: _____

Primary Phone: 502-472-7536

Alternate Phone: _____

Alternate Phone: 502-907-2221

Email: s

Email: tevers@thorpe.properties

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, Thomas Evers, in my capacity as authorized agent, hereby
representative/authorized agent/other

certify that Thorpe Magnolia, 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:  Date: 8/10/17

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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.

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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

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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Land Development Report

August 9, 2017 7:42 PM

About LDC

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Location

Parcel ID: 032D00020000
Parcel LRSN: 8004571
Address: 523 PARK AVE

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: B-17-94, B-256-94

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: YES
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: CSO211 - Project(s) Value between \$.04 - \$.15

Services

Municipality: LOUISVILLE
Council District: 6
Fire Protection District: LOUISVILLE #2
Urban Service District: YES

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OFFICE OF PLANNING & DESIGN SERVICES
DEVELOP LOUISVILLE
LOUISVILLE, KENTUCKY

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GREG FISCHER
MAYOR

YU "EMILY" LIU, AICP
DIRECTOR

Date: March 29, 2017

Case Number: 17INTERP1001

Question 1

Can the property at 523 Park Ave be converted to a Multi-Family use?

Abbreviated Answer

Yes

Background

The property at 523 Park Ave is in the TNZD Zoning District and mapped as an Institutional Use in the General Neighborhood Type.

Table 2.7.7 of the Land Development Code has the following entry concerning residential uses.

Land Use Category	Description of Uses Permitted Where Mapped
Residential Uses	
Dwellings, multifamily	Three or more residential units in the principal structure on a lot, not to exceed 34.8 dwelling units per acre for map-designated multifamily or, for replacement structures, the number of units shall not exceed previously existing density are permitted.
	Existing structures originally built as multifamily residential structures are permitted.
	Conversions may decrease the existing number of dwelling units, and shall not be permitted to exceed the existing number of dwelling units.
	Conversions to multifamily residential uses are permitted in structures where the original use has been determined to be a non-residential or institutional use.
	New multifamily residential structures are permitted only where multifamily and institutional land uses are identified on the District Plan Map.
	Replacement structures not to exceed the footprint of the previous contributing principal structure, unless approved by governing authorities in accordance with standards for new construction are permitted.

The property was once used as a convent, and more recently as a day care.

Interpretation

The section of Table 2.7.7 relative to Institutional Uses does not contain a listing for residential uses. However, the Residential Uses section of Table 2.7.7 clearly permits multifamily residential uses when the original use of the building was non-residential or institutional. The relative sentence in Table 2.7.7 is as follows: "Conversions to multifamily residential uses are permitted in structures where the original use has been determined to be a non-residential or institutional use." This sentence would allow the property at 523 Park Ave to be converted into a multifamily residential use since the original use has been determined to be a non-residential or institutional use, specifically a convent.

LOUISVILLE FORWARD

www.louisvilleky.gov

METRO DEVELOPMENT CENTER 444 S. FIFTH STREET, STE 300, LOUISVILLE, KENTUCKY 40202 502.574.0000 FAX 502. 574.0000

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Bobbie Holsclaw
Jefferson County Clerk's Office

As evidenced by the instrument number shown below, this document
has been recorded as a permanent record in the archives of the
Jefferson County Clerk's Office.



INST # 2017174219

BATCH # 88860

JEFFERSON CO, KY FEE \$20.00

STATE OF KY DEED TAX \$575.00

PRESENTED ON: 08-07-2017 7 08:29:55 AM

LODGED BY: PRINCIPAL TITLE SERVICES LLC

RECORDED: 08-07-2017 08:29:55 AM

BOBBIE HOLSCLOW
CLERK

BY: EVELYN MAYES
RECORDING CLERK

BK: D 10949

PG: 433-437

527 W Jefferson St ~ Louisville, KY 40202 (502) 574-5700

Website: www.jeffersoncountyclerk.org | Email: countyclerk@jeffersoncountyclerk.org

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affecting said property, if any, and all real property taxes payable in 2016, and all taxes thereafter, which Party of the Second Part assumes and agrees to pay.

IN TESTIMONY WHEREOF, witness the authorized signature of the Party of the First Part the day and date first above written.

Wilma Washington
Wilma Washington

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COMMONWEALTH OF KENTUCKY)

) SS:

COUNTY OF JEFFERSON)

BEFORE ME, the undersigned, a Notary Public, in and for the above-named County and State, this 27th day of June, 2017, personally appeared Wilma Washington, unmarried, and being duly sworn, acknowledged the execution of the foregoing Warranty Deed to be her free and voluntary act and deed.

WITNESS my hand and notarial seal.

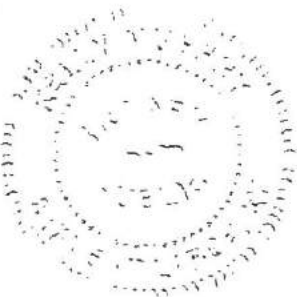
My Commission Expires:

04-02-2020

Kelly Murphy
Notary Public

Kelly Murphy
Printed Name

Resident of Jefferson County



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COMMONWEALTH OF KENTUCKY

)

) SS:

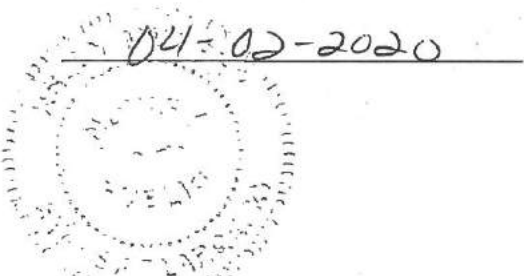
COUNTY OF JEFFERSON

)

BEFORE ME, the undersigned, a Notary Public, in and for the above-named County and State, this 27th day of June, 2017, personally appeared Thomas Evers, as Member of Thorpe Properties limited liability company, a Kentucky limited liability company, as Member of Thorpe Magnolia LLC, a Kentucky limited liability company, and acknowledged the execution of the foregoing Certification of Consideration on behalf of said company to be its free and voluntary act and deed.

WITNESS my hand and notarial seal.

My Commission Expires:


Kelly Murphy
 Notary Public

Kelly Murphy
 Printed Name
Resident of Jefferson County

TAX BILL "IN-CARE-OF" ADDRESS

208 Gilliland Rd
Louisville, KY 40245

This instrument prepared by:

Ry Bower
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523 Park Avenue

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Summary

The property located at 523 Park Avenue is on the corner of 6th Street and Park Avenue. There is an approximately 8 foot tall brick wall that surrounds most of the property with only the south and a little of the east facing sides of the two story portion of the building visible from any street (Park Avenue). We plan on doing a significant renovation to the property overall including maintenance on the exterior of the property. All windows visible from the streets will be rehabbed where possible and replaced with like double hung wood windows where necessary. We will likely be removing the metal bars on windows throughout the property. The fascias, soffits, bargeboards, etc are all wood and will need maintenance and repair. These will all be done in wood and painted a similar color to the white that is currently in place. Most of the roofs are likely to be replaced. All asphalt roofs will be replaced with shingles such as Owens Corning TruDefinition Duration shingles in Estate Gray. Flat roofs will be replaced with rolled rubber roofing. No brick is currently painted and none will be painted as part of our project. We will be removing the name "Washington Place" on the building, a sign in the front lawn for "All My Children Daycare", and the "Carriage House" sign on the carriage house at the rear of the property. Ivy will be removed from all walls and structures.

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Street Visible South Facing



Image 1

All of these windows along the front are wood. We plan on doing some maintenance to them but keeping them as is. We will probably remove the metal bars covering the windows. We will be doing some repair to soffits that have some minor rot in them. All parts will be replaced with wood. Painting will be done on windows and other woodwork with a similar color. No brick will be painted.

Street Visible East Facing

Work on this side will be very similar to that of the front. The same windows will remain in place with only rehab to them planned. On the back portion where the porch has been enclosed on the second floor, we plan on calling out the pillars by painting the infill material with a contrasting color.



Image 2

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Image 3



Image 4

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North Facing

The two story north facing portions of the property will have window rehab performed, just as we have planned for the south and east facing sides. The north facing single story addition is where the most significant changes to the property will be visible from the exterior though not from any street. The windows on this single story addition are metal grid institutional windows. We will be replacing some of them with vinyl white double hung windows. Some windows will be filled in with brick matching the surrounding brick. In other places we will be replacing windows with steel entry doors which serve as front doors for 6 apartments. These six doors are paired up into three sets of neighboring doors which share new front porches which will be added. You can see the three porches as designed in the renderings in Image 8 and Image 9. Image 10 is somewhat representative of the look of the porches with open trusses visible.



Image 5

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no window replacement
here

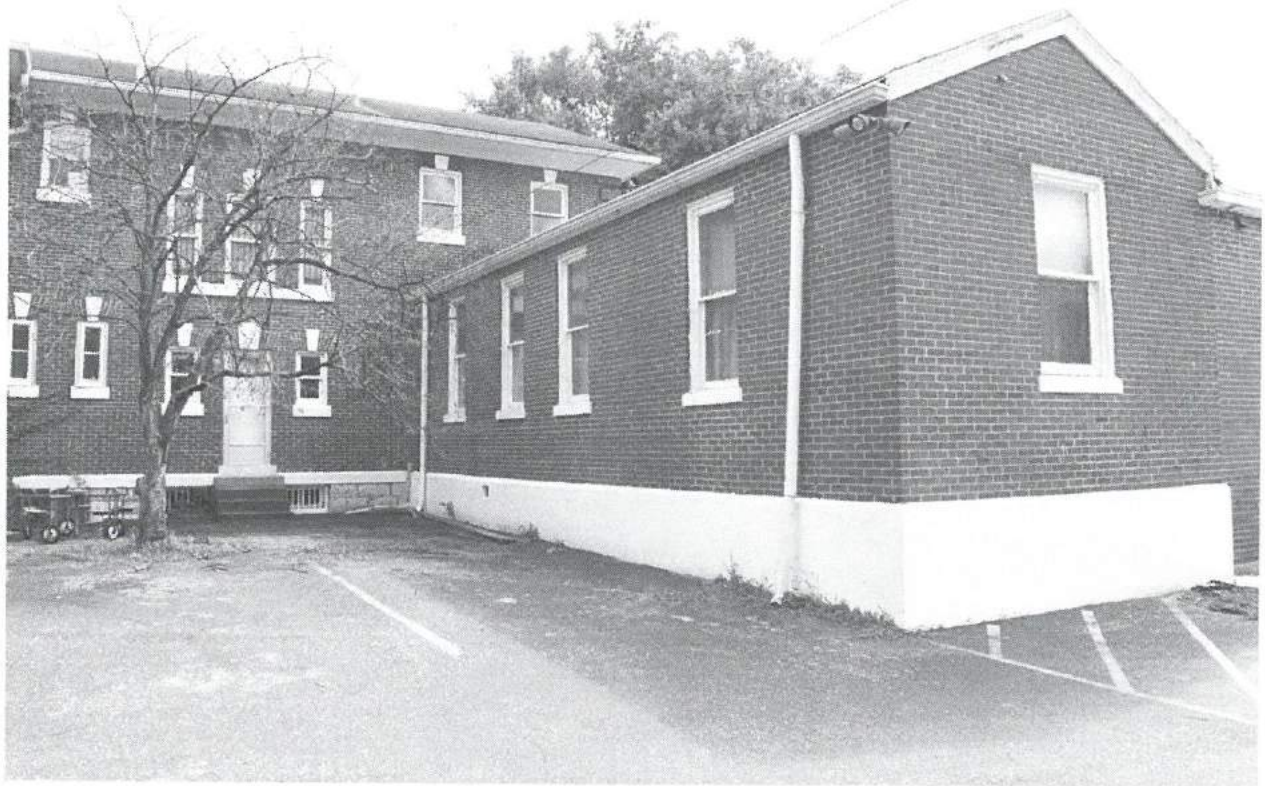


Image 6

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replacing these
windows &
adding new
doors & porches

Image 7

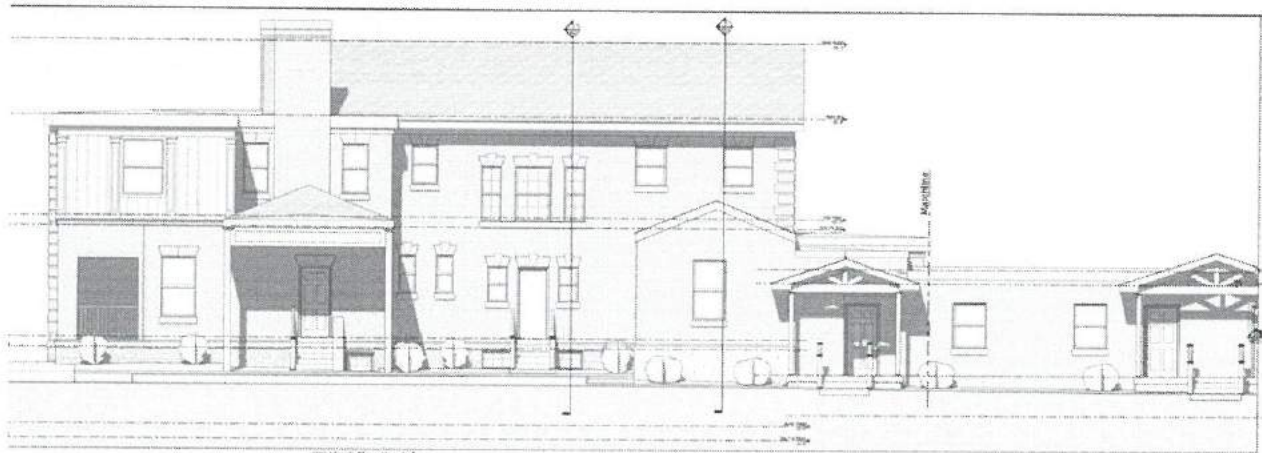


Image 8

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Image 9



Image 10

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LANDSCAPE
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West Facing

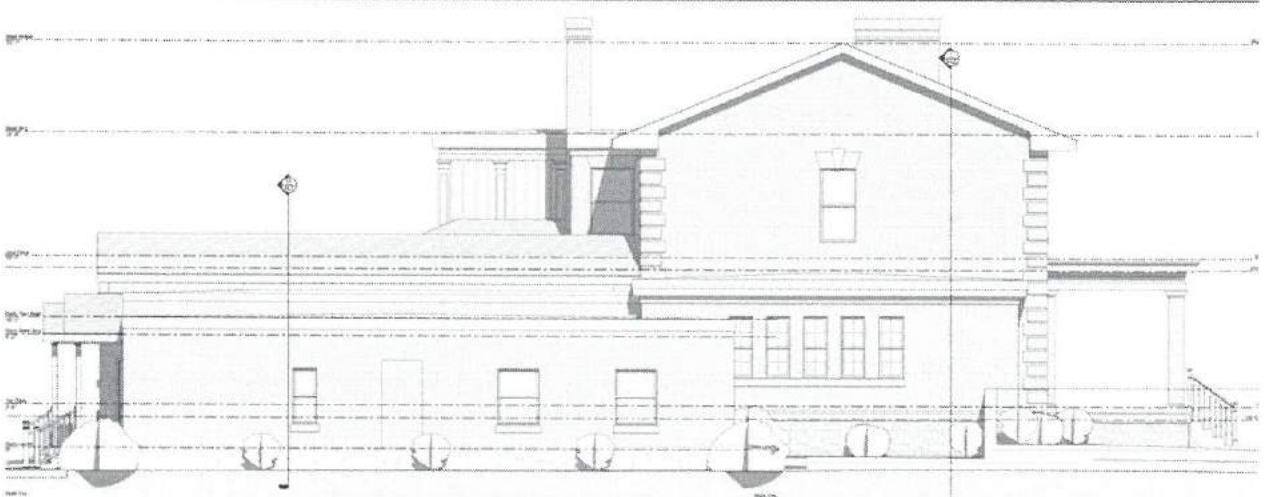
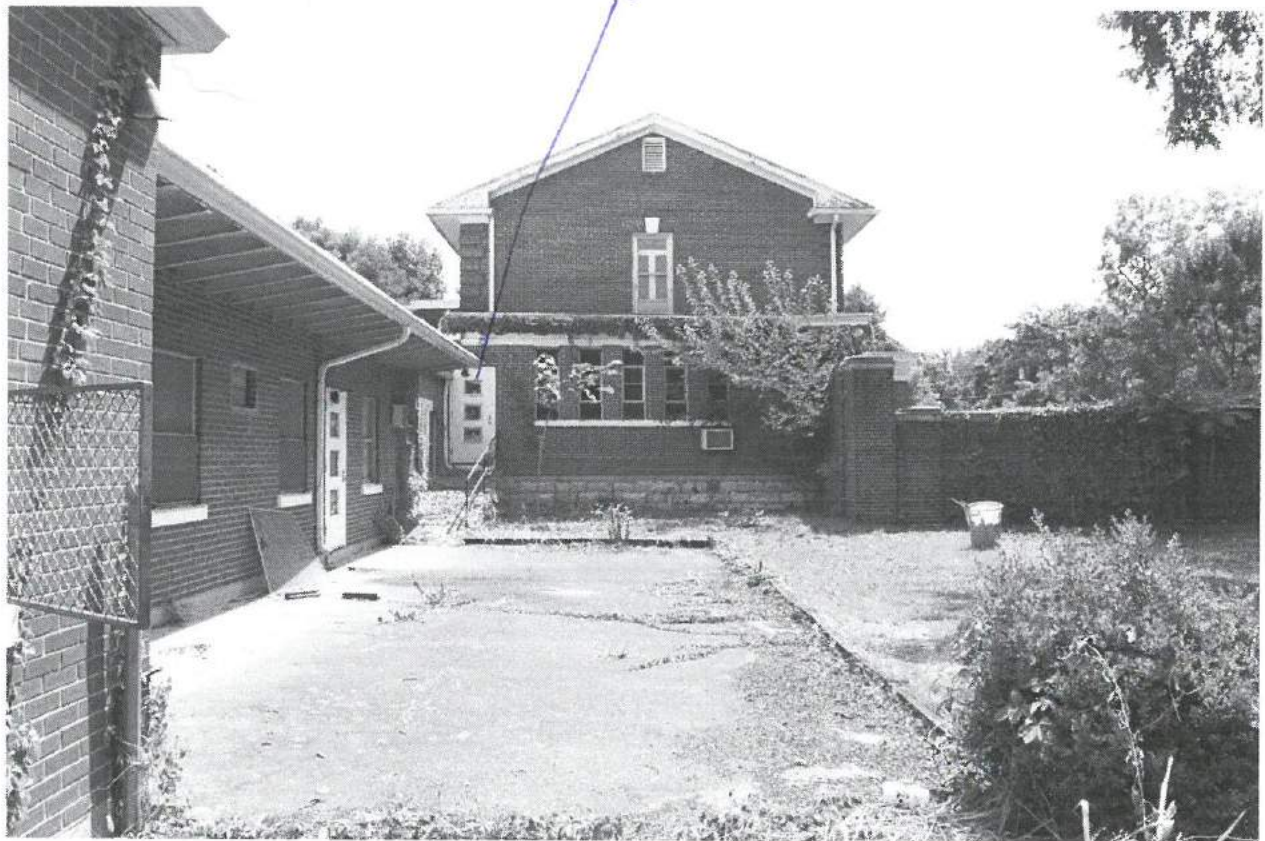
All of the windows on the first floor, both in the original building and the addition are metal grid institutional windows. These will all be replaced with vinyl white double hung windows. Two doors on the first floor will be infilled with brick to match the existing brick. The door on the second floor of the two story building will be replaced with a white painted wood double hung window similar in style to the rest of the wood windows in the building. The bottom of the doorway opening will be infilled with brick to match the rest of the building's brick.



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Courtyard South Facing

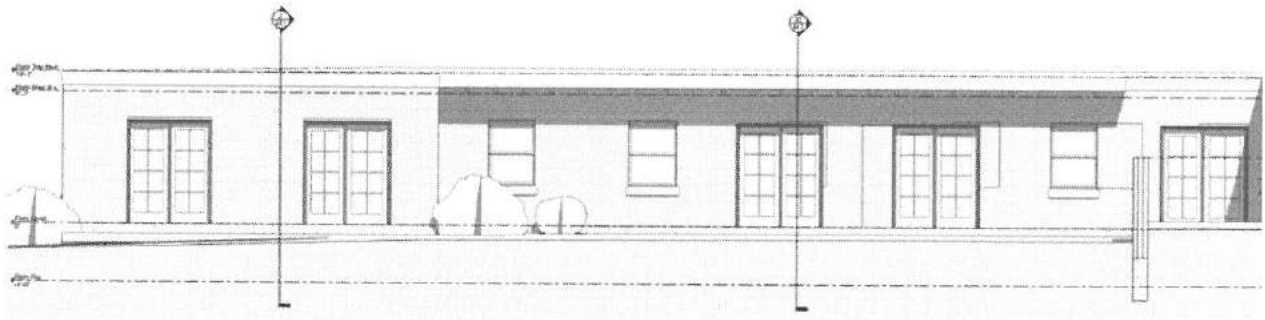
The windows in this area are metal grid institutional windows. Some of these windows will be replaced with white vinyl double hung windows. In other cases, the window will be replaced with white metal French doors. There are a couple of holes in the wall for AC units that will be infilled with brick to match the rest of the structure. A ramp to the right will be removed as the door it leads to is being changed to a window.



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Carriage House

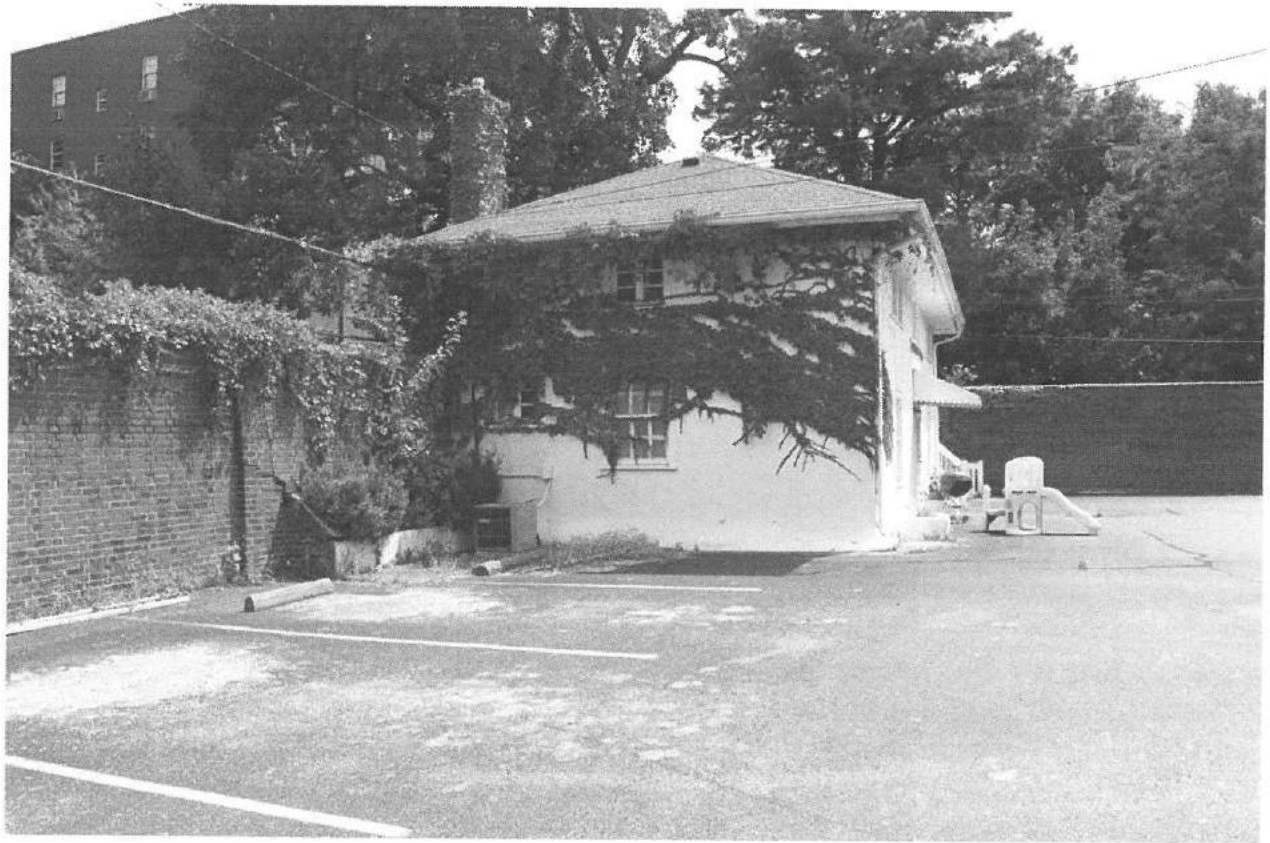
We will be doing a significant amount of soffit repair here. It will all be replaced with wood. The windows are all in decent shape. They might need a little repair and we will likely paint them a different color. The planters in the front will also be painted a different color.



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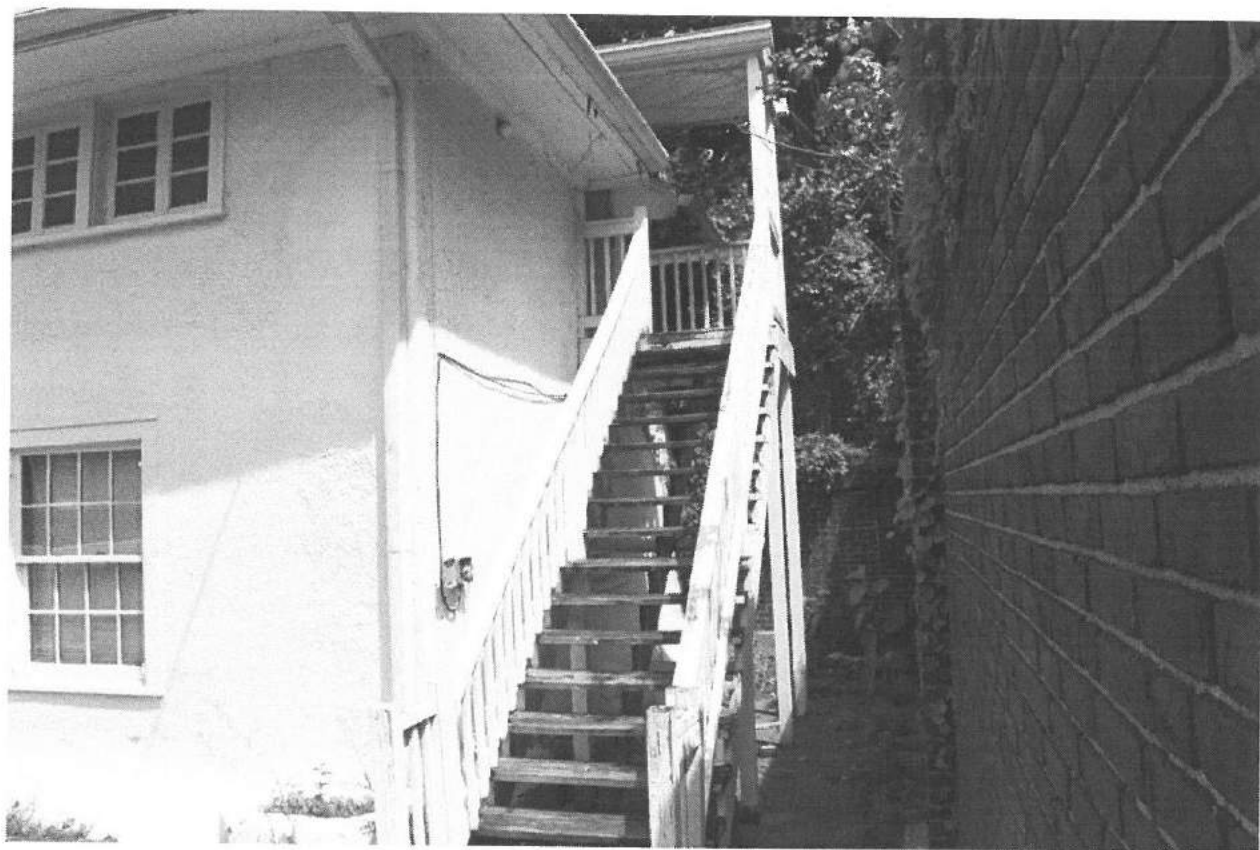
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Potential Products

While we have not made final product selections, these products are representative of the product that we are planning on using for the project.

- JELD-WEN Builders Series White Vinyl Clear Reversible Sliding Patio Door
- JELD-WEN® Best Series Vinyl Double Hung Window
- Owens Corning® TruDefinition® Duration® Architectural Shingles

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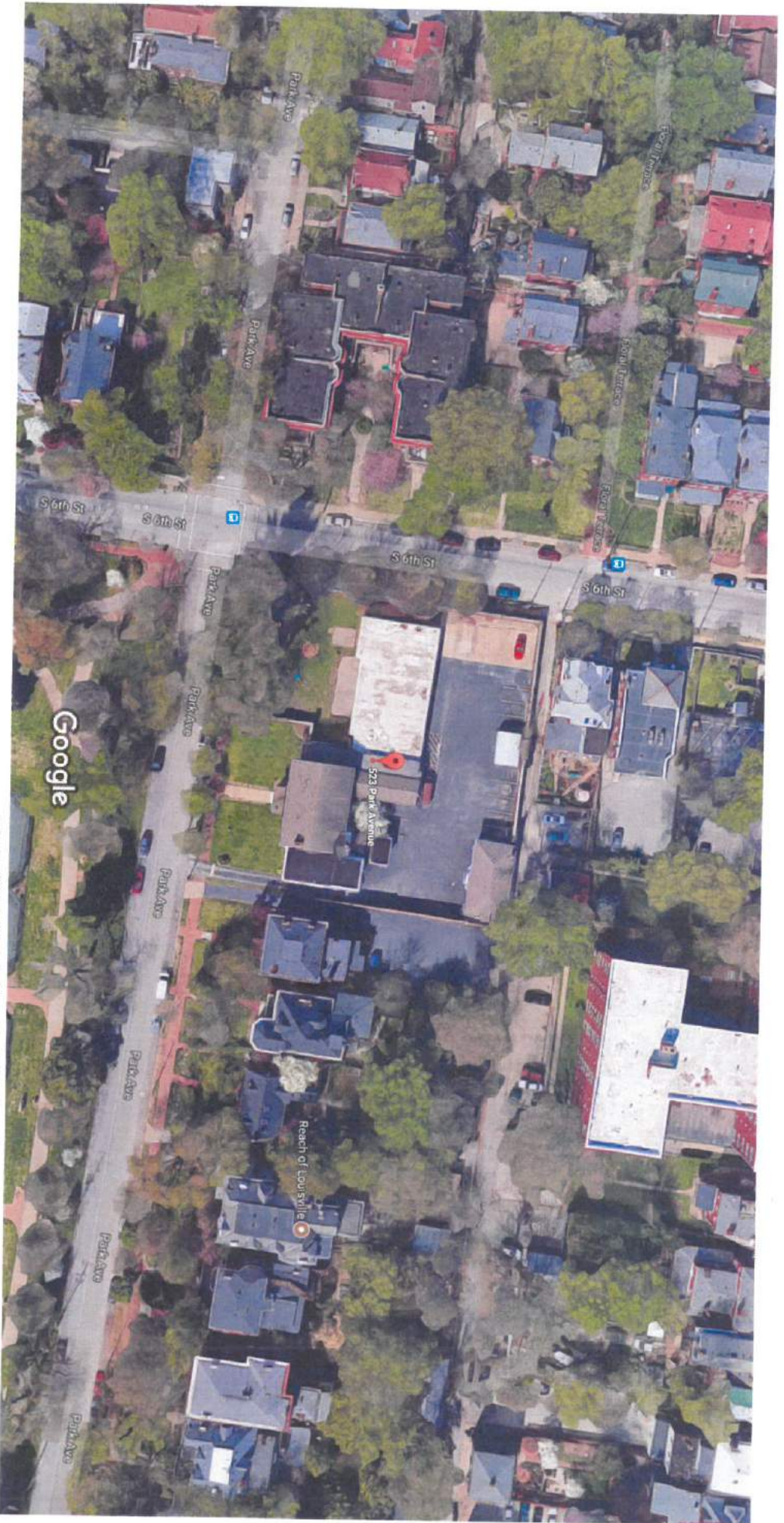
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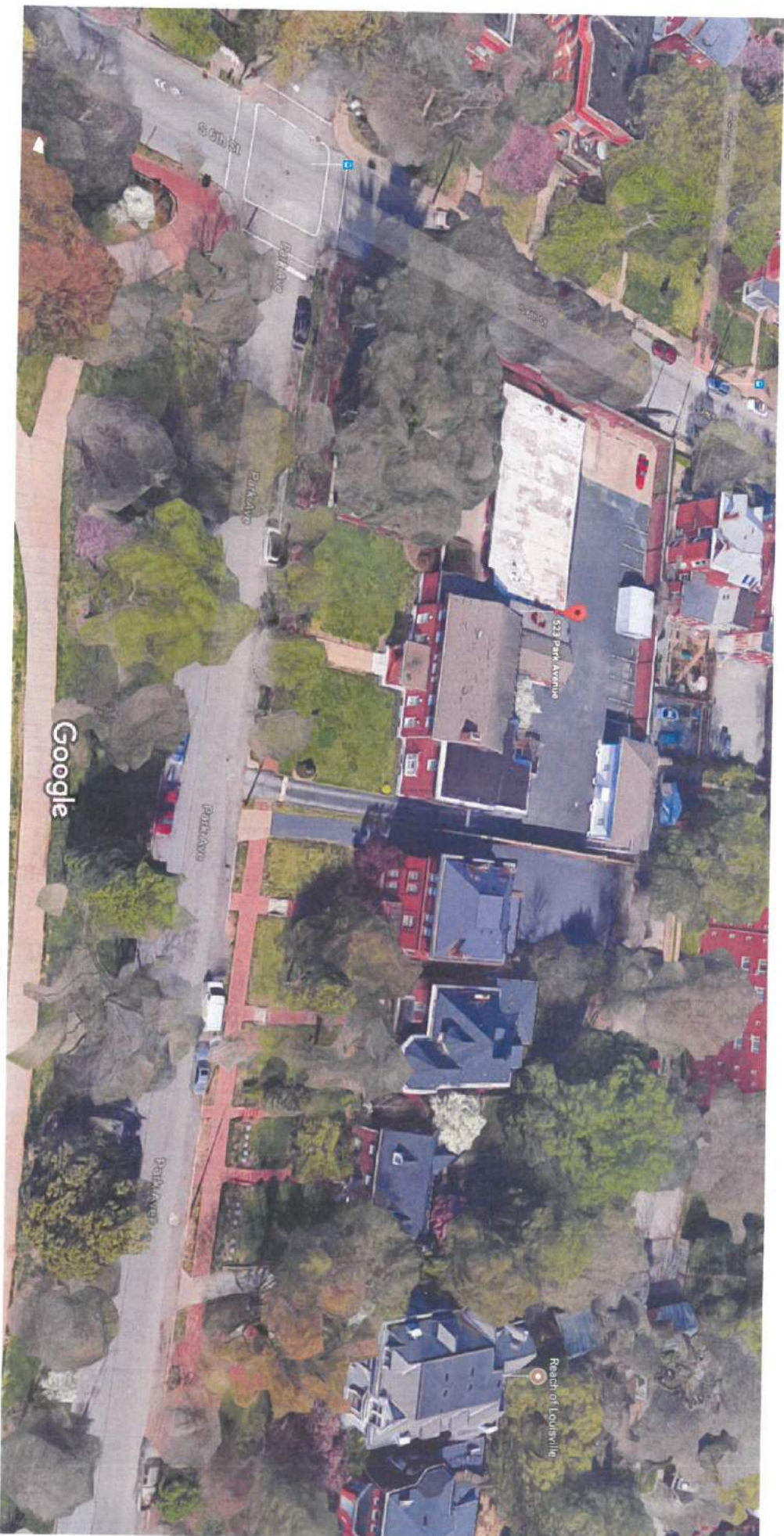
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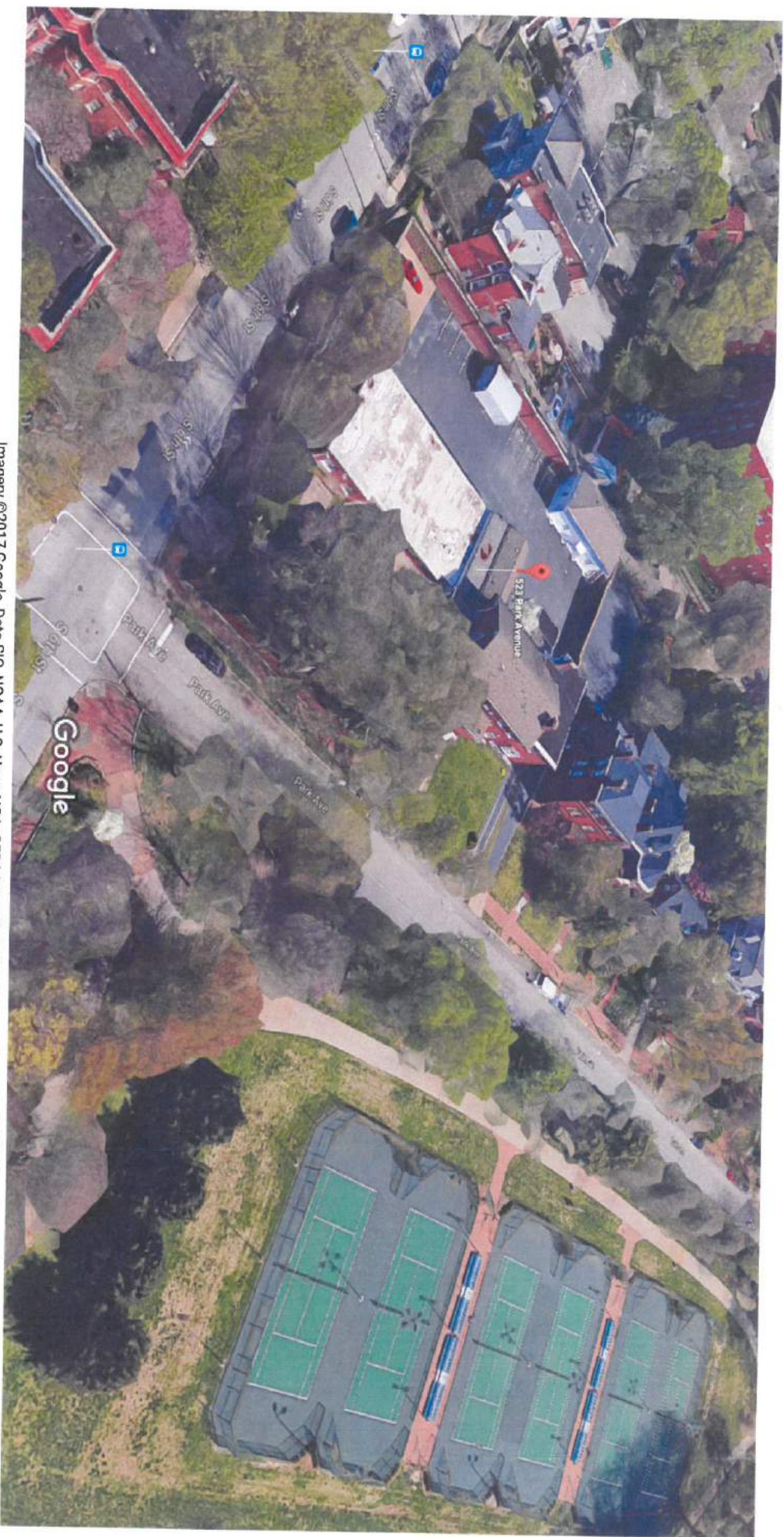
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