



# Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 19COA1132 Intake Staff: KP

Date: 5/3/19 Fee: No Fee

## Instructions:

For detailed definitions of *Certificate of Appropriateness* and *Overlay District Permit*, please see page 4 of this application.

## Project Information:

Certificate of Appropriateness: ☐ Butchertown ☐ Clifton ☐ Cherokee Triangle ☐ Individual Landmark  
☐ Limerick ☒ Old Louisville ☐ Parkland Business ☐ West Main Street

Overlay Permit: ☐ Bardstown/Baxter Ave Overlay (BRO) ☐ Downtown Development Review Overlay (DDRO)  
☐ Nulu Review Overlay District (NROD)

Project Name: MARTIN GARAGE

Project Address / Parcel ID: 1524 - 1530 So 2nd St ; 40208  
033D 0090 0000

Total Acres: ± 0.5855

Project Cost (exterior only): \$225,000 PVA Assessed Value: \$902,190.00

Existing Sq Ft: 2954.82 SF New Construction Sq Ft: 2954.82 Height (Ft): 25'-4" Stories: 2

Project Description (use additional sheets if needed):

Click or tap here to enter text.

- (A) DEMO EXISTING GARAGE -
- (B) INSTALL NEW GARAGE - EXACT SAME FOOTPRINT  
w/ APTS ABOVE

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**Contact Information:**

Owner: ☐ Check if primary contact

Applicant: ☒ Check if primary contact

STANLEY MURRELL LIVING TRUST

Name: MARY MARTIN LIVING TRUST

Name: Courtney Malone

Company: N/A

Company: Alltrade Property Management

Address: 1466 So 3rd St

Address: 710 Barret Ave. Suite #201

City: LOUISVILLE State: KY Zip: 40208

City: Louisville State: KY Zip: 40204

Primary Phone: Mary - 502.637.4000

Primary Phone: 502-562-1985 ext. 217

Alternate Phone:

Alternate Phone:

Email: Old Lou Mary@aol.com

Email: cmalone@alltradeproperties.com

Owner Signature (required): Courtney Malone - Agent For Owner

Attorney: ☐ Check if primary contact

Plan prepared by: ☐ Check if primary contact

Name: N/A

Name: ADNE DEL PRINCE

Company:

Company: DEL PRINCE DESIGNS, LLC

Address:

Address: 640 COUNTRY CLUB RD

City: State: Zip:

City: LOUISVILLE State: KY Zip: 40206

Primary Phone:

Primary Phone: 502-893-6026 (Landline)

Alternate Phone:

Alternate Phone:

Email:

Email: adelprince@att.net

**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, Courtney Malone, in my capacity as Authorized Agent, hereby representative/authorized agent/other

certify that Stanley A. Murreal & Mary Martin 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: Courtney Malone Date: 5/11/19

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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## Land Development Report

April 25, 2019 1:33 PM

About LDC

### Location

Parcel ID: 033D00900000  
Parcel LRSN: 8200831  
Address: MULTIPLE ADDRESSES

### Zoning

Zoning: TNZD  
Form District: TRADITIONAL NEIGHBORHOOD  
Plan Certain #: NONE  
Proposed Subdivision Name: NONE  
Proposed Subdivision Docket #: NONE  
Current Subdivision Name: NONE  
Plat Book - Page: NONE  
Related Cases: NONE

### Special Review Districts

Overlay District: NO  
Historic Preservation District: OLD LOUISVILLE  
National Register District: OLD LOUISVILLE  
Urban Renewal: YES  
Enterprise Zone: NO  
System Development District: NO  
Historic Site: YES - MULTIPLE

### Environmental Constraints

#### Flood Prone Area

FEMA Floodplain Review Zone: NO  
FEMA Floodway Review Zone: NO  
Local Regulatory Floodplain Zone or  
Combined Sewer Floodprone Area: 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

### Services

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

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A

## Cattan Inspection and Engineering, Inc.

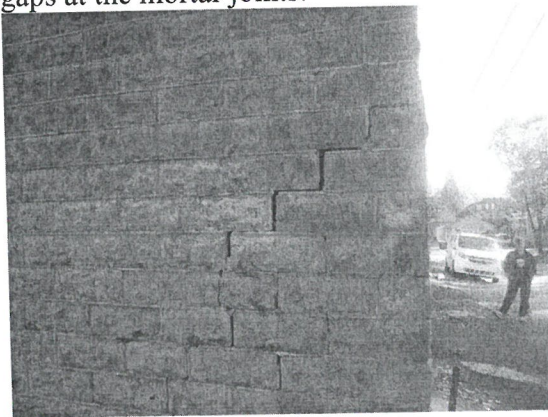
201 Waterford Road  
Mt. Washington, KY 40047  
Telephone: (502) 299-6572 email: [jcattan@twc.com](mailto:jcattan@twc.com)  
6 November, 2018

Martin & Murrell Properties  
1451 S First Street #2  
Louisville, KY 40208

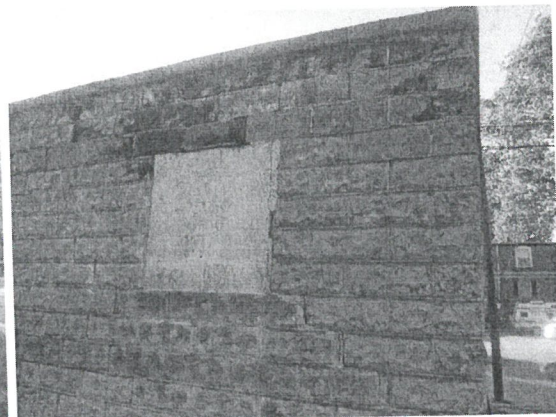
Subject: 1524 S Second Street Garages  
Louisville, KY 40203

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 garage structure is built with concrete block walls on shallow foundations and with a sloping concrete roof. The following items are noted:

1. The perimeter walls have various amounts of settlement which has caused stress cracking in the block. The most significant movement is at both sides. The movement is directly related to changes in moisture content of the soil at the footing level over the life of the structure. The likely shallow condition allows the changes to occur more readily. The walls are not considered unstable but have both vertical and lateral movements which have affected wall plumbness and caused cracking. The pictures indicate the most significant displacements noted in the building. The displacements affect the appearance which cannot be improved and require tuckpointing at numerous locations to close off the gaps at the mortar joints.



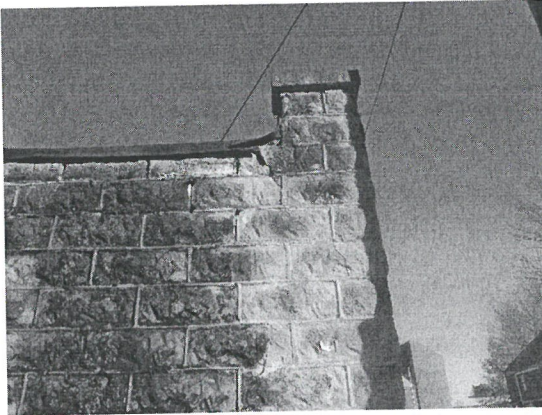
NW corner



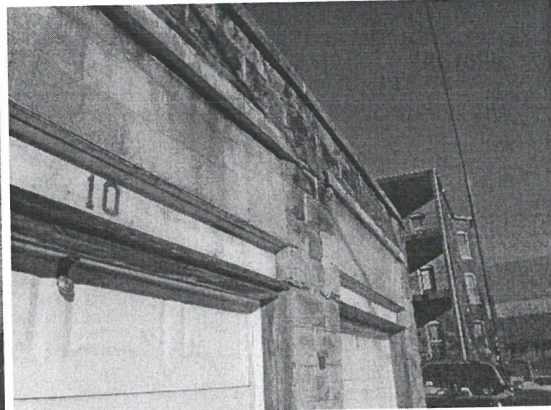
NE corner at rear

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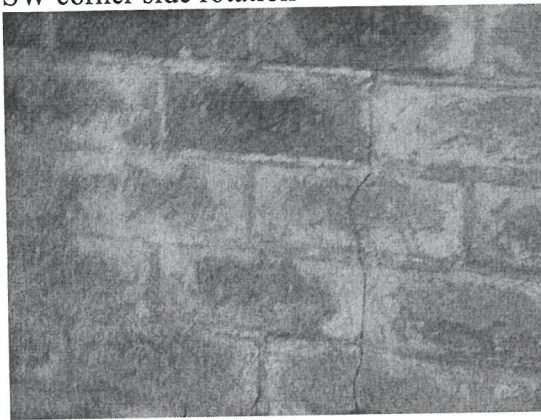
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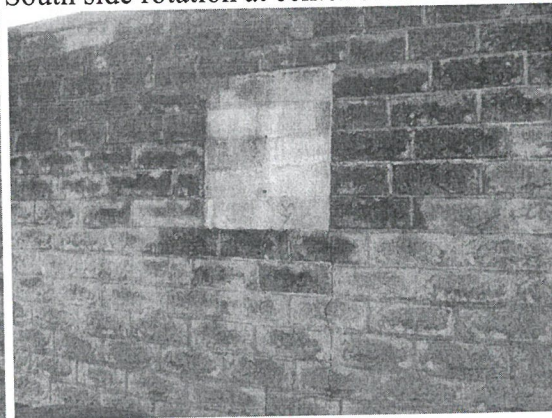
SW corner side rotation



South side rotation at center column



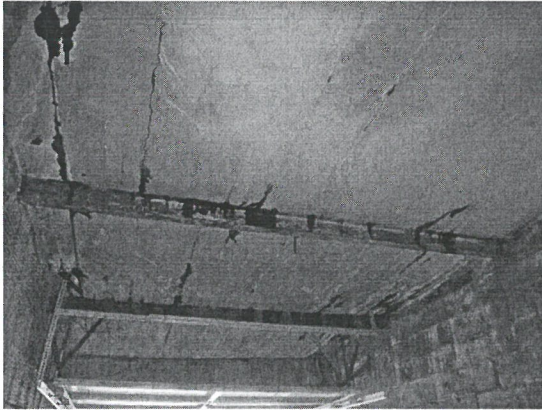
SE rear wall



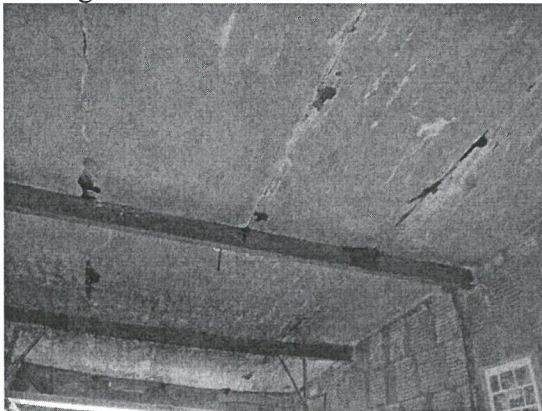
2. The roof is built in the following manner. There are 3 steel beams between the wall walls which support wood runners at about 30 inch spacing. The runners support a wire mesh which the concrete was placed upon. A plaster coat was added to the surface for appearance. Over the years due to roof leakage the metal lath has corroded and allowed failure of the material. The concrete above is not reinforced and has virtually no support when the material has broken and allowed the entire area between steel supports to fall. Each unit was observed, and some are in fair condition, some have deterioration at the low end of the roof where apparent leakage has caused the deterioration and 3 units which need complete replacement. A sketch is attached to this report which indicates the deteriorated areas by circles and notes. Units 3, 4, and 5 need replacement due to failed lath. Other units have deterioration and at some future snow load condition could have a stress failure of the lath which could cause a similar failure to Unit 3. The roof currently is not considered to be rated for the current allowable load condition due to the deterioration of the metal lath.

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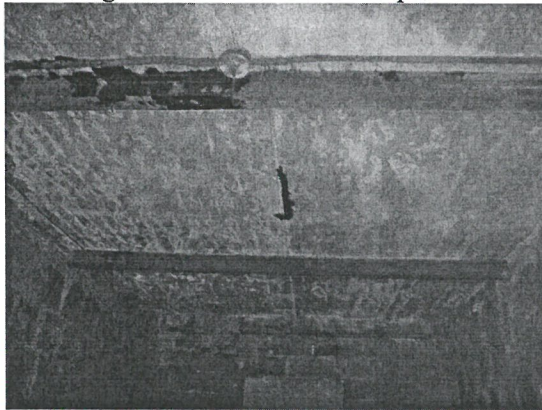
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Ceiling at #1 hole at NW corner



#2 no significant rust or loss of plaster



#3 Beam and ceiling deteriorated



West side above door deteriorated

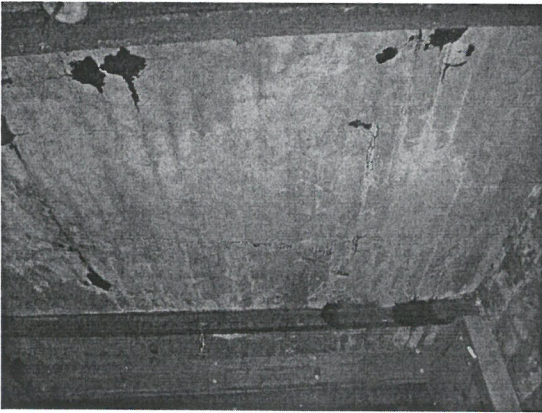
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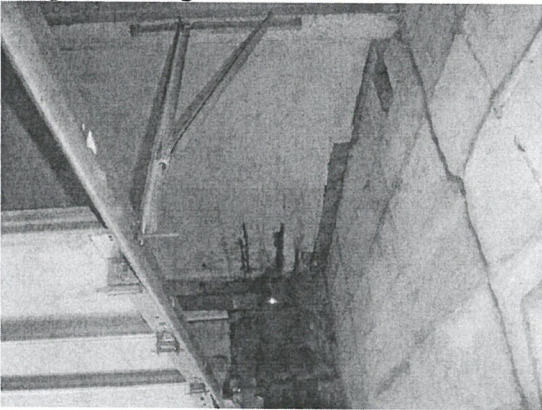
pg 4 qb



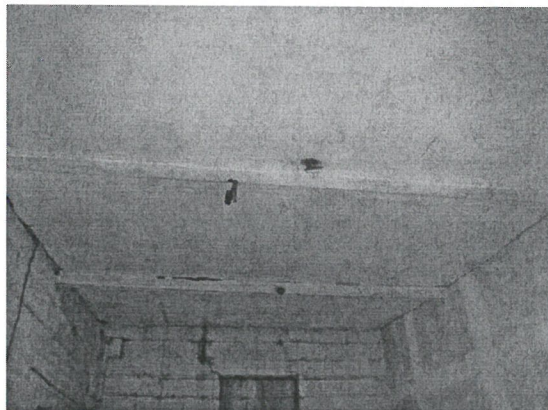
#4 failed



#5 spot breakage Not failed but close



#6 failed at NW corner

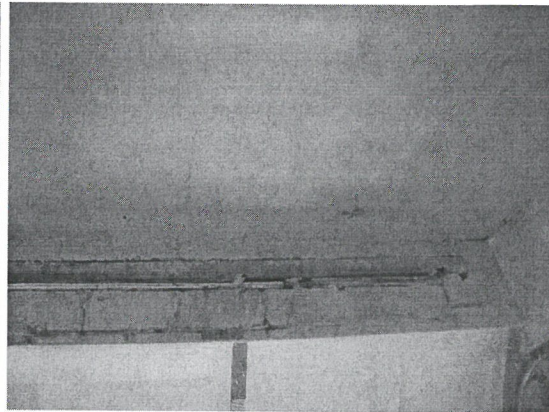
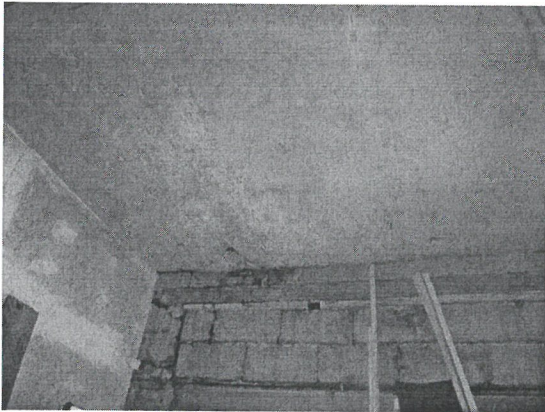


Middle and rear area ok

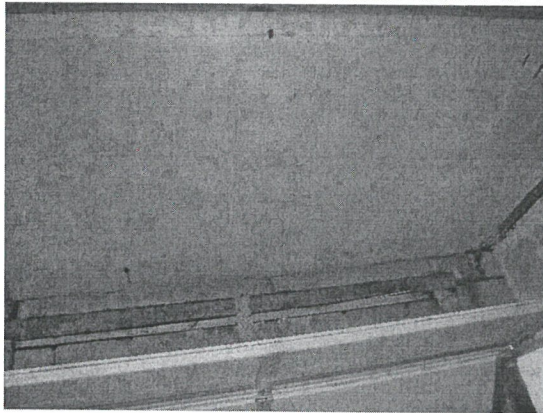
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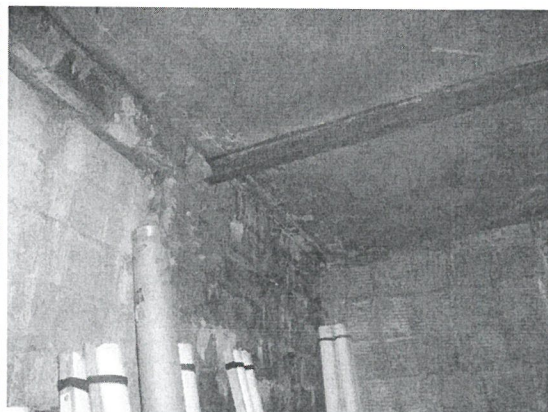
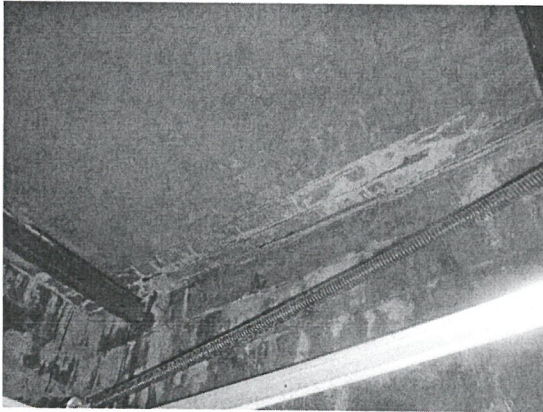
pg 5 of 6



#7 and #8 combined unit small failure at West wall door area



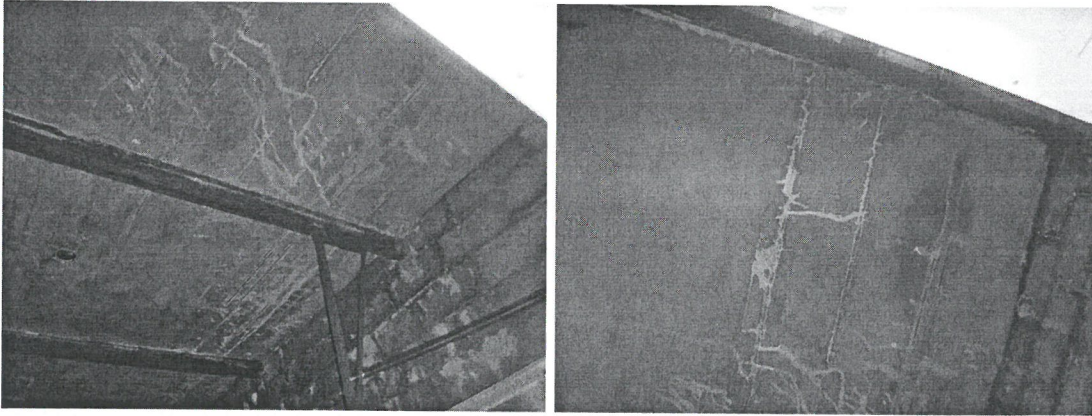
#9 No issues noted



#10 Rust out at low end at west side

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#11 Rusted areas but not broke yet

Recommended repair:

1. The sections noted above with damage concrete roof should be removed down to the steel. Those units with severe rust at the steel beams should have the member replaced, surface scale is not a reason to replace, flaking of the steel is one that should be replaced. The roof can be replaced in sections from wall to wall of those units with minor deterioration. #4 and #5 have steel which should be replaced. For ease of installation and longevity of the structure with more than  $\frac{1}{2}$  of the structure needing repair and reduced load capacity a complete replacement is suggested.
2. Ribbed decking for concrete, 1.5" B deck is suggested. The panels can be installed full length from doors to rear and then 4 inches total thickness of concrete placed above.
3. A membrane roof system is suggested over the concrete.
4. The cracked block and mortar joints in the walls can be tuckpointed both inside and outside. The crack repair will not repair the displacements that have occurred.

The structure with the wall deficiencies and the entire roof structure needing replacement would likely be more cost beneficial to demolish the entire structure and rebuild new with either wood framed or block walls and a wood framed roof system. 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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# ALLTRADE PROPERTY MGT.

Josh Lindley

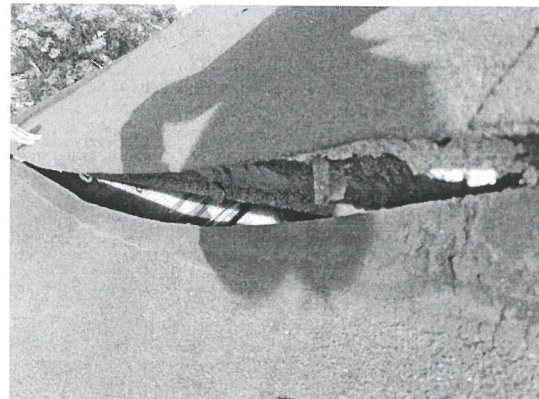
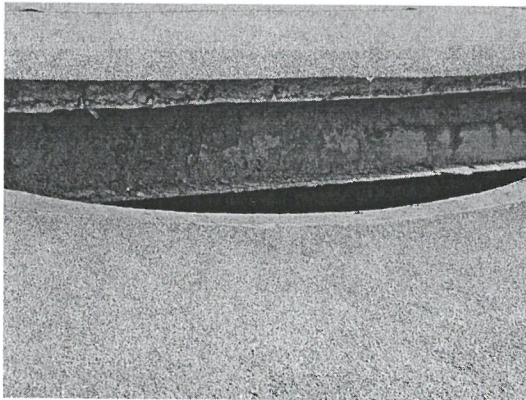
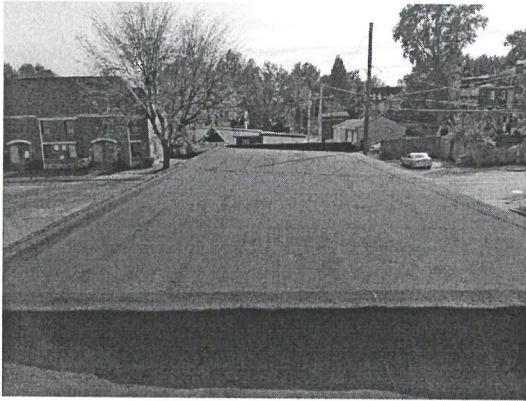
[josh@alltradeky.com](mailto:josh@alltradeky.com)

DEMOLITION

- (A)

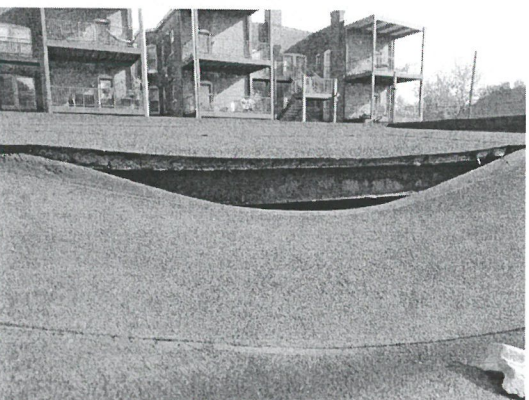
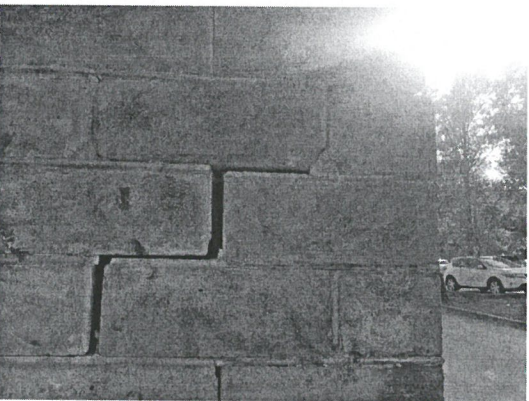
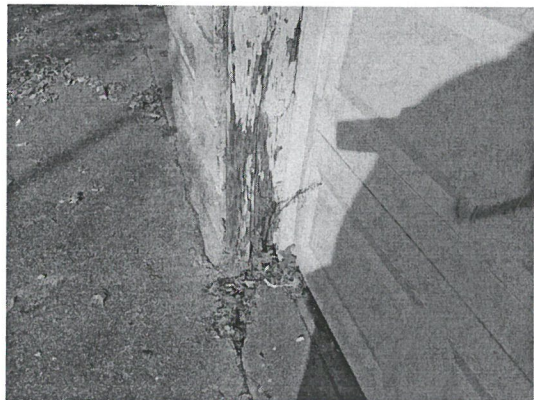
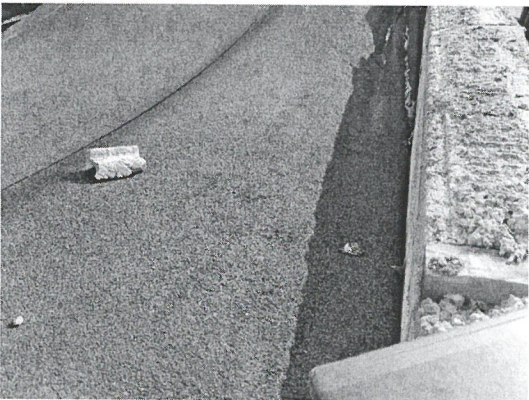
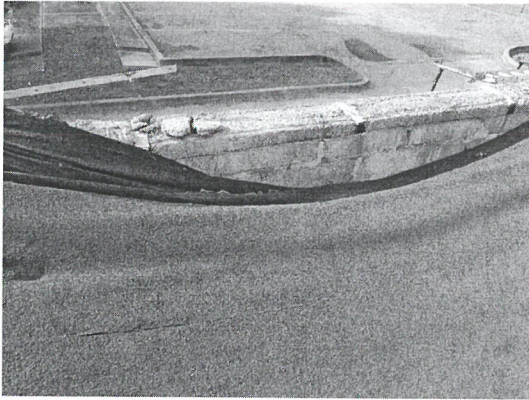
Date: 10-31-18

Location: 1524-1530 S 2<sup>nd</sup> St



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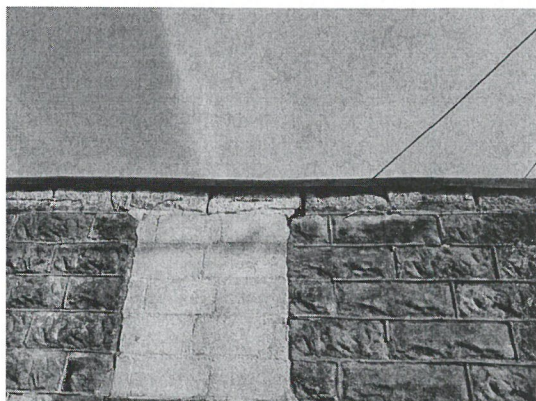
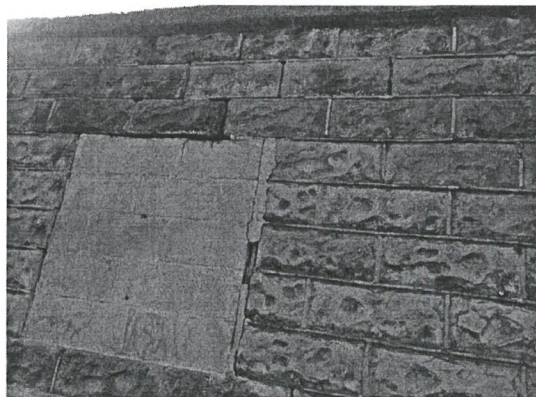
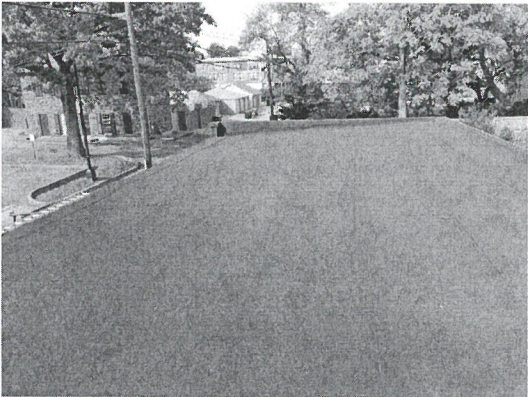
# DEMOLITION (A)



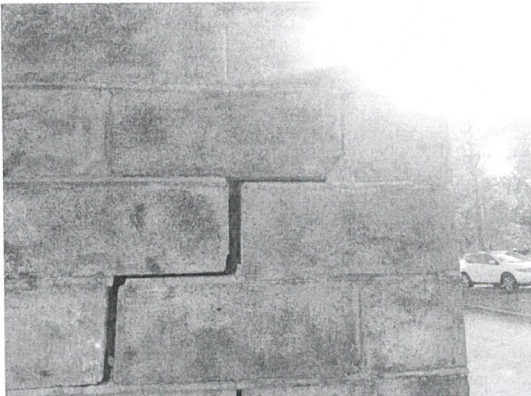
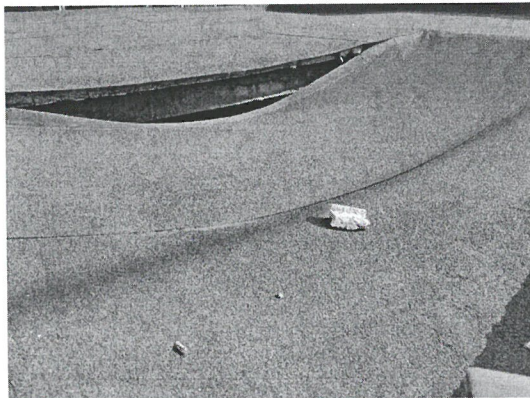
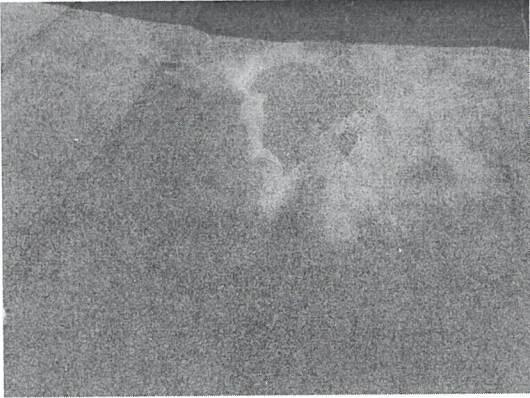
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DEMOLITION (A)



DEMOLITION (A)



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Osage II, LTD  
1600 So 2nd St  
Louisville, Ky 40208

Aune Del Prince  
640 Country Club Rd  
Louisville, Ky 40206

Courtney Malone  
Alltrade Property Mgmt  
710 Barrett Ave Suite 201  
Louisville, Ky 40204

Jeff Carr + Tanja Craig  
1520 So 2nd St  
Louisville, KY 40208

BeltNap Properties  
15 S Palmway Apt 7  
Lake Worth, FLA  
33460

JCPS  
P.O. Box 34021  
Louisville, Ky 40232

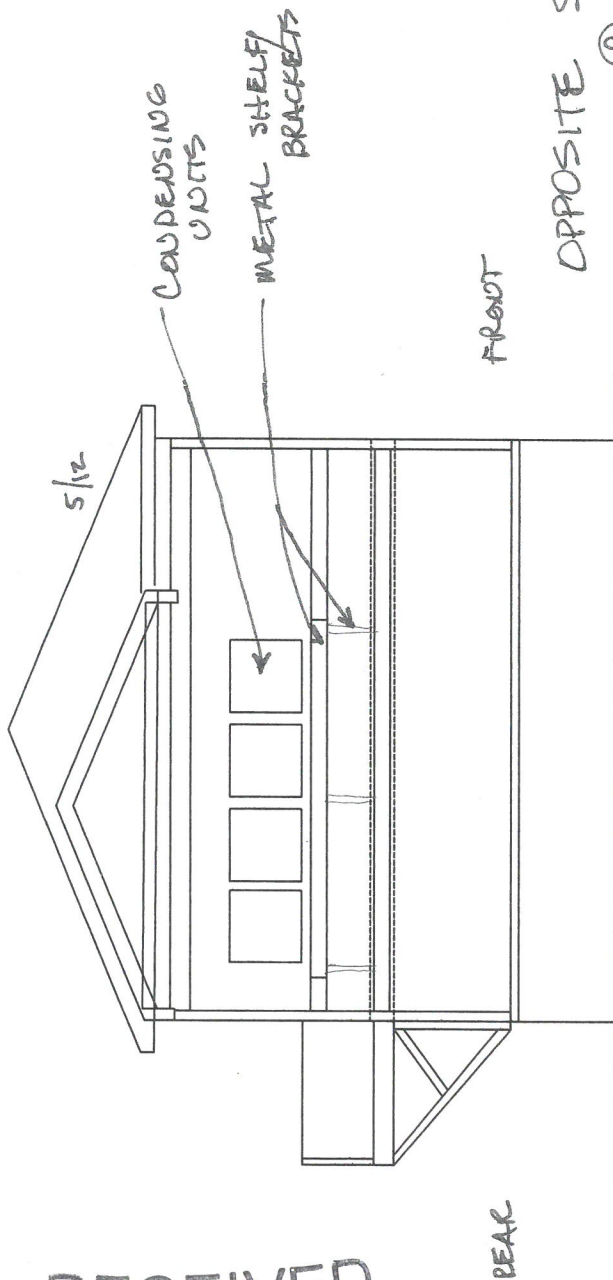
Stanley Murrell Living Trust  
446 So 3rd St  
Louisville, Ky 40208

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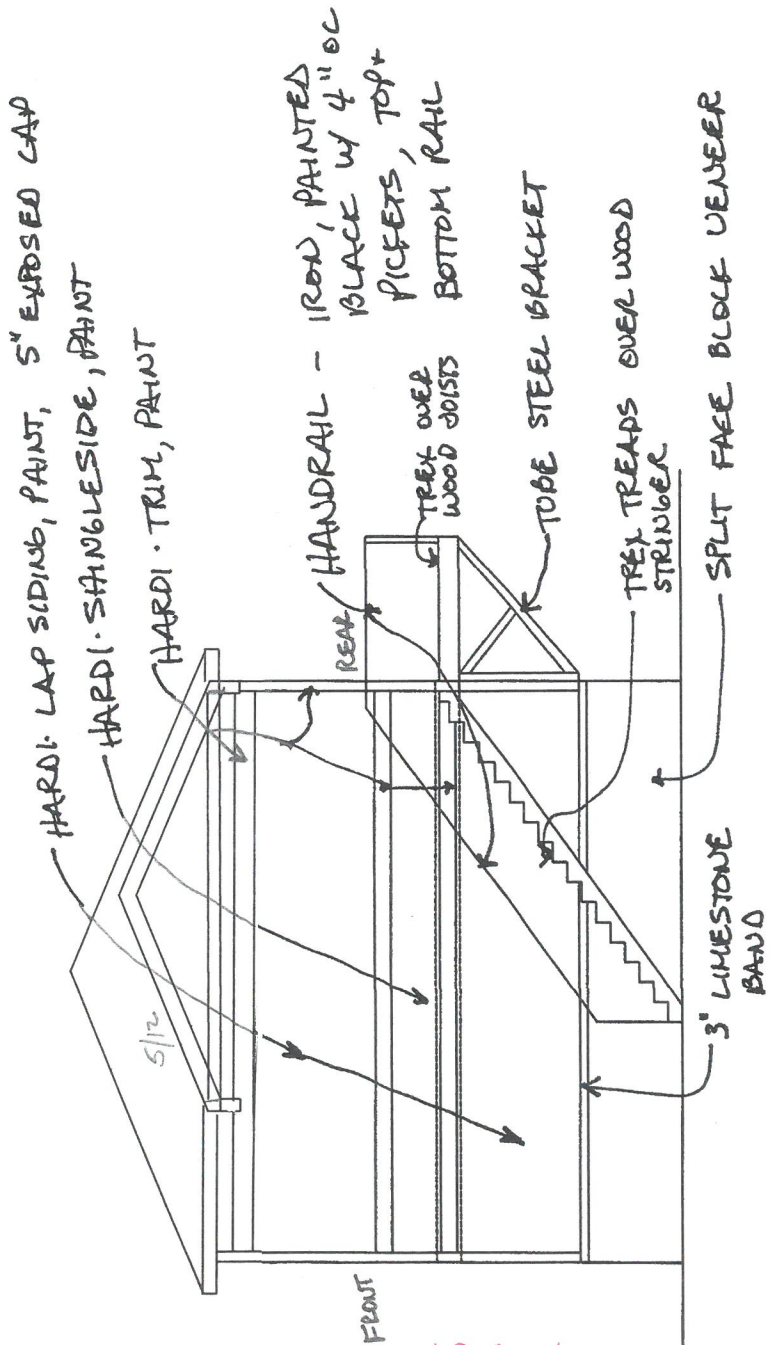
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OPPOSITE SIDE ELEVATION  
@ STAIR WALKWAY



SIDE ELEVATION  
@ STAIR WALKWAY

MARTIN GARAGE

4/29/19

1/8" = 1'0"

(B)

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↑ ALLEY

EXISTING GARAGE TO BE REMOVED →  
 FRONT ELEVATION WALBERT ST



REAR ELEVATION

MARTIN GARAGE

Ⓐ

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↑ ALLEY

EXISTING GARAGE TO BE REMOVED →  
 FRONT ELEVATION WALBERT ST



REAR ELEVATION

MARTIN GARAGE

Ⓐ

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