



## Louisville-Jefferson County Metro Government

### PLANNING AND DESIGN SERVICES

METRO DEVELOPMENT CENTER 444 SOUTH 5th STREET SUITE 300

LOUISVILLE, KENTUCKY 40202

Phone: (502) 574-6230 Website: <https://louisvilleky.gov/government/planning-design>

## Certificate of Appropriateness Application

Case Number: 21-COA-0074

Submittal Date: 04/13/2021

Intake Staff: Tara Sorrels

### Application Information

**Primary Address:** 1451 S 2ND ST, LOUISVILLE, KY 40208  
**Primary Parcel Id:** 033B00370000  
**Project Description:** Replacing 5 layers of roofing with Owens corning shingle, rebuilding of box gutters, reframing front facade,  
**Project Name:** OL Front Facade Windows

### GENERAL INFORMATION

Acres	.07600
Dwelling Units	0
Historic Preservation District	OLD LOUISVILLE
New Building Square Feet	0
Number of Meeting Notification Postcards	0
Project Cost	165000
PVA Assessed Value	221200
Rooms	0

### GIS INFORMATION

Council District	6
Current Subdivision Name	NONE
Fire Protection District	CITY OF LOUISVILLE
Form District	TRADITIONAL NEIGHBORHOOD
Historic Site	NO
Municipality	LOUISVILLE
National Register District	OLD LOUISVILLE

Overlay District	NONE
Plan Certain	NONE
Plat Book - Page	NONE
System Development District	NO
Zoning Code	TNZD

#### Owner Information

**Name:** ALPHA, HOLDING LLC  
**Address:** 3131 S 2ND ST PMB 106, LOUISVILLE, KY 40208-1446

#### Contact Information

**Type:** Applicant  
**Name:** Matt Phillips  
**Address:** 3131 S. 2nd St. # 106  
Louisville KY 40208  
**Phone:** 5024942266  
**Email:** Matt@AlphaHolding.Co

#### Owner Certification Statement

##### Application Submitted By:

hereby certify that I am the owner of property subject of this application, or that I am authorized to submit this application on behalf of the owner(s) of the property.&nbsp; 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.



# Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 21-COA-0074 Intake Staff: AB

Date: 4/13/21 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: 1451 S 2<sup>nd</sup> St (Front Façade Windows)

Project Address / Parcel ID: 1451 S 2<sup>nd</sup> St, 40208

Total Acres: .07600

Project Cost (exterior only): 165k PVA Assessed Value: 221,200

Existing Sq Ft: 4050 New Construction Sq Ft:          Height (Ft):          Stories: 3

## Project Description (use additional sheets if needed):

Failing historic façade under intense repairs. 5 Layers of roofing were pushing significant downward pressure on front architectural features. Front face of building was significantly water damaged at window sills, and failing. Water from failing front box gutters poured down face, water damaged, and pushed masonry away from house.

Repair:

Remove 5 layers of roofing. Replace with Owens corning shingle.

Rebuild Box gutters & round downspouts. 5" in most locations, 4" in Sough facing side.

Fabricate all historic molding and repair each section by hand. (custom woodwork on site)

Replace Compromised Sandstone with historically accurate stone. Cured in Salt Mine to lengthen curing time to increase strength and longevity of wear.

Reframe front of façade. Reframe windows and architectural features to retain proper placement and rebuild exact look as possible with current materials.

Utilize best in class Windows: Wood Framed with Alum metal wrap: Color Field Stone. 3<sup>rd</sup> Story replication, and 2<sup>nd</sup> story to replicate orig windows. Double Pane, Argon Gas filled. 2<sup>nd</sup> Floor to be Single Hung, as Window stops are present

All stone / brick, saved and reused where at all possible.

Tuck & Point with historically accurate materials. Utilize color matching in mortar joints to showcase finished look.

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**Contact Information:**

**Owner:** ☐ Check if primary contact

**Applicant:** ☐ Check if primary contact

Name: Matt Phillips

Name: \_\_\_\_\_

Company: Alpha Holding

Company: \_\_\_\_\_

Address: 3131 S 2nd St #106

Address: \_\_\_\_\_

City: Louisville State: KY Zip: 4020

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Primary Phone: 502-494-2266

Primary Phone: \_\_\_\_\_

Alternate Phone: \_\_\_\_\_

Alternate Phone: \_\_\_\_\_

Email: Matt@AlphaHolding.Co (Not .Com)

Email: \_\_\_\_\_

**Owner Signature (required):** \_\_\_\_\_

**Attorney:** ☐ Check if primary contact

**Plan prepared by:** ☐ Check if primary contact

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Primary Phone: \_\_\_\_\_

Primary Phone: \_\_\_\_\_

Alternate Phone: \_\_\_\_\_

Alternate Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Email: \_\_\_\_\_

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**Certification Statement:** A certification statement **must be submitted** with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Matt Phillips, in my capacity as Owner, hereby  
representative/authorized agent/other

certify that Alpha Holding, RE 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: Matt Phillips Date: 4/13/21

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

**Please submit the completed application along with the following items:**

**Required for every application:**

- ☐ Land Development Report<sup>1</sup>
- ☐ Current photographs showing building front, specific project area, and surrounding buildings
- ☐ Elevations, pictures, samples, brochures, or other technical data describing materials, such as windows, doors, roofing, fencing, etc. to be used in the renovation or replacement

**Site and Project plan:** *(required for building additions, new structures and fencing)*

- ☐ Site plan drawn to scale with dimensions, as applies to the project, indicating property lines, structures, landscaping, fencing, and parking
- ☐ Floor plans drawn to scale with dimensions and each room labeled
- ☐ Elevation drawings (a drawing showing exterior walls) drawn to scale with dimensions.  
For fencing, only photos/drawings of the proposed fence are required.

**Committee Review Only**

*Committee reviews may be required due to the complexity of the case. The necessity of these items will be determined by staff upon review. Projects requiring committee level review include construction of new buildings, demolition, and projects that vary widely from design guidelines.*

- ☐ Two sets of 11"x17" format site plans drawn to scale with dimensions
- ☐ Two sets of 11"x17" elevation drawings to scale with dimensions
- ☐ Two sets of 11"x17" landscaping drawings to scale with dimensions
- ☐ One set of mailing label sheets for: 1<sup>st</sup> tier Adjoining Property Owners (APOs)<sup>3</sup>, owners, applicants, contacts, and Case Manager. Applicant is responsible for mailing.
- ☐ One copy of the mailing label sheets

**Resources:**

1. For a Land Development Report, go to the following website and enter address in the search bar. After the map zooms to the location, click on the icon that looks like the letter "d" in a green circle. Print report.  
<https://www.lojic.org/lojic-online>
2. Deeds and plats can be found at the Jefferson County Clerk's Office (527 West Jefferson Street, 2<sup>nd</sup> fl, 502-574-6220. Many deeds, plats and other records are available online at:  
<https://search.jeffersondeeds.com/>
3. Adjoining property ownership information can be found at the Property Valuation Administrator (PVA) office at 531 Court Place, Suite 504 or via their website: <https://jeffersonpva.ky.gov/property-search/>

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## **Submittal Instructions:**

Applications are due on Fridays at 5:00 p.m. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5<sup>th</sup> Street, Suite 300. For more information, call (502) 574-6230 or visit <https://louisvilleky.gov/government/planning-design/>

## **Definitions:**

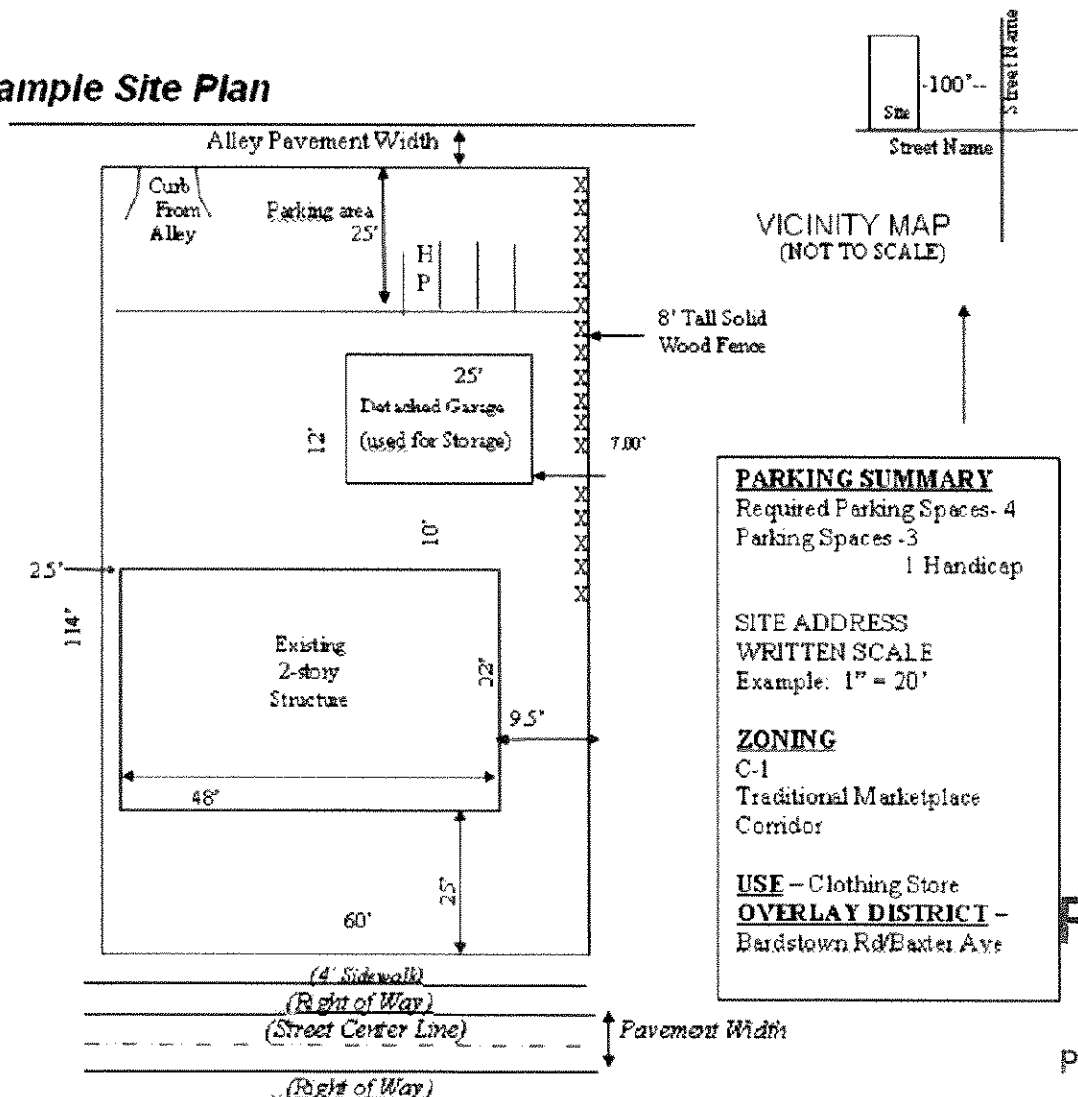
**Certificate of Appropriateness:** A project involving physical changes to the exterior of a building, structure, or property designated as a local landmark or located within a local preservation district shall require prior approval in the form of a Certificate of Appropriateness. An approval requires substantial conformance to design guidelines established for each landmark and district. The design guidelines, along with other information regarding local preservation districts, may be found at the website of the Landmarks and Preservation Districts Commission:

<https://louisvilleky.gov/government/planning-design/historic-preservation-landmarks-and-overlay-districts>

**Overlay District Permit:** A project involving physical changes to the exterior of a building, structure, or property within an overlay district shall require prior approval in the form of an Overlay Permit. An approval requires substantial conformance to design guidelines established for each overlay district. The design guidelines, along with other information regarding overlay districts, may be found at the following website:

<https://louisvilleky.gov/government/planning-design/historic-preservation-landmarks-and-overlay-districts>

## ***Sample Site Plan***





## Land Development Report

April 13, 2021 1:26 PM

About LDC

### Location

Parcel ID: 033B00370000  
Parcel LRSN: 103686  
Address: 1451 S 2ND ST

### Zoning

Zoning: TNZD  
Form District: TRADITIONAL NEIGHBORHOOD  
Plan Certain #: NONE  
Proposed Subdivision Name: NONE  
Proposed Subdivision Docket #: NONE  
Current Subdivision Name: NONE  
Plat Book - Page: NONE  
Related Cases: B-150-91

### Special Review Districts

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

### Environmental Constraints

#### Flood Prone Area

FEMA Floodplain Review Zone: NO  
FEMA Floodway Review Zone: NO  
Local Regulatory Floodplain Zone or  
Combined Sewer Floodprone Area: NO  
Local Regulatory Conveyance Zone: NO  
FEMA FIRM Panel: 21111C0041F

#### 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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### **Contact Information:**

Project: Cont. Grade elevation at Rear of house. Utilize Rear space to secure a spot for 1 parking and a secure environment. Old Louisville has undergone significant security concerns RE car break in, theft, shootings, etc. Goal: Make buyer feel secure in their purchase and offer piece of mind. Repoint historic mortar on retaining wall on Burnett Side. Carry visual line of fencing in alley from adjacent 3 properties to make 1 visual flow.

### **Orig House:**

5 Layers of Roof, Failed Mortar, Failed Box Gutters, Failed Downspouts, Failed Window Sills, Rotted Wood Frames & Structural elements of windows.

Upon removal to Repair Fascade, Window Sashes & Frames compromised. Edges were water rotted and beyond repurpose.



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**Contact Information:**

Years of water penetration, foam (failing and then holding water), and lack of maintenance compromised frames and entire 1/3 of windows on front elevation.



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Pre Construction:

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Significant Repair of Masonry Elements, all the way down to 1<sup>st</sup> Floor: (Showcasing Depth of Water Damage)

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**Contact Information:**

As completed. Masonry Repari, Replaced Masonry Visual Elements in their Orig Spaces, Tuckpointed Entire Building, Historic Fascia.Box Gutters, New Roof, Downspouts. (2 Year Project – Best in Class Old Louisville Renovation)



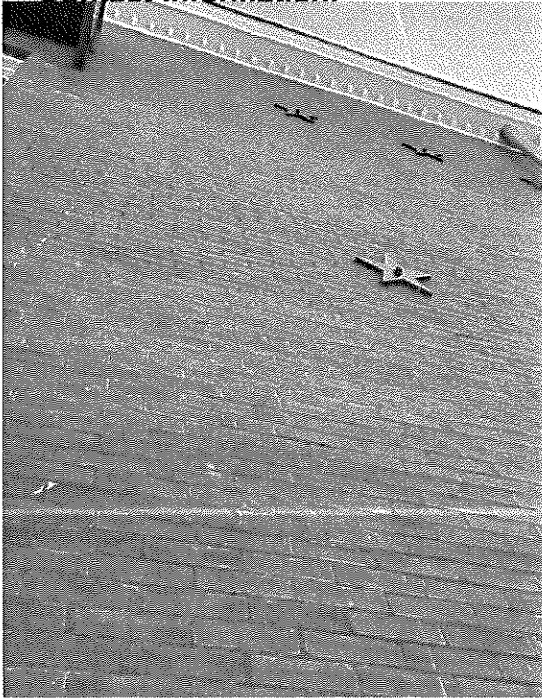
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Contact Information:



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**Contact Information:**

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Alley fencing elevations : Alley looking from Burnett South

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Contact Information:



Alley Fencing Elevations: (Alley looking North Towards Burnett)

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**Contact Information:**

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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