



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-0083

Submittal Date: 04/26/2021

Intake Staff: Tara Sorrels

Application Information

Primary Address: 1135 S 1ST ST, LOUISVILLE, KY 40203
Primary Parcel Id: 030M00K10000
Project Description: Certificate of appropriateness for exterior repairs in Old Louisville
Project Name: First Place Condos Turret Repairs

GENERAL INFORMATION

Acres	0.50280
Dwelling Units	0
Historic Preservation District	OLD LOUISVILLE
New Building Square Feet	0
Number of Meeting Notification Postcards	0
Project Cost	14215
PVA Assessed Value	1
Rooms	0

GIS INFORMATION

Council District	6
Current Subdivision Name	NONE
Fire Protection District	CITY OF LOUISVILLE
Form District	TRADITIONAL NEIGHBORHOOD
Historic Site	ALEXANDER C SEMPLE HOUSE
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: BROOK, & OAK PARTNERSHIP
Address: ADDRESS UNKNOWN, CONDO LAND LOT, KY C-LOT

Contact Information

Type: Applicant
Name: Mike Wilcher
Address: 1140 S. 1st St #9
Louisville KY 40203
Phone: 5025748692
Email: michael.wilcher@louisvilleky.gov

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. 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-0083 Intake Staff: Tara Sorrell

Date: 4-26-21 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: 1135 S. 1st St First Place Condos Turret Repairs

Project Address / Parcel ID: 1135 S. 1st St

Total Acres: 0.50280

Project Cost (exterior only): \$14,215 PVA Assessed Value: _____

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

Project Description (use additional sheets if needed):

Click or tap here to enter text.

Turret Repairs - window replacement (4)
Tuck pointing

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Contact Information:

Owner: ☐ Check if primary contact

Applicant: ☒ Check if primary contact

Name: First Place Condos

Name: Mike Wilcher

Company: _____

Company: First Place Condos

Address: 1135 S. 1st St

Address: 1140 S. 1st St #9

City: Louisville State: Ky Zip: 40203

City: Louisville State: Ky Zip: 40203

Primary Phone: _____

Primary Phone: 502 574-8692

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: michael.wilcher@louisvilleky.gov

Owner Signature (required): Mike Wilcher HOA President

Attorney: ☐ Check if primary contact

Plan prepared by: ☐ Check if primary contact

Name: _____

Name: Pat Dibble

Company: _____

Company: Pro 4mance Roofing & Extensions

Address: _____

Address: 802 Stone Creek Pkwy Ste 3A

City: _____ State: _____ Zip: _____

City: Louisville State: Ky Zip: 40223

Primary Phone: _____

Primary Phone: 502 974-0237

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: Pat@pro4mance.com

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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, Mike Wilcher, in my capacity as HOA President, hereby
representative/authorized agent/other

certify that First Place Condos 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: Mike Wilcher Date: 4/26/2021

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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Please submit the completed application along with the following items:

Required for every application:

- ☒ Land Development Report¹
- ☒ 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: 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. 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 , 2nd 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:

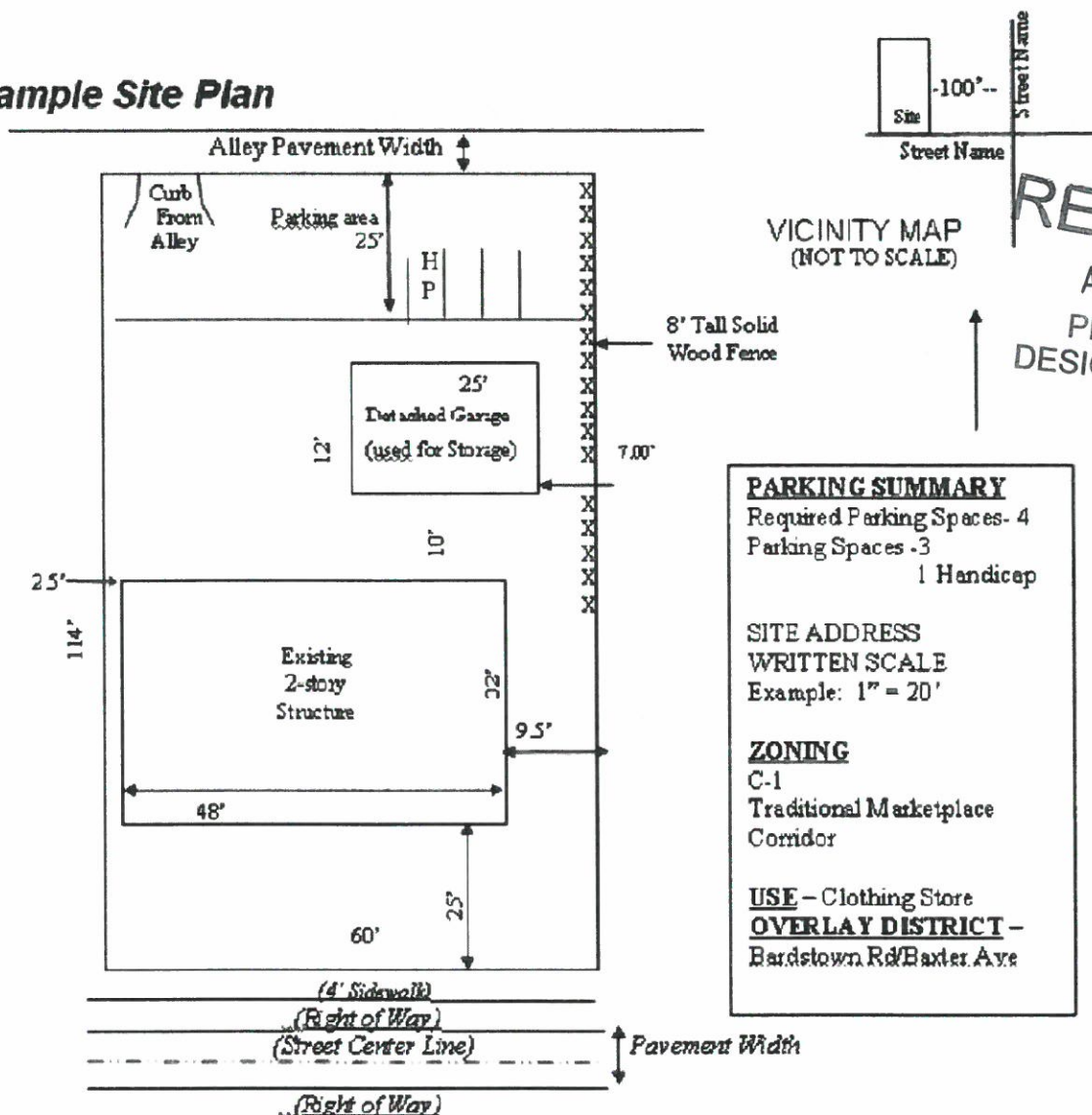
Applications are due on Fridays at 5:00 p.m. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <https://louisvilleky.gov/government/planning-design/>

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



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Land Development Report

April 26, 2021 11:54 AM

About LDC

Location

Parcel ID: 030M00K10000
Parcel LRSN: 9750105
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: NO
Enterprise Zone: YES
System Development District: NO
Historic Site: YES

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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Google Maps 1132 S 1st St


Cancel

Print

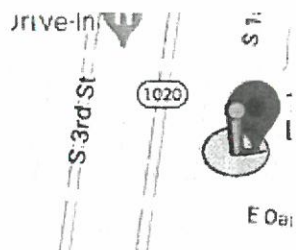


Image capture: May 2019 © 2021 Google

Louisville, Kentucky

 Google

Street View



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Insured: Sharron Kelley
Property: 1135 South 1st Street
Louisville , KY 40203

Home: (502) 416-6578
E-mail: kelley.s@insightbb.com

Estimator: Pat Dibble
Company: Pro4mance Roofing & Exteriors
Business: 802 Stone Creek Pkwy Suite 3A
Louisville , KY 40223

Cellular: (502) 974-0237
E-mail: pat@pro4mance.com

Claim Number:

Policy Number:

Type of Loss:

Date of Loss:
Date Inspected:

Date Received:
Date Entered: 3/31/2021 10:47 AM

Price List: KYLO8X_MAR21
Restoration/Service/Remodel
Estimate: 2021-03-31-1047

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2021-03-31-1047

Masonry

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. R&R Brick Tuck Pointing - 4 Sides above the upper roof line ONLY	340.00 SF	2.29	9.00	118.52	3,957.12
Totals: Masonry				118.52	3,957.12

Windows

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
3. R&R Wood window - double hung, - Paint to Match	4.00 EA	34.24	986.50	214.98	4,297.94
5. Boom lift - 50'-60' reach (per day)	3.00 DA	0.00	465.71	0.00	1,397.13
6. R&R Vinyl window - double hung,	4.00 EA	22.83	800.00	121.50	3,412.82
9. R&R Wrap wood / vinyl window frame & trim with aluminum sheet	4.00 EA	42.12	242.44	11.73	1,149.97
Totals: Windows				348.21	10,257.86
Line Item Totals: 2021-03-31-1047				466.73	14,214.98

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Summary for Dwelling

Line Item Total	13,748.25
Material Sales Tax	466.73
Replacement Cost Value	\$14,214.98
Net Claim	\$14,214.98

Pat Dibble

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Recap of Taxes

	Material Sales Tax (6%)	Total Tax (6%)	Mat. Tax on Struct. (6%)
Line Items	466.73	0.00	0.00
Total	466.73	0.00	0.00

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Recap by Room

Estimate: 2021-03-31-1047

Masonry	3,838.60	27.92%
Windows	9,909.65	72.08%
<hr/>		
Subtotal of Areas	13,748.25	100.00%
<hr/>		
Total	13,748.25	100.00%

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Recap by Category

Items	Total	%
GENERAL DEMOLITION	1,175.36	8.27%
HEAVY EQUIPMENT	1,397.13	9.83%
MASONRY	3,060.00	21.53%
SIDING	969.76	6.82%
WINDOWS - VINYL	3,200.00	22.51%
WINDOWS - WOOD	3,946.00	27.76%
Subtotal	13,748.25	96.72%
Material Sales Tax	466.73	3.28%
Total	14,214.98	100.00%

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C. Williamson Enterprises

106 Arterburn Drive
Louisville, KY 40222
Ph: 502-797-6725

Proposal

DATE	INVOICE #
7/13/21	71321

BILL TO		PROJECT LOCATION	
1st place condo Mike Weichert		1135 S 1st street	
DESCRIPTION			
Tuckpoint turret from the roof line up to the fascia. Around 8' tall at the front of building. To the roof line on sides and back. The top 5 rows of brick have completely broken free of mortar and will need to be removed and reset. We will use the special mortar mix formulated for older brick buildings.			
I will be setting up scaffolding at the front of the building to gain access to work area. I'm thinking that I will be 2 sets of scaffolding. One on each side of door way. We will have area roped off and tenants will need to warn us as they come and go out of front door for safety reasons. They will have access to front door.			
Replace 4 windows on turret. One on each side of turret. Replace/repair any damaged wood around window area. Caulk area with upgraded caulking for longer life span. Window will be metal clad on exterior and wood interior. This will be the best option for the window replacement.			
<i>Replace 4 windows on turret with all vinyl windows. Window will be vinyl on interior and exterior. The window will be maintenance/rot free. Will not need painted or repaired. The area around window may need work/repaired in the future but not the window.</i>		<i>-\$1,900.00</i>	
Paint windows as needed. Interior of each window will need painted. New trim and wood repair area will need painted.			
Paint all material on turret to match existing color. Tan & Red. Any material that is red or tan I will repaint while I'm up there.			
Inspect turret inside and exterior roof area. Make minor repairs as needed (caulking, nail or screws, damaged wood). If major repairs are needed I will document and evaluate options for repairs.			
Paint entry doors. Paint exterior of door only. If door opens into common area we will paint both sides. X 6			
Repair wrought iron gate at sidewalk. The last person that (tried) to weld hinges onto post did a horrible job. I will need to grind off the hinges and welding, then install correct hinges. Repaint gate as needed.			
Thank you for your business!		Total	\$ 32,200.00











