

# THE PINK PALACE ONLINE AUCTION



**BID PACKET**

**1473 ST. JAMES COURT  
LOUISVILLE, KY**

ONLINE BIDDING ENDS

**TUESDAY, OCTOBER 15 @ 6PM**

**HARRITT  
GROUP INC.**  
**HARRITGROUP.COM**

4704 CORYDON PIKE, NEW ALBANY, IN - 812-944-0217 - 502-592-4000 - INFO@HARRITGROUP.COM



## REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

1473 St. James Court, Louisville, KY

**This property is offered under specific terms and conditions per the printed auction bid packet and is included and adapted in a legally binding purchase agreement. If you have not read and reviewed the auction bid packet or do not completely accept the terms and conditions - do not bid.**

**BIDDING ONLINE** - Proper and complete registration is required. All bidders must provide name, address, phone number, email address and credit card information to register. A credit card will be validated before bidding access is granted, but is not a recognized form of payment of the deposit or purchase price. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

While online bidding is very popular, not everyone is entirely comfortable with the process. The Harritt Group staff is always available to assist any bidder who has questions. If you need assistance placing a bid online or prefer to submit a bid in person, please call our office for assistance @ 812-944-0217.

**BUYER'S PREMIUM** - A 10% buyer's premium will be added to the hammer bid price to determine the final purchase price. Example: Hammer Bid Price \$100,000 plus a 10% buyer's premium equals a contract purchase price of \$110,000.

**MANNER OF PAYMENT** - A 10% *non-refundable down payment* in the form of cash, check or wired funds are due within 24 hours following the auction with the signing of a legally binding purchase agreement. Arrangements will be made to meet with the successful bidder to execute the documents or the documents can be emailed to the successful bidder and returned by email or fax to the Harritt Group within 24 hours of the auction.

**CLOSING** All auctions are a cash sale and the balance of the purchase price will be due in 40 days. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

**INSPECTION** - Property is being sold "*As Is*" with no contingencies and no warranties expressed or implied. All inspections are welcomed *prior to auction* at the buyer's expense. The buyer relies upon the condition of the property based upon their own examination and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property.

**FLOOD DESIGNATION** - Buyer may not terminate the agreement if the property requires flood insurance or that is subject to building or use limitations by reason of the location, which materially interferes with the buyer's intended use of the property. Buyer shall pay for and be responsible for flood certification if needed. *Our records indicate that the property is not in a flood zone.*

**EVIDENCE OF TITLE** - Seller will provide merchantable title via a deed. Cost of title evidence, as desired by the buyer, to be a buyer's expense. Owner's title insurance is always strongly recommended, and that without said insurance, the buyer may have no future objections to the title, or potential losses. Buyer is accepting title subject to (1) Any recorded or unrecorded building restrictions, restrictive covenants, conditions or other use restrictions applicable to the property and (2) Any recorded, unrecorded, or visible easements for public or private use including road, utilities or others, upon which existing improvements do not encroach of which there are no violations.

**HISTORIC DISTRICT** Property is located within the Old Louisville Preservation District. All exterior changes are governed by the design guidelines of the historic preservation district. Any questions, feel free to contact Savannah Darr, Planning and Design Coordinator @ 502-574-5705.

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

<https://louisvilleky.gov/government/planning-design/standard-design-guidelines>.

**SURVEY** - Property is being sold without survey. All land measurements are per PVA records.

**REAL ESTATE TAXES AND ASSESSMENTS** - All taxes that have accrued for any prior calendar year that remain unpaid shall be paid by the seller either to the County Treasurer and/or the buyer in the form of a credit at closing. All taxes that have accrued for the current calendar year shall be prorated on a calendar-year basis as of the day immediately prior to the closing date. *The buyer also acknowledges the seller's tax exemptions and/or credits may not be reflected on future tax bills. Buyer may apply for current-year exemptions/credits at or after closing if applicable.*

**POSSESSION** - Seller will give possession at closing.

**AUCTION END TIME** - Harritt Group Online Auctions are timed events and all bidding will close at a specified time. Harritt Group Online Auctions also have an auto extend feature. Any bid placed in the final minutes of an auction will cause the auction ending to be automatically extended from the time the bid was placed. Example: If an auction scheduled to close at 6 PM receives a bid at 5:59 PM, and the extended bidding time for that auction is 10 minutes, the close time will automatically extend to 6:09 PM. The auto-extend feature remains active until no further bids are received within the specified time frame.

**MAXIMUM BID** Internet bidders who desire to make certain their bids are acknowledged should use the maximum bidding feature and place their maximum bid in ample time before the close of the auction. However, in the event two identical maximum bids for the same amount are placed, it is the first one received which will be given preference. The online bidder, therefore, is responsible for monitoring their bid to the close of the auction. Harritt Group will bear no liability/responsibility in case of bidder error. Bidding platform records of Auction Mobility and the Harritt Group will be deemed conclusive in all respects and will be final.

**MALFUNCTION AND LOSS OF SERVICE** The results of the auction may be rendered void if a malfunction or temporary loss of service occurs. In such an event, Harritt Group reserve the right to remedy the situation in whichever way best represents the seller, including the cancellation of existing bids. Harritt Group shall not be held liable in any way for any malfunctions or loss of service. Bidder acknowledges and understands that this service may or may not function correctly at the close of the auction. Under no circumstances shall Bidder have any kind of claim against Harritt Group or anyone else if the internet service fails to work correctly during the close of the auction. Harritt Group will not be responsible for any missed bids from any source.

**SOLD WITH SELLER'S RESERVE** - Final bid price is subject to the seller's confirmation. When the bidding has met the reserve, a notification will be posted and the auction will become absolute and sell to the highest bidder.

**PRE-AUCTION SALES** Pre-auction offers must meet all auction terms and be submitted to the Auctioneer on the Real Estate Purchase Agreement along with the required deposit. Properly submitted offers will be presented to the seller, who may accept or reject such offer in their sole and absolute discretion.

**AGENCY** The Harritt Group is acting exclusively as agents for the seller.

**SELLER** Mark Gavula

**Residential - Auction**



**List Number:** 1543446  
**Address:** 1473 Saint James Ct, Louisville, KY 40208  
**Area:** 01-Dtwn Old Louisville/Shively/West Lou  
**Sub Area:** A  
**Preservation Dist:** Old Louisville  
**Total Living Area:** 5,560  
**Basement:** Finished; Outside Entry  
**Total # Bedrooms:** 6  
**Disclosure:** Yes  
**Style:** Traditional  
**Open House Info:** 10/01/2019 4:00 PM to 6:00 PM  
 10/15/2019 2:00 PM to 4:00 PM  
**Directions:** From downtown Louisville take West Broadway to South on 4th Street. 1.2 miles to right on W. Magnolia Avenue to left on Saint James Court across from Central Park. Continue to home on left.

**Status:** Active  
**School District:** Jefferson  
**Above Grade Finished:** 4,170  
**Total Baths:** 3  
**Sqft - Total Unfin:** 0  
**Nonconform SqFt Fin:** 0  
**Nonconform SqFt UF:** 0

**Listing Price:** 1  
**County:** Jefferson  
**Subdivision:** OLD LOUISVILLE  
**Baths - Full:** 2  
**Baths - 1/2:** 1  
**Age:** 128  
**Year Built:** 1891  
**Stories:** 3



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St. James Court's Pink Palace Online Auction Bidding Ends Tuesday, October 15 @ 6 PM. The famed "Pink Palace" at the corner of Belgravia Court in the Historic Old Louisville Preservation District. Inspired by classic French Chateau design this two-and-a-half-story grand six-bedroom home features the original woodwork, ornate stained glass windows, four turret rooms, and basement with private living quarters and entrance. Basement waterproofed April 2019. Unique to the area this property includes an oversized fenced-in backyard 200 feet deep with inground pool and a 24' x 24' detached 2 car garage with alley access with additional parking. All measurements per PVA. RECENT IMPROVEMENTS New Pool Pump June 2012, New Shingle Roof on House and Garage July 2013, New Slate Roof on Steeple July 2013, Exterior of Home Painted Current Shade of Pink August 2013, Interior Home Painted September 2014, Water Heater Replaced September 2015, Attic Insulated with Blown-In Insulation May 2017, New Furnace and Main Air-Conditioner Replaced October 2018, Basement Waterproofed April 2019. Home located in Old Louisville Preservation District. All exterior changes are governed by the design guidelines of the historic preservation district. BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS 10% Non-refundable down payment in the form of cash, check or wired funds are due within 24 hours following the auction, balance due in 40 days. Taxes prorated to the day of closing. Possession at closing. Selling as is without contingencies, all inspections welcomed prior to the auction. OPEN HOUSE Tuesday, October 1, 4-6PM, Tuesday, October 15, 2-4PM or by appointment.

Room Name	Level	Width	Length	Remarks
Living Room	First	16.6	18	9' Round Turret
Dining Room	First	14	17.6	
Kitchen	First	7.6	14	
Foyer	First	13	12.6	
Half Bathroom	First	3	5	
Master Bedroom	Second	15	15.6	9' Round Turret
Bedroom	Second	13.6	13.6	
Full Bathroom	Second	11.6	13.6	
Bedroom	Second	12.6	16.6	
Bedroom	Third	14	14.1	10' Round Turret
Bedroom	Third	17	13.6	
Bedroom	Third	12.6	8.2	
Full Bathroom	Third	13	6.6	
Living Room	Basement	24.6	16	
Kitchen	Basement	14.8	6	
Full Bathroom	Basement	8.6	7	
Other	Basement	16.9	13.1	Used as bedroom. 9' Round Turret

**Basement:** Finished; Outside Entry  
**Construction:** Brick  
**Exterior:** Patio; Pool - In Ground; Porch  
**Foundation:** Other  
**Fencing:** Brick; Wood  
**Heating/Cooling:** Central Air; Forced Air Heat; Gas Heat  
**Monthly Maintenance:** No  
**Lot Description:** Corner  
**Garage/Parking:** 2 Car Garage; Detached; Off-Street Parking  
**Roof:** Shingle; Slate  
**Utilities:** Electricity Connected; Fuel:Natural; Public Sewer; Public Water  
**M Struct Flood Plain:** No

	(Fin)	(UF)
AG	4,170	0
BG	1,390	0
NC	0	0
Total	5,560	0
SgFtSrc:	Other	

**First Floor MBR:** No **First Floor Laundry:** No **Laundry Level:** 2nd  
**Total # of Rooms:** 9 **# Closets:** Level 1: 1 Level 2: 5 Level 3: 3 **# Fireplaces:** Level 1: 2 Level 2: 2 Level 3: 2 Basement: 1

<b>Lot Dimensions:</b> 80 x 83 & 40 x 117	<b>Lot SF:</b> 11,320	<b>Lot SF Source:</b> PVA	<b>Acres:</b> 0.26	<b>Sold As-Is:</b> Yes
<b>HOA Fee:</b> No \$0	<b>HOA Y/N:</b> No			
<b>Condo Features:</b>				
<b>Farm Features:</b>				
<b>City Tax:</b> 0	<b>County Tax:</b> 1.3243	<b>Deed Bk:</b> 11248	<b>Pg #:</b> 254-258	<b>Block:</b> 033A <b>Lot:</b> 0077 <b>Sub-Lot:</b> 0000
<b>Lic. #</b>	<b>DOM/CDOM:</b> 1/1			
<b>Lic. #</b>	<b>Listing Date:</b> 09/18/2019			

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9/19/2019, 11:23:13 AM

# 1473 Saint James Court



Louisville Metro, MSD, LWC & PVA © 2019  
This map is not a legal document and should only be used for general reference and identification.

**1473 SAINT JAMES CT**

**Mailing Address** 1473 SAINT JAMES CT, LOUISVILLE, KY 40208-2175  
**Owner** GAVULA MARK S  
**Parcel ID** 033A00770000  
**Land Value** \$80,000  
**Improvements Value** \$615,860  
**Assessed Value** \$695,860  
**Approximate Acreage** 0.2610  
**Property Class** 510 RES 1 FAMILY DWELLING  
**Deed Book/Page** 11248 254  
**District Number** 100023  
**Old District** 08  
**Fire District** City of Louisville  
**School District** Jefferson County  
**Neighborhood** 108115 / ST JAMES/CENTRAL  
**Satellite City** Urban Service District  
**Sheriff's Tax Info** [View Tax Information](#)  
**County Clerk** [Delinquent Taxes](#) 



Area Type	Gross Area	Finished Area
Main Unit	-	4,170
Basement	1,390	1390
Attic	NONE	0
Attached Garage	-	n/a
Detached Garage	576	n/a

All measurements in square feet.

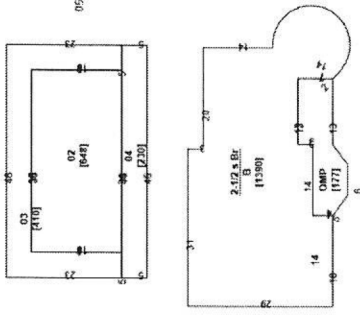
**Property Details**

Type

1 : SINGLE FAMILY

Year Built 1900  
 Exterior Wall B2 BRICK  
 Roof GABLE  
 Basement Foundation FULL BSMT  
 Condition VERY GOOD FOR AGE  
 Heating Type 100 FORCED HOT AIR  
 Central Air Yes  
 Fireplace Yes  
 Construction Frame Wood frame  
 Stories 2.50  
 Full Bathrooms 3  
 Half Bathrooms 1

**Property Sketch**



**Sales History**

Deed Book/Page	Price	Date	Previous Owner
11248 254	\$120,000	09/18/2018	ASUMENDI MIREN
10559 0746	\$650,000	02/18/2016	GAVULA MARK S
9572 0425	\$650,000	06/04/2010	PERRY JEFFREY L

**Assessment History**



Record Year	Land	Improvements	Total	Reason
2019	\$80,000	\$615,860	\$695,860	CR - Computer Reassessment
2015	\$55,000	\$585,290	\$640,290	DC - Decrease by comp-reass
2011	\$27,540	\$622,460	\$650,000	S - Sale
2009	\$27,540	\$397,170	\$424,710	NC - Residential no change
2008	\$27,540	\$397,170	\$424,710	RC - Residential computer reass

**Legal Lines**

LN	Legal Description
1	0.2610 AC +/-; ES ST. JAMES CT, 80 FT N OF HILL ST

Property is assessed per KRS 132.20 on January 1st of each year. The current year assessments are updated and posted on the website in mid April. Information deemed reliable but not guaranteed.  
 Data last updated: 09/11/2019.

**SELLER'S DISCLOSURE OF PROPERTY CONDITION**

This form applies to residential real estate sales and purchases. This form is **not required** for:

1. Residential purchases of new construction homes if a written warranty is provided;
2. Sales of real estate at auction; or
3. A court supervised foreclosure.

The information in this form is based upon the undersigned's observation and knowledge about the property during the period beginning on the date of his or her purchase of the property on \_\_\_\_\_ (Date of purchase), and ending on \_\_\_\_\_ (Date of this form)

**PROPERTY ADDRESS: 1473 St James Court, Louisville, KY 40241**

**PURPOSE OF DISCLOSURE FORM:** Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the seller's disclosure of information about the property he or she is about to sell. This disclosure is based solely on the seller's observation and knowledge of the property's condition and the improvements thereon. This disclosure form shall not be a warranty by the seller or seller's real estate agent and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the seller. Unless otherwise advised, the seller does not possess any expertise in construction, architectural, engineering, or any other specific areas related to the construction or condition of the improvements on the property. Other than having lived at or owned the property, the seller possesses no greater knowledge than that which could be obtained upon a careful inspection of the property by the potential buyer. Unless otherwise advised, the seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. It is not a warranty of any kind by the seller or by any real estate agent representing any seller in this transaction. It is not a substitute for any inspections. The purchaser is encouraged to obtain his or her own professional inspections.

**INSTRUCTIONS TO THE SELLER:** (1) Complete all numbered items. (2) Report all known conditions affecting the property. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the real estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If some items do not apply to your property, mark "not applicable." (6) If you do not know the answer to a question, mark "unknown."

**SELLER'S DISCLOSURE:** As seller, I/we disclose the following information regarding the property. This information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes the real estate agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following information is not the representation of the real estate agent.

Please answer all questions. If the answer is yes, please explain. If additional space is needed, use the reverse side or make attachments.

1. HOUSESYSTEMS	N/A	YES	NO	UNKNOWN
Any past or current problems affecting:				
(a) Plumbing .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Electrical system .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Appliances .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Floors and walls .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Doors and windows .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Ceiling and attic fans .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Security system .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(h) Sump pump .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Chimneys, fireplaces, inserts .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) Pool, hot tub, sauna .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(k) Sprinkler system .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(l) Heating ..... age 1 Year Installed October 2018	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(m) Cooling/air conditioning ..... age 1 Yr & 14 Yrs Main A/C 1 Yr. Installed October 2018	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n) Water heater ..... age 4 Yrs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain: _____				

2. FOUNDATION/STRUCTURE/BASEMENT	N/A	YES	NO	UNKNOWN
(a) Any defects or problems, current or past, to the foundation or slab? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Any defects or problems, current or past, to the structure or exterior veneer? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain: _____				
(c) Has the basement leaked at any time since you have owned or lived at the property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) When was the last time the basement leaked? October 2018	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Have you ever had any repairs done to the basement? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) If you have had basement leaks repaired, when was the repair performed? 25 April 2019	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: Basement waterproofed from the West side around the front of the building				

- (g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) \_\_\_\_\_
- (h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space? \_\_\_\_\_  \_\_\_\_\_

3. **ROOF** N/A YES NO UNKNOWN

- (a) Age of the roof covering? 6 Years N/A YES NO UNKNOWN
- (b) 1. Has the roof leaked at any time since you have owned or lived at the property? \_\_\_\_\_  \_\_\_\_\_  
2. When was the last time the roof leaked? \_\_\_\_\_
- (c) 1. Have you ever had any repairs done to the roof? \_\_\_\_\_  \_\_\_\_\_  
2. If you have ever had the roof repaired, when was the repair performed? \_\_\_\_\_
- (d) 1. Have you ever had the roof replaced? \_\_\_\_\_  \_\_\_\_\_  
2. If you have had the roof replaced, when was the replacement performed? July 2013
- (e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) \_\_\_\_\_
- (f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? \_\_\_\_\_  \_\_\_\_\_  
2. If yes, when was the repair performed? \_\_\_\_\_  
Explain: \_\_\_\_\_

4. **LAND/DRAINAGE** N/A YES NO UNKNOWN

- (a) Any soil stability problems? \_\_\_\_\_  \_\_\_\_\_
- (b) Has the property ever had a drainage, flooding, or grading problem? \_\_\_\_\_  \_\_\_\_\_
- (c) Is the residence located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages? \_\_\_\_\_  \_\_\_\_\_  
If yes, what is the flood zone? \_\_\_\_\_
- (d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? \_\_\_\_\_  \_\_\_\_\_  
Explain: \_\_\_\_\_

5. **BOUNDARIES** N/A YES NO UNKNOWN

- (a) 1. Have you ever received a staked or plumed survey of the property? \_\_\_\_\_  \_\_\_\_\_  
2. Are the boundaries marked in any way? \_\_\_\_\_  \_\_\_\_\_  
3. Do you know the boundaries? If yes, provide description below \_\_\_\_\_  \_\_\_\_\_  
Explain: \_\_\_\_\_
- (b) Are there any encroachments or unrecorded easements relating to the property of which you are aware? \_\_\_\_\_  \_\_\_\_\_  
Explain: \_\_\_\_\_

6. **WATER** N/A YES NO UNKNOWN

- (a) 1. Source of water supply City Water N/A YES NO UNKNOWN  
2. Are you aware of below normal water supply or water pressure? \_\_\_\_\_  \_\_\_\_\_
- (b) Is there a water purification system or softener remaining with the house? \_\_\_\_\_  \_\_\_\_\_
- (c) Has your water ever been tested? If yes, provide results below \_\_\_\_\_  \_\_\_\_\_  
Explain: \_\_\_\_\_

7. **SEWER SYSTEM** N/A YES NO UNKNOWN

- (a) Property is serviced by:
  - 1. Category I. Public Municipal Treatment Facility \_\_\_\_\_  \_\_\_\_\_
  - 2. Category II. Private Treatment Facility \_\_\_\_\_  \_\_\_\_\_
  - 3. Category III. Subdivision Package Plant \_\_\_\_\_  \_\_\_\_\_
  - 4. Category IV. Single Home Aerobic Treatment System ("Home Package Plant") \_\_\_\_\_  \_\_\_\_\_
  - 5. Category V. Septic Tank with drain field, lagoon, wetland, other onsite dispersal \_\_\_\_\_  \_\_\_\_\_
  - 6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system \_\_\_\_\_  \_\_\_\_\_
  - 7. Category VII. No Treatment/Unknown \_\_\_\_\_  \_\_\_\_\_
- Name of Servicer (if known): \_\_\_\_\_
- (b) For properties with Category IV, V, or VI systems:  
Date of last inspection (sewer): \_\_\_\_\_  
Date of last inspection (septic): \_\_\_\_\_ Date last cleaned (septic): \_\_\_\_\_
- (c) Are you aware of any problems with the sewer system? \_\_\_\_\_  \_\_\_\_\_  
Explain: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

- 8. CONSTRUCTION/REMODELING**
- |   |     |     |    |         |
|---|-----|-----|----|---------|
|   | N/A | YES | NO | UNKNOWN |
| (a) Have there been any additions, structural modifications, or other alterations made? | —   | —   | X  | —       |
| (b) Were all necessary permits and government approvals obtained? .....                 | X   | —   | —  | —       |
- Explain: \_\_\_\_\_
- 9. HOMEOWNER'S ASSOCIATION**
- |   |     |     |    |         |
|---|-----|-----|----|---------|
|   | N/A | YES | NO | UNKNOWN |
| (a) 1. Is the property subject to rules or regulations of a homeowner's association? .....                                    | —   | —   | X  | —       |
| 2. If yes, what is the yearly assessment? \$ _____  | —   | —   | —  | —       |
| 3. Homeowner's Association Name: _____  | —   | —   | —  | —       |
| HOA Primary Contact Name: _____   | —   | —   | —  | —       |
| HOA Primary Contact Phone No. _____   | —   | —   | —  | —       |
| (b) Are you aware of any condition that may result in an increase in taxes or assessments? .....                              | —   | —   | X  | —       |
| (c) Are any features of the property shared in common with adjoining landowners such as: walls, fences, driveways, etc? ..... | —   | —   | X  | —       |
- Explain: \_\_\_\_\_
- 10. MISCELLANEOUS**
- |   |     |     |    |         |
|---|-----|-----|----|---------|
|   | N/A | YES | NO | UNKNOWN |
| (a) Was this house built before 1978? .....   | —   | X   | —  | —       |
| (b) Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home? .....  | —   | —   | X  | —       |
| (c) 1. Are you aware of any testing for radon gas? .....  | —   | —   | X  | —       |
| 2. Results, if tested _____   | —   | —   | —  | —       |
| (d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property? .....                               | —   | —   | X  | —       |
| (e) Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination) ..... | —   | —   | X  | —       |

**METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT**

A property owner who chooses **NOT** to decontaminate a property used in the production of methamphetamine **MUST** make written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to properly disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.

- |   |   |   |   |   |
|---|---|---|---|---|
| (t) Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)? .....      | — | X | — | — |
| (g) Are you aware of any damage due to wood infestation? .....  | — | — | X | — |
| (h) 1. Has the house or other improvements ever been treated for wood infestation? .....                                    | — | — | X | — |
| 2. If yes, when, by whom, and any warranties? .....   | — | — | — | — |
| (i) Are you aware of any existing or threatened legal action affecting this property? .....                                 | — | — | X | — |
| (j) Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)? .....  | — | — | X | — |
| (k) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property? ..... | — | — | X | — |
| (l) Are you aware of any other conditions that are defective with regard to this property? .....                            | — | — | X | — |
| (m) Are there any environmental hazards known to seller? E.g., methamphetamine contamination? .....                         | — | — | X | — |
| (n) Are there any warranties to be passed on? .....   | — | X | — | — |
| (o) Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)? .....                           | — | — | X | — |
| If yes, please explain: _____   | — | — | — | — |
| (p) Are you aware of the existence of mold or other fungi on the property? .....  | — | — | X | — |
| (q) Has this house ever had pets living in it? .....  | — | X | — | — |
| If yes, Explain _____ Previous owners & I had a puppy for three months  | — | — | — | — |
| (r) Is the property in a historic district? .....   | — | X | — | — |

SPACE FOR ADDITIONAL INFORMATION

Seller states that the information contained in this Disclosure of Property Condition Form is complete and accurate to the best of his/her/their knowledge and belief. Seller agrees to immediately notify Buyer of any changes that may become known to Seller prior to closing by providing a written addendum hereto.

Mark H. Lavelle 22 Aug 2019  
Seller Date Seller Date

\*\*\*\*\*  
THE REAL ESTATE AGENT NAMED HERE, \_\_\_\_\_, HAS BEEN REQUESTED BY THE OWNER TO COMPLETE THIS FORM AND HAS DONE SO. SELLER HEREDY AGREES TO HOLD HARMLESS THE NAMED REAL ESTATE AGENT FOR ANY REPRESENTATIONS THAT APPEAR ON THIS FORM IN ACCORDANCE WITH KRS 324.360(9).

Seller: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*\*\*\*  
THE SELLER REFUSES TO COMPLETE THIS FORM AND ACKNOWLEDGES THAT THE REAL ESTATE AGENT SHALL SO INFORM THE BUYER.

Seller: \_\_\_\_\_ Date: \_\_\_\_\_  
Seller: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*\*\*\*  
THE SELLER HAS REFUSED TO COMPLETE THIS FORM AND HAS REFUSED TO ACKNOWLEDGE HIS FAILURE TO COMPLETE THE FORM

Broker/Real estate agent: \_\_\_\_\_ Date: \_\_\_\_\_

THE BUYER ACKNOWLEDGES RECEIPT OF THIS FORM.

\_\_\_\_\_  
Buyer Date Buyer Date

THIS FORM PROVIDES THE MINIMUM DISCLOSURES REQUIRED BY LAW. SELLER MAY DISCLOSE ADDITIONAL INFORMATION NOT REQUESTED ON THIS FORM AND MAY RESPOND TO ADDITIONAL INQUIRIES OF THE BUYER.



Foundation Repair Contract

This agreement made and entered into this 21st day of March, 2019 by and between Aqua Lock (herein after referred to as "Contractor"), and

Katrina Blomquist (reactor)
(Name of Buyer - herein after referred to as "Customer")
1473 St James ct
Louisville KY 40208

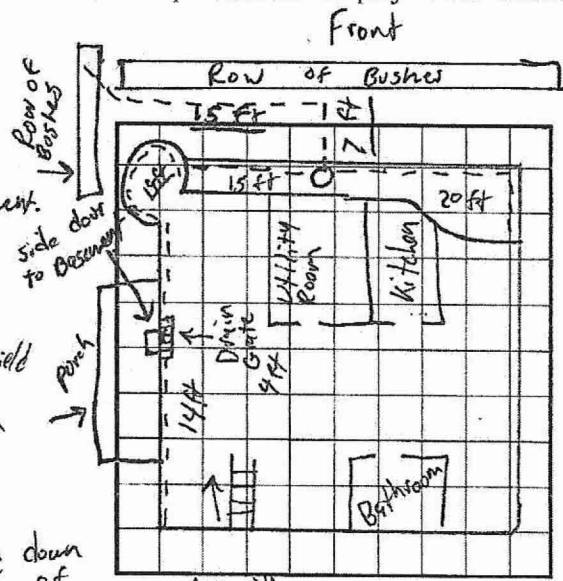
641-9505
(Home Phone)
(Bus. Phone) (Cell Phone)

In consideration of the terms and agreements expressly set forth herein, Contractor and Customer hereby agree as follows:

Contractor agrees to repair for the Customer, in the areas set forth and described below by furnishing all labor, material and equipment necessary to repair the affected areas. Contractor represents that the project will be completed on or before , 20.

Services to be Performed:

In Basement upon inspection, water is intruding through old porous walls and getting into basement. Install H2o pressure relief system on half of basement.
- In basement starting on side wall install 68 Lw ft of vinyl tile dropping an inch every 8-10 ft so water is moving downhill to pump.
- Demo 33 ft of plaster to get dureshield up. - Install 68 Lw ft of dureshield 4 ft high to move any wall water down to drain tile and to pump.
- Install perforated crack and pump and kick out front wall. Bury discharge line 7 ft out to bush line and run down bush line under ground 15 ft to corner of



Warranty: Bush line. Discharge into bushes and water will roll to street. Back

Contractor agrees to service the seepage of water through the subsoil masonry for the areas specified in this agreement for the life of the home with out additional charge to the owner for labor and materials. If at any time the said forth area has been changed or modified, Aqua Lock will no longer be responsible for the work provided.

Price of Work to be Performed \$ 5,685
Down Payment Received \$
Remaining Balance \$

\*Customer Understands Payment is due Upon Completion of Job.
\*Customer Understands if payment is made by credit card a 3.5% charge is added to price.

(859) 200-9529
Steven Combs

Customer's Signature
Katrina Blomquist

Representative's Signature
Steven Combs



10470 Bluegrass PKWY. Louisville. KY. 40299. 502-495-9450
Aqualockit@Aqualockit.com
Visit us at: www.aqualockit.com

Additional Terms and Conditions:

1. Customer understands and has been told that the terms contained on the front and the back of this Agreement constitutes the entire agreement between the parties and that there are no other promises or representations except those set forth in writing.
2. It is the Customer's obligation to have all areas to be serviced accessible by removing all obstacles and coverings so that nothing is concealing the area to be serviced.
3. Customer understands that the services provided by Aqua Lock will make the areas serviced impermeable to water, however due to the nature of concrete cracking, the services provided will not prevent future cracking.
4. If cracks should reappear Aqua Lock shall, without additional charge to the owner, repair and reseal the serviced area.
5. All terms and conditions of this Agreement must be complied with by the Customer. In addition, all warranties contained herein by applicable laws are null and void if Aqua Lock work has been modified, disturbed or changed by any other entity.
6. The warranty described in this agreement is transferable to whom ever owns the home, provided Aqua Lock is notified in writing, of any change of ownership within 30 days of transfer of ownership.
7. If it is necessary for Aqua Lock to inspect or service the areas sealed, the Customer is to make the areas serviced bare and accessible to Aqua Lock at the Customer's expense.
8. Customer acknowledges that there may be dust associated with Aqua Lock's workmanship and that Aqua Lock is not responsible and assumes no liability for damages associated there with. Aqua Lock is not responsible for property damage or consequential damages of any nature.
9. Customer may cancel this agreement at any time prior to midnight of the third business day after the date of this transaction.
10. Any controversy arising out of or relating to this contract, at the option of Aqua Lock, Shall be resolved through litigation in a Court of Law or by Arbitration in accordance with the rules of the American Arbitration Association applicable to the construction industry and any judgment upon or award rendered by the Arbitrator may be entered in any court having jurisdiction thereof. Aqua Lock shall be entitled to recovery of its legal fees and costs of collection due to any breach of this agreement.
11. The Customer understands that Aqua Lock stands behind the workmanship provided. If the area serviced should permeate water, due to excessive acts of Mother Nature or an outside water source, Aqua Lock is not responsible for the damage caused nor will the warranty be represented.

1473 St. James Court, Louisville, Ky

List of improvements June 2010 – Aug 2019:

June 2012:	New Pool Pump.
July 2013:	New shingle roof on house and garage.
July 2013:	New slate roof on the steeple.
August 2013:	Exterior of home painted current shade of pink.
September 2014:	Interior home painted.
September 2015:	Water heater replaced.
May 2017:	Attic Insulated with blow-in insulation.
October 2018:	New Furnace and Main Air-Conditioner replaced.
April 2019:	Basement waterproofed.

**Pool maintenance contact information:**

Rojo's Pool Service  
9506 Indian Pipe Lane  
Louisville, Ky  
502-228-1972



# Old Louisville

## PRESERVATION DISTRICT

### A Brief History

#### *SOUTHERN EXTENSION*

Wealthy citizens of the city began developing Old Louisville during the mid-nineteenth century. Extending the city grid south of Broadway, the new neighborhood became Louisville's first suburb. Aptly called the Southern Extension, the community initially consisted of a few country residences occupied by Louisville's business and political leaders. More families began to build homes in the area after the extension of north-south avenues in 1850.

Development slowed with the onset of the Civil War, but quickened its pace in the post-war years as the economy boomed. Louisville's growth as a manufacturing center created a rising professional and managerial class in search of upscale housing. Within the next twenty years, many of these families built substantial two- and three-story brick houses along the streets between Broadway and Ormsby Avenue.

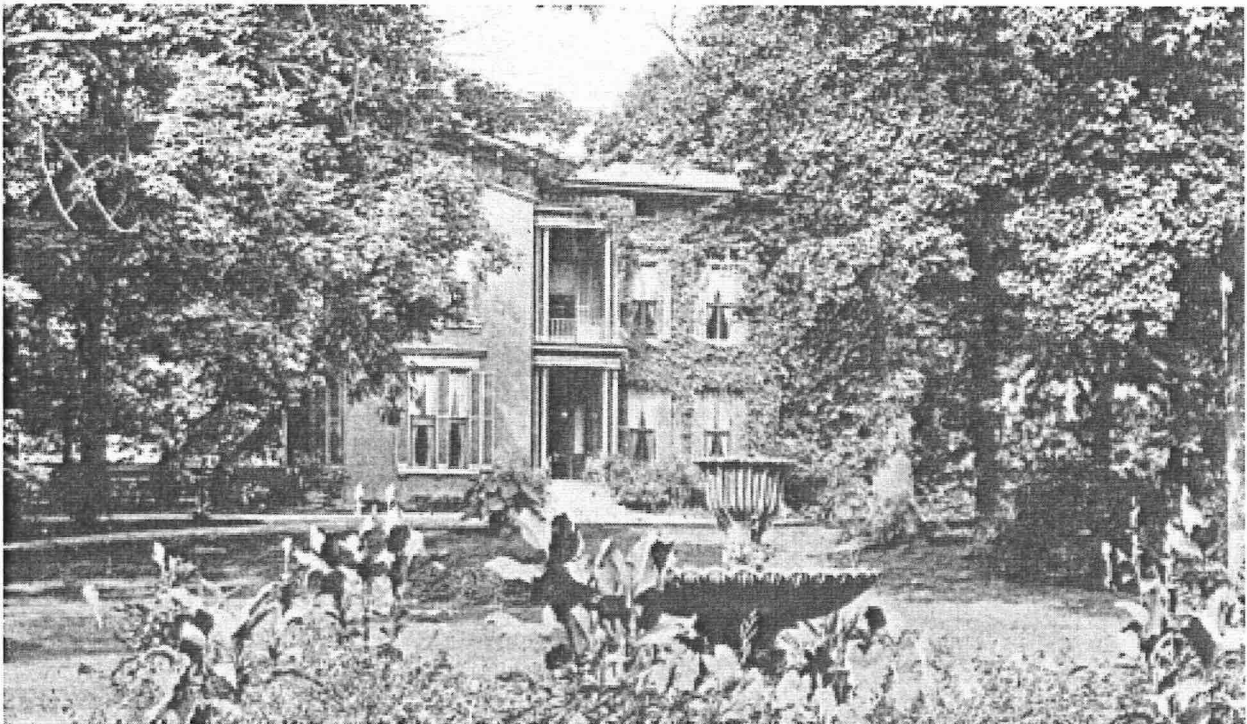
#### *RURAL AREA ANNEXED*

As development moved southward, so did the city's boundaries. In 1868, the city annexed the land encompassing the House of Refuge, now the Belknap Campus of the University of Louisville. At that time, the House of Refuge stood in a rural landscape on the periphery of existing neighborhoods. Much of the surrounding area remained rural for the next decade, until the period of growth inspired by the Southern Exposition.

#### *EXPOSITION FEVER*

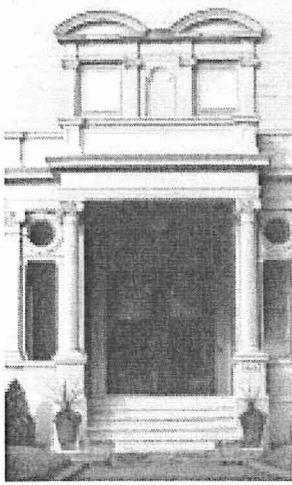
Between 1883-1887, one million people visited the Southern Exposition, an industrial and mercantile show located within Old Louisville. Opened by President Chester A. Arthur and featuring Thomas Edison's light bulb, the Exposition brought national attention to Louisville. For local residents, it also sparked great interest in the surrounding neighborhood.

At the close of the Exposition, developers bought and subdivided the 45-acre site. For the next two decades, houses were built with increasing frequency along Third and Fourth Streets, between Park and Lee Streets. St. James Court was begun in 1890.



*Italianate mansion and Victorian gardens within what is now Central Park, courtesy of the University of Louisville Photographic Archives.*

(Continued from page one)



Additional subdivisions begun soon after included Belgravia Court, Confederate Place, Fountain Court, Avery Place, Ormsby Place, and Ouerbacker Court. Houses constructed during this period were built of brick and stone in the revival styles popular during the Victorian era.

*FALLING OUT OF FAVOR*  
Old Louisville remained one of the city's most fashionable neighborhoods through the turn of the century. By the beginning of World War I,

however, the once popular neighborhood began to lose favor. Families became enamored of the suburbs developing east and west of the city. First, the electric streetcar and then automobiles made the new suburbs easily accessible. Improved electric, plumbing, and heating technology made the new suburban homes more attractive.

As families moved out, businesses moved into the neighborhood. From the 1920s through the 1950s, commercial development pressure dramatically altered the character of Old Louisville. Businesses destroyed a substantial number of homes to make room for growing building and parking needs. Between 1950 and 1970, the neighborhood lost more

homeowners as families sought new housing in the growing suburbs. The population dropped from 36,000 to 17,900 people.

#### *CITIZENS TAKE ACTION*

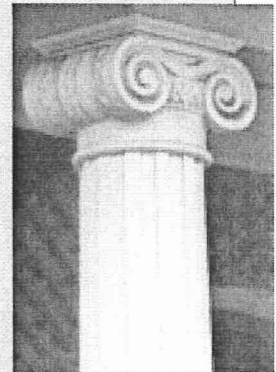
Deeply troubled by the changes that had swept through the neighborhood, residents took action. In 1961, a lawyer and a newspaper reporter formed Restoration, Inc. for the purpose of buying and renovating historic homes in Old Louisville. Not only did the small company renovate eleven homes on Belgravia Court; it also inspired others to do the same. Soon new homeowners had purchased and begun rehabilitating houses in Belgravia and St. James Court.

Five area churches organized the Neighborhood Development Corporation in 1968, sustaining local activism. Homeowners, tenants, and community leaders worked together to rezone the area, prohibit commercial use in residential neighborhoods, and renovate houses. In support of these efforts, the city gave historic Old Louisville official status and protection by designating it a local preservation district in 1974.

Today, the quality of life in Old Louisville is maintained through the efforts of organizations like the Old Louisville Neighborhood Council. Cooperating block associations, the business district's Oak Street Task Force, and the Historic Landmarks and Preservation Districts Commission all actively participate in the Council.

#### *DID YOU KNOW?*

- The Dupont children used the house at 1412 St. James Court as a playhouse until 1905, when the family relocated it to the Court to make way for the creation of Central Park. Built in 1837, it is one of Old Louisville's oldest surviving buildings.
- Gargoyles perch atop the ornate Conrad-Caldwell House at 1402 St. James Court. Designed by prominent local architect Arthur Loomis in the late 1890s and intended for use as the mayoral house, it displays some of the most lavish stone carvings in the city.
- Begun in 1883, the Southern Exposition occupied a 45-acre site near the present location of Central Park. Elaborate frame buildings, stretching across ten acres, housed the Exposition.
- An innovative concept in 1892, Belgravia Court became the city's first pedestrian-only, or walking, court.
- In the 1980s, the Old Louisville Neighborhood Council, Landmarks Commission staff, and a local developer worked together to create an aesthetically pleasing design for the Roadrunner and Family Dollar stores located at Garvin and Oak Streets.



## **“Reading” Your Building— A Crash Course**

Property owners planning to make exterior changes to a historic building should start by identifying the features and materials that give their structure its unique character, as well as its historic and non-historic elements. By taking the time to recognize and understand significant features, you will be much more likely to plan a project that is compatible with the original style of the building.

If, after looking over these guidelines, you would still like more information, the staff will be happy to arrange a pre-application meeting. Staff members can provide additional advice on the character of your building and how it relates to your upcoming project.

Learning to read a building and identify its significant elements is not complicated. Begin by thinking about and answering the questions below.

### *STEP ONE*

Identify the overall visual aspects of a building. Do not focus on the details, but on the setting and architectural context. Begin by working through the checklist below.

#### **SHAPE**

What is there about the form or shape of the building that gives the building its identity? Is it short and squat, or tall and narrow?

#### **ROOF AND ROOF FEATURES**

How does the roof shape or pitch contribute to the building's character? Are there unique features like weathervanes, cresting, or cupolas?

#### **OPENINGS**

What rhythm or pattern does the arrangement of window or door openings create? Are there unusually shaped window openings or distinctive entryways?

#### **PROJECTIONS**

Are there parts of the building that are character-defining because they project from the walls of the building like porches, cornices, bay windows, or balconies? Are there turrets, or widely overhanging eaves, projecting pediments, or chimneys?

#### **TRIM AND SECONDARY FEATURES**

How does window and door trim contribute to the character of the building? Be sure to consider the decoration, color, or patterning of the trim. What about secondary features like shutters, decorative gables, and railings?



#### **MATERIALS**

From a distance, what contribution do the color, texture, and combination of exterior materials make to the overall character of the building?

#### **SETTING**

What aspects of the setting are important in establishing the visual character of the site? Think about the building's setback, alignment with adjacent buildings, plantings, fencing, terracing, and outbuildings and its relationship to the street and alley.

### *STEP TWO*

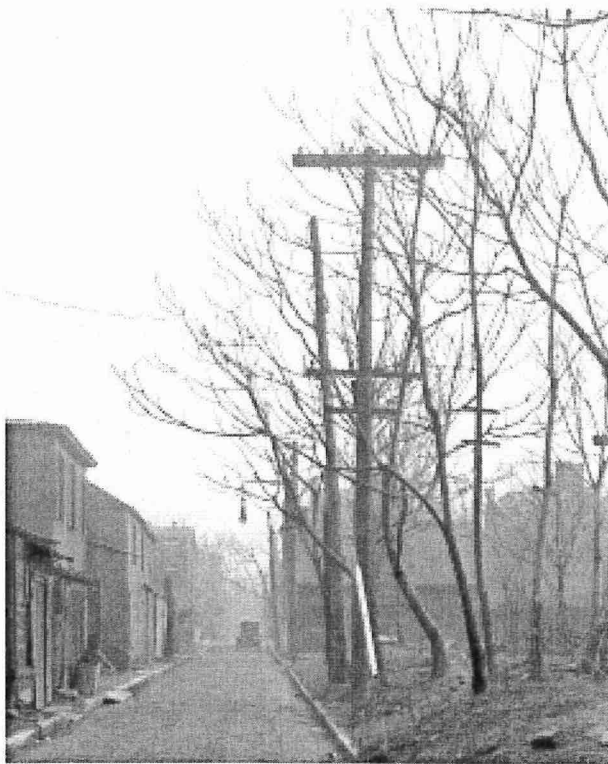
Identify the character of the building at close range. Assess the color and texture of the building materials as they convey the craftsmanship and age that gives the building its unique appearance. Begin by working through the checklist below.

#### **MATERIALS AT CLOSE INSPECTION**

Are there one or more materials that have an inherent texture that contribute to the close-range character, such as stucco, exposed aggregate concrete, or brick textured with vertical grooves?

#### **CRAFT DETAILS**

Is there high-quality brickwork with narrow mortar joints, or hand-tooled or patterned stonework? Are there hand-split or hand-dressed clapboards or machine-smoothed beveled siding? Craft details, whether handmade or machine-made, contribute to the character of a building because they are manifestations of the time in which the work was done and of the tools and processes that were used.



*Courtesy of the University of Louisville Photographic Archives.*

## **OLD LOUISVILLE— A GENTEEL ENCLAVE**

After the close of the Southern Exposition in the mid-1880s, developers envisioned its grounds and immediate environs as the next suburban enclave for the affluent professionals of Louisville's Gilded Age.



*The Old Louisville Preservation District contains many interesting vistas. The historic alley photograph (top) and present-day park image (bottom) show the range of views.*

### *BUILDING USE*

Today, the Old Louisville Preservation District remains predominately residential, although it contains the Oak Street commercial corridor, a focus of revitalization efforts, and a number of other business establishments and civic and religious structures. A mix of single-family residences and condominiums and apartments housed in converted residences and small- and large-scale apartment buildings comprise the majority of the district's building stock.

### *CIRCULATION PATTERNS*

Although historically characterized as suburban, Old Louisville's transportation patterns embrace the regularity of the urban grid. North-south streets alternate with brick-paved alleys, which themselves comprise a notable transportation network, and intersect narrower east-west streets, upon which front houses of a slightly more modest scale. Narrow lot widths preclude any side-yard driveways, and parking is limited to on-street or rear-yard garages and carriage houses. Many architectural gems, reflecting the style and form of the main houses, as well as handyman's-special concrete-block garages, are seen along these alleys.

### *SITE CHARACTER*

Wide sidewalks and tree-planted rights of way are present on many streets, and the district boasts a significant amount of public open space in the form of parks and pedestrian courts and terraces. Most houses have tidy front lawns, which vary considerably in size. Cast concrete or limestone curbing generally edge these lawns, which are usually bisected by steps and a front walk. In some cases, iron fencing survives, delineating the lots. Side yards, in contrast, are consistently narrow, leaving a minimum of space between even some of the most commanding residences. Mature canopy trees, which attest to the age of the neighborhood, also contribute significantly to the district's alternately urban and suburban character.

### *ARCHITECTURAL EXPERIMENTATION*

The district's building stock reflects the eclecticism and experimentation that characterized turn-of-the-century architectural design, interrupted only occasionally by unsympathetic, infill development. Considerable variation among architectural styles and relative opulence can be seen in Old Louisville. The largest houses, usually architect-designed, line the numbered streets within the center of the district. As one moves east and west, the more modest houses that were built in the early twentieth century are seen. Common building styles for mansions included Richardsonian Romanesque, Italian Renaissance Revival, and Colonial Revival. Queen Anne and Craftsman styles were preferred for many smaller frame houses.

### *BUILDING MATERIALS*

Most of the buildings in Old Louisville have a more commanding presence than houses seen in the city's other residential preservation districts. Architects used lavish amounts of ornament. Carved stone, terra cotta, and mosaic tile were used for high-style designs. Textured decorative brick and cut wood trim were used to great effect on less-expensive houses. A walk through the district reveals a wide range of building materials from rusticated limestone to frame, with brick being the most prevalent. Raised stone foundations and a variety of porch types are also regular features.

### *DIRECTIONAL EMPHASIS*

Houses convey a sense of mass and solidity; however, the steeply-pitched roofs and turrets of some styles often provide vertical emphasis. The overall maintenance requirements of these houses are considerable, and significant levels of deterioration arose during the district's era of absentee owners (1930s through the 1970s). Revitalization efforts over the past twenty-five years have attracted a larger number of resident-owners, a trend that will certainly benefit the district's supreme collection of Victorian-era structures.

### *CHARACTER-DEFINING FEATURES*

#### **Site**

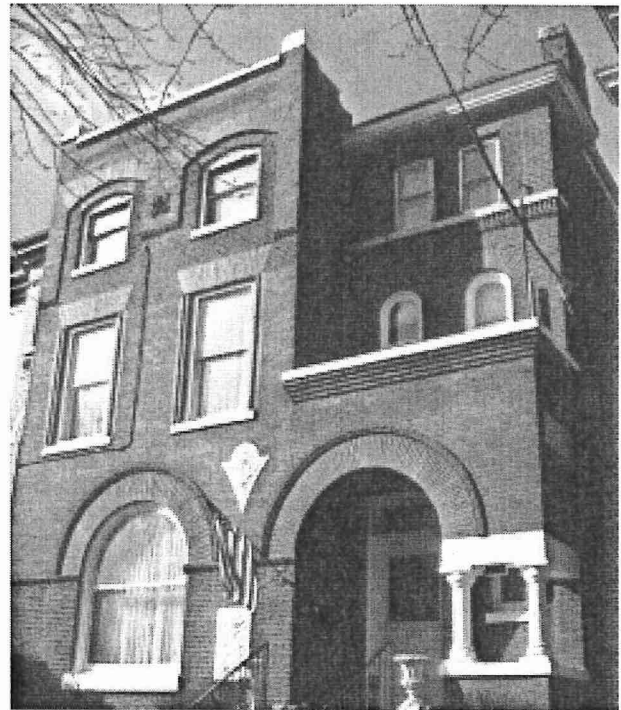
- exhibits an urban grid street pattern with a secondary circulation system of alleys;
- has varied lot sizes with generous front and rear yards and narrow side yards; and
- is unified by consistent setbacks, curbing, and street trees.

#### **Facades**

- generally share a common setback with other houses on the block;
- are organized in many different manners: symmetrical and asymmetrical, with receding planes or articulated forms and without; and
- often possess a massive and highly-ornamental character.

#### **Masonry**

- is the predominate building material within the district;
- often employs a variety of materials used in combination: brick, limestone, and terra cotta; and
- enhances architectural character through its color, texture, dimensionality, and bonding patterns.



#### **Wood**

- articulates stylistic features in cornices, eaves, porch elements, and decorative trim; but
- has limited use as a cladding material, except on the eastern side of the district.

#### **Windows**

- generally employ double-hung, wood construction, except for some large apartment buildings that have metal casement windows;
- are generally quite expansive, adding considerable visual interest to facades, especially when used in combination; and
- often possess decorative glass or glazing patterns that express stylistic character.

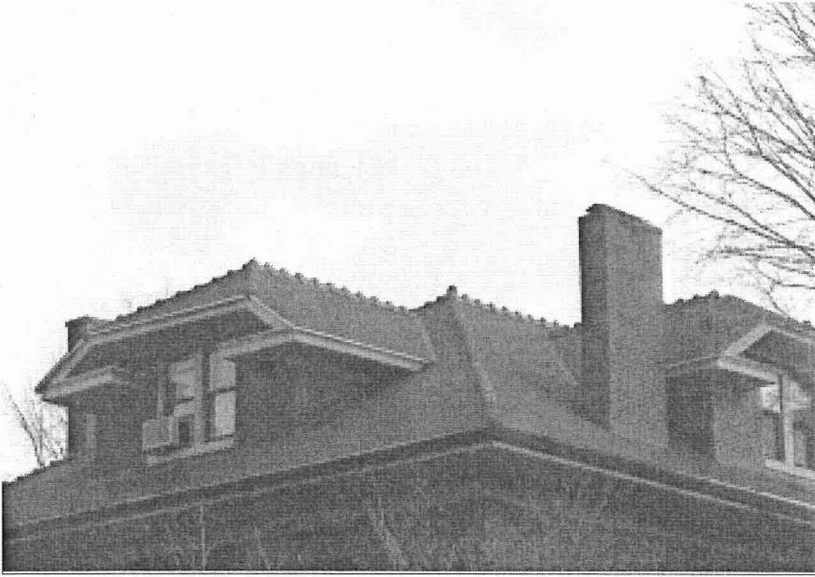
#### **Doors**

- are prominent facade elements that convey a building's architectural presence;
- are often set-off by elaborate masonry surrounds or porches; and
- include both single and double varieties.

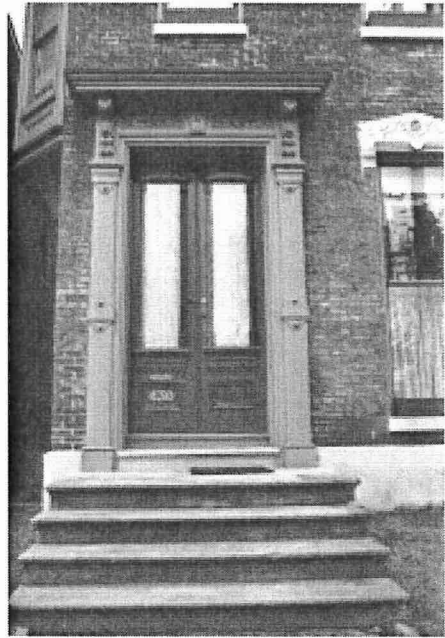
#### **Roofs**

- often establish relationships among houses on a given block in their overall form;
- exhibit a wide range of configurations (some complex and some simple); and
- are commonly punctuated by elaborate dormers.

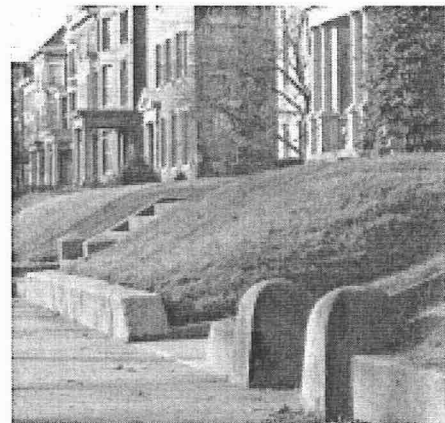
**Roof**



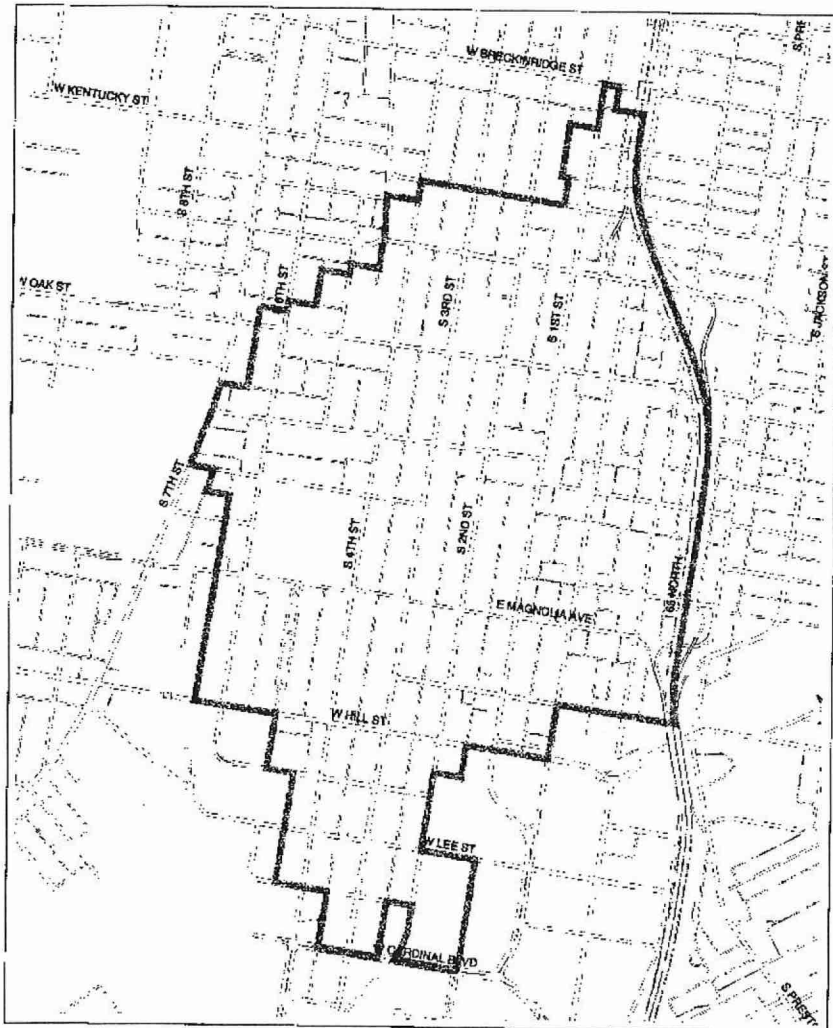
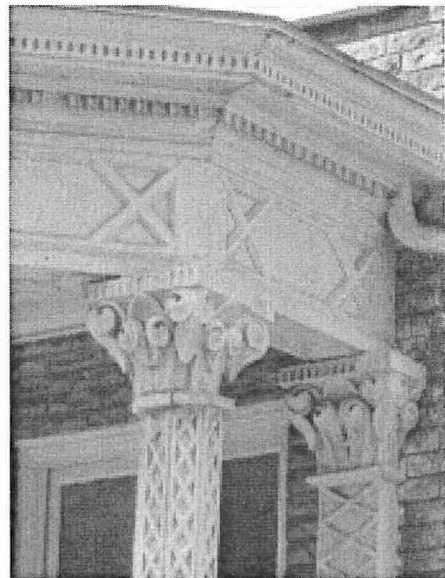
**Door**



**SITE**



**PORCH**



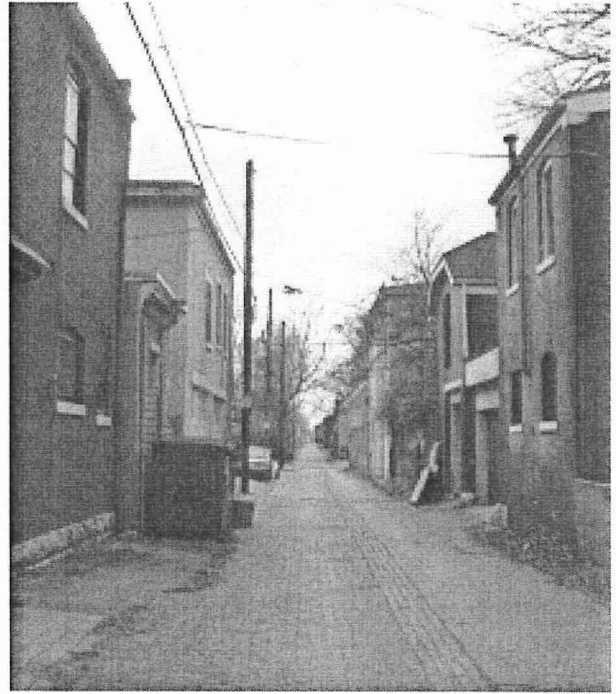
Old Louisville Preservation District



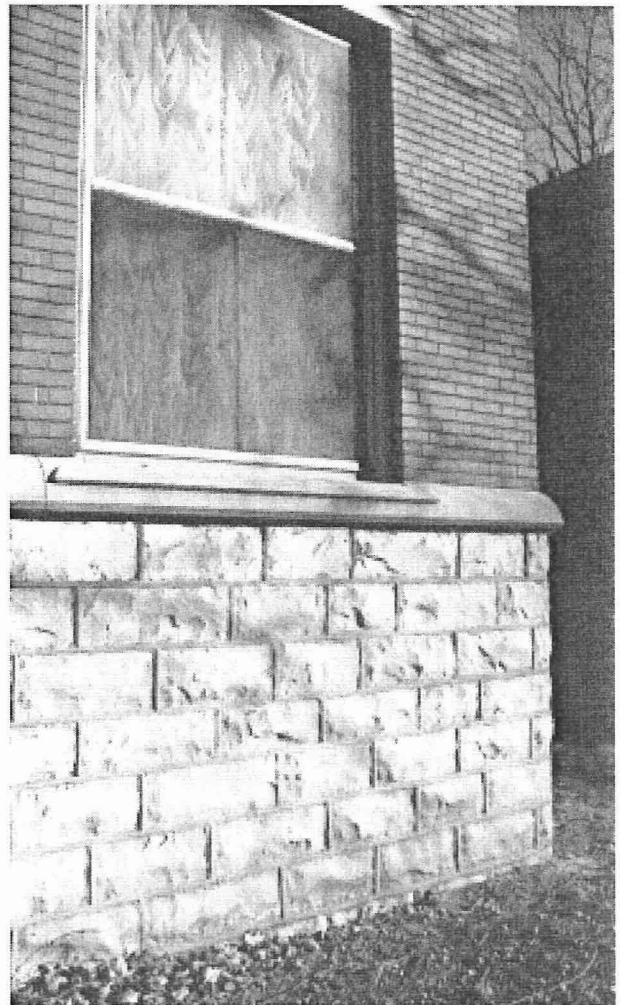
**FACADE**



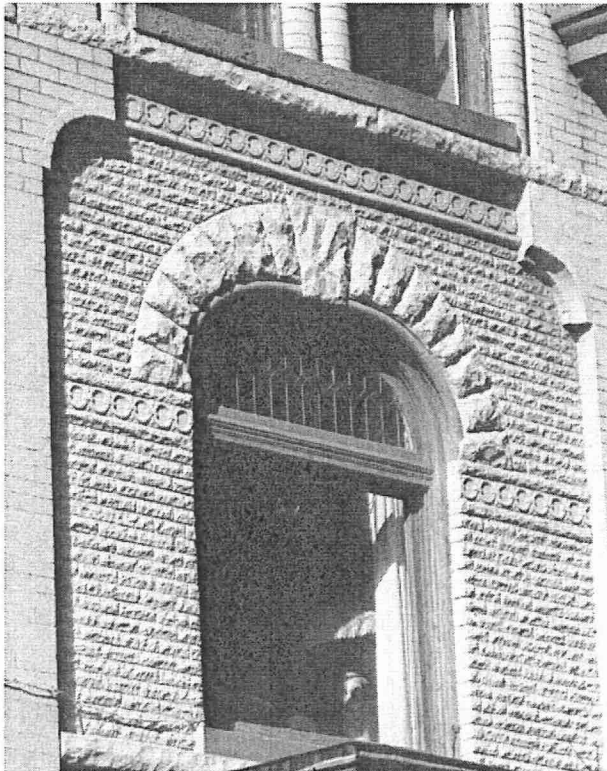
**ALLEY**

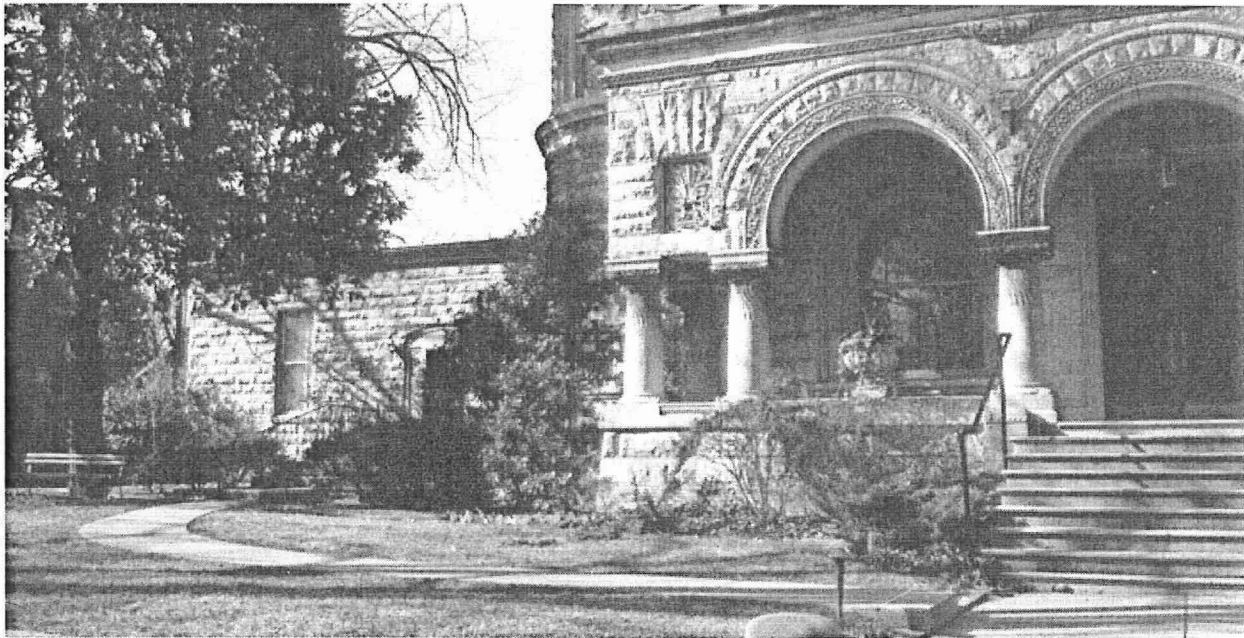


**MASONRY**



**WINDOW**





*The Conrad-Caldwell House's side addition is compatible with the main building, because it is recessed from the main facade plane, is subordinate in size, employs similar building materials, and is not visually overwhelming.*

## Preservation Principles

Outlined below are a number of guiding preservation principles that are modeled after the Secretary of the Interior's Standards for Rehabilitation. Reading through these principles will help you begin to think about how you can carry out your upcoming project in a way that both enhances your historic building or site and preserves its character-defining features.

### *RELATIONSHIPS*

When evaluating the appropriateness of a given project, the structure, the site, and their relationship to the rest of the district should be given careful consideration.

### *USE*

Historic structures within a local preservation district should be used for their originally intended purpose or for an alternate purpose that requires minimal alteration to the building and site.

### *ALTERATIONS*

Repair is always preferred over replacement. When replacement is necessary, materials should replicate or match the visual appearance of the original.

A high level of craftsmanship distinguishes structures within local preservation districts. Distinctive features, finishes, and construction techniques should be preserved whenever possible.

Removal or alteration of historic fabric compromises the original character of a building or site and should be avoided.

Properties, however, do change over time. Those alterations that have become historic in their own right should be maintained as a record of a resource's physical evolution.

### *NEW CONSTRUCTION AND ADDITIONS*

Additions should be designed to minimize impact to historic fabric and should be compatible with the main structure in massing, size, and scale.

New, infill construction should be designed so that it is compatible with its neighbors in size, massing, scale, setback, facade organization, and roof form.

New construction and additions should also draw upon established stylistic elements to create a sympathetic design that is clearly of its own era.

### *FALSE-HISTORICISM*

Additions that use new or salvaged material to create a conjectural or falsely historical appearance are inappropriate.

### *TREATMENTS*

Chemical and physical treatments should always be as gentle as possible, since harsh methods like sandblasting can irreversibly damage historic fabric.

### *ARCHEOLOGY*

Historic sites often contain archeological resources, which should be protected and preserved whenever possible. If artifacts are found, contact the Landmarks Commission for an assessment.