



**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: louisvilleky.gov/government/planning-design

**Certificate of Appropriateness Application**

Case Number: 23-COA-0069

Submittal Date: 03/31/23

Intake Staff: OL

**Application Information**

**Primary Address:** 2012 HIGHLAND AVE, LOUISVILLE, KY 40204

**Primary Parcel Id:** 075C00700000

**Project Description:** Certificate of Appropriateness for property located at 2012 Highland Ave (see attached detailed description)

**Project Name:** 2012 Highland Avenue

**GENERAL INFORMATION**

Acres	0.10
Dwelling Units	0
Historic Preservation District	CHEROKEE TRIANGLE
New Building Square Feet	0
Number of Meeting Notification Postcards	30
Project Cost	0
PVA Assessed Value	198960.00
Rooms	0

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**GIS INFORMATION**

Council District	8
Current Subdivision Name	HENNING & SPEEDS HIGHLAND ADDITION
Fire Protection District	CITY OF LOUISVILLE
Form District	TRADITIONAL NEIGHBORHOOD
Historic Site	NO
Municipality	LOUISVILLE
National Register District	CHEROKEE TRIANGLE

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Overlay District NONE  
Plan Certain NONE  
Plat Book - Page 08-024  
System Development District NO  
Zoning Code R5B

**Owner Information**

Name: MARK A THOMPSON LIVING TRUST THE  
Address: 966 CHEROKEE RD UNIT 201, LOUISVILLE, KY 40204 431

**Contact Information**

Type: Attorney  
Name: John Talbott  
Address: 1000 N. Hurstbourne Parkway, Second Fl  
Louisville KY 40223  
Phone: 5024266688  
Email: john@bardlaw.net

**Owner Certification Statement**

Application Submitted By: Nick C Pregliasco

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.

23-CEA-0069



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Project Description:

This application requests the ability to demolish the property which currently exists at 2012 Highland Ave. The property is a two-story, duplex, of simple architectural design. It does not contain any unique, artistic elements at all, but is notable only for its plain, generic façade.

Unlike the Victorian homes in the area, this property is not asymmetrical at all and lacks any prominent decorative treatments, bay windows, or porches with spindlework or balustrades. The columns are made of non-distinct metal, not any cast iron. The home does not share any qualities of the queen anne style either. It has no turrets or front facing gables. It does not have patterned shingles or the type of porch common to this style. It also does not share any significant qualities with the four square style. This home is not a 2 ½ story home. It does not have a full length, front porch, but only two for each duplex capable only for ingress and egress only. It also does not have the common "box style" and large, over one front windows. The other styles of the area are similarly not applicable. It is not a shotgun home, and it does not have anything in common with the others, such as colonial, spanish eclectic, italianate, tudor revival, craftsman or bungalow.

This home has been in poor condition for well over a decade, going back to years prior to the current owner purchasing the property. The owner purchased this property with the intent of saving the home, but has been unable to economically do so. It is notable that the applicant did preserve the historic property at 1000 Cherokee Road, which is right next door, and has a vested interest in the history of the neighborhood. The Cherokee Road property renovation received multiple awards and accolades. The Highland Ave. property though is in a dire state of disrepair, and unusable for habitation. Unfortunately, the dilapidated condition of the home, and complete lack of notable architectural style, makes this property impossible to save, and a danger to the area. Consequently, it is appropriate for demolition.

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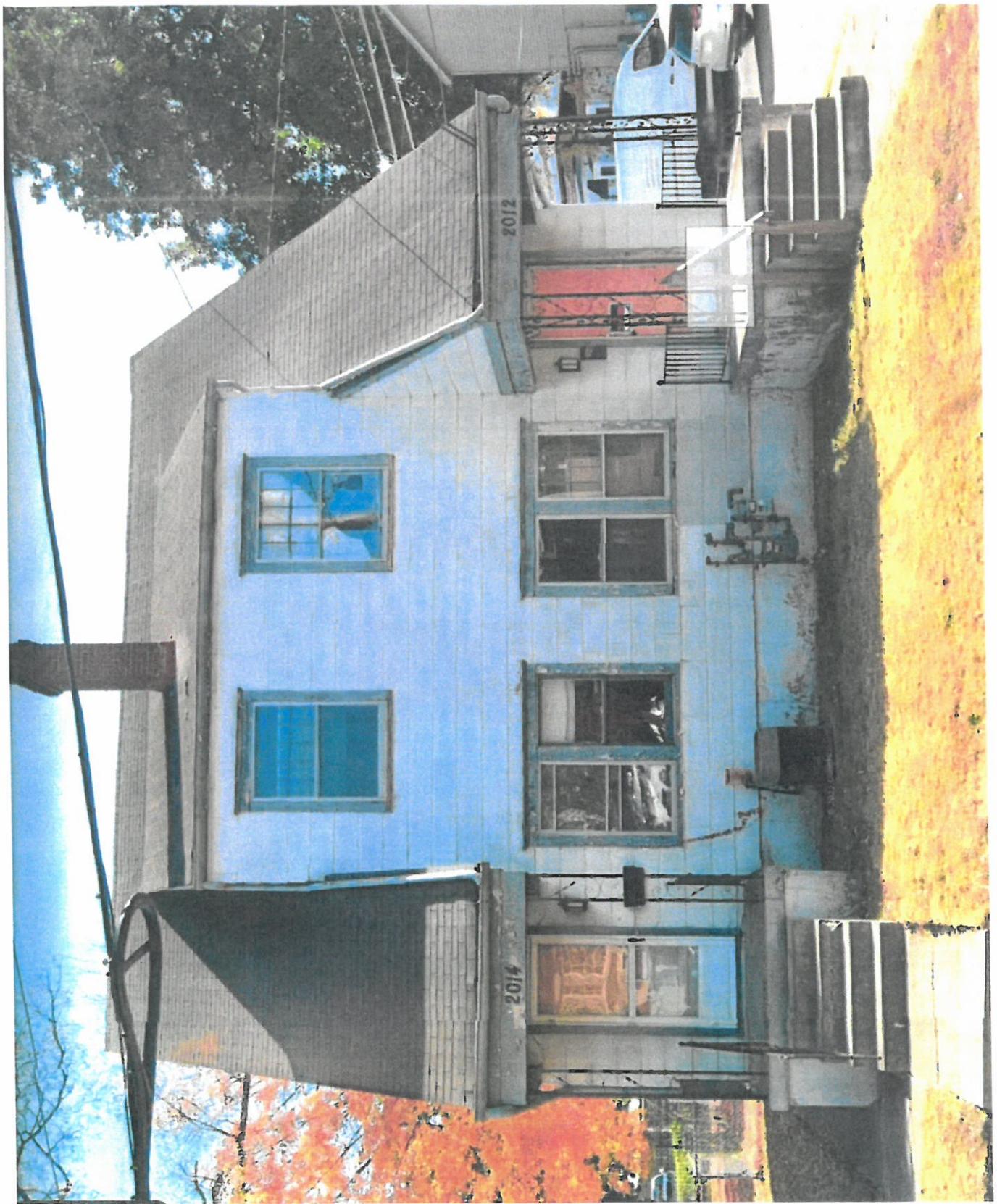


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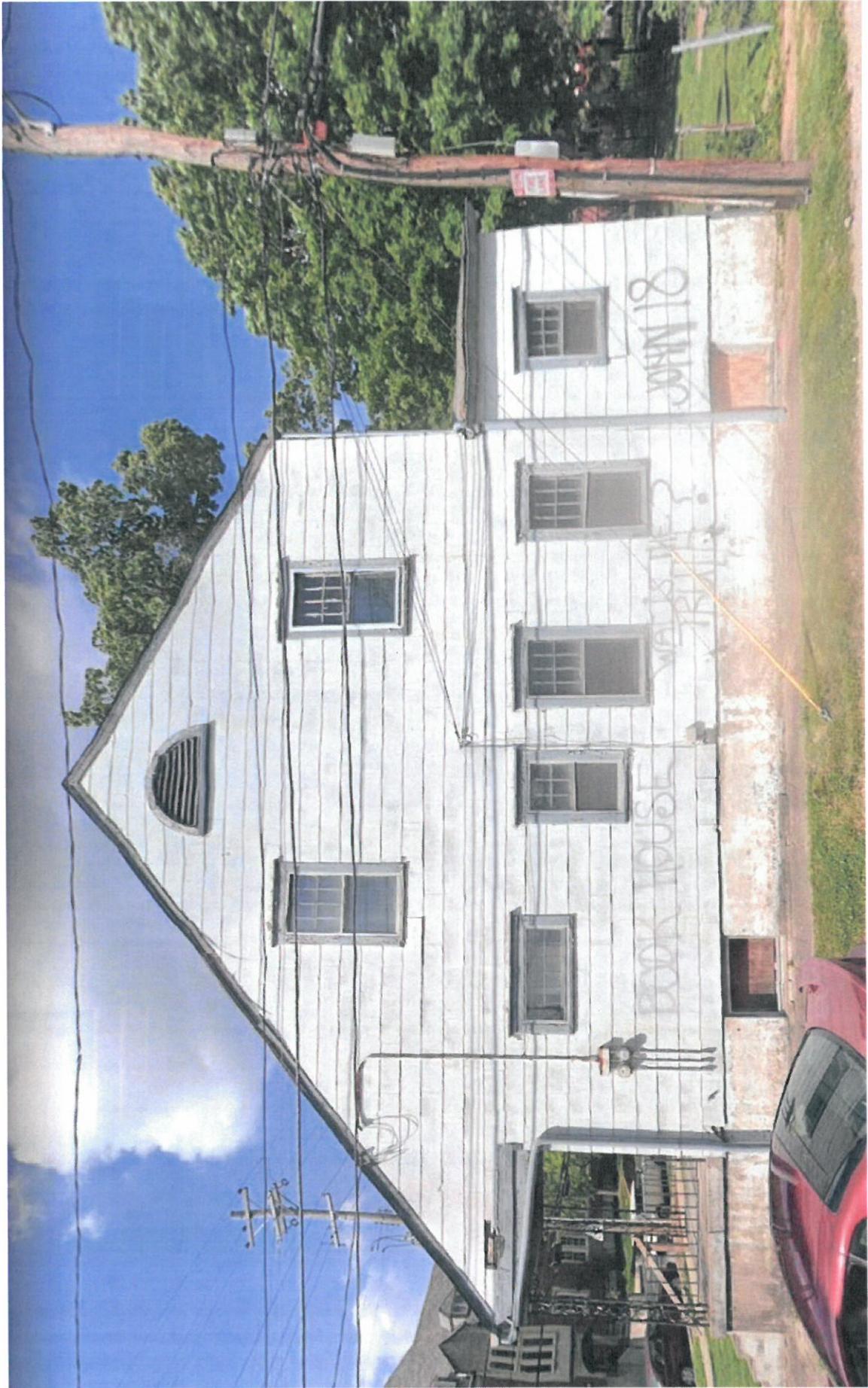
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23-CD4-0069





JOHN 18

WALKING?

BOOK HOUSE







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Thompson/2012 Highland Ave  
Certificate of Appropriateness  
1<sup>st</sup> Tier  
As of 03.30.23

Block 75C, Lot 70, 71  
Mark A. Thompson Living Trust  
966 Cherokee Rd, Unit 201  
Louisville, KY 40204

Block 75C, Lot 61  
JSSM Bardstown LLC  
12808 Dove Lake Drive  
Louisville, KY 40299

Block 75C, Lot 62  
LJG Properties 1015, LLC  
PO Box 833  
Goshen, KY 40026

Block 75C, Lot 63  
Garner Family Trust  
7300 Happy Hollow Road  
Prospect, KY 40059

Block 75C, Lot 65  
Meeks Business Properties, LLC  
505 Ridgewood Road  
Louisville, KY 40207

Block 75C, Lot 69  
Kentucky Comm Ser Inc.  
3010 Rexford Way  
Louisville, KY 40205

Block 68K, Lot 1  
Rosenstein Family Holdings, LLC  
PO Box 4313  
Louisville, KY 40204

VENTRESS CONDOS

CURRENT RESIDENT  
1006 CHEROKEE RD, 3  
LOUISVILLE, KY 40204

CURRENT RESIDENT  
1006 CHEROKEE RD, 2  
LOUISVILLE, KY 40204

CURRENT RESIDENT  
1006 CHEROKEE RD, 6  
LOUISVILLE, KY 40204

CURRENT RESIDENT  
1006 CHEROKEE RD, 5  
LOUISVILLE, KY 40204

CURRENT RESIDENT  
1006 CHEROKEE RD, 1  
LOUISVILLE, KY 40204

CURRENT RESIDENT  
1006 CHEROKEE RD, 4  
LOUISVILLE, KY 40204

CURRENT RESIDENT  
1012 R CHEROKEE RD  
LOUISVILLE, KY 40204

966 CHEROKEE RD, LLC CONDOS

CURRENT RESIDENT  
966 CHEROKEE RD, 101  
LOUISVILLE, KY 40204

CURRENT RESIDENT  
966 CHEROKEE RD, 202  
LOUISVILLE, KY 40204

CURRENT RESIDENT  
966 CHEROKEE RD, 102  
LOUISVILLE, KY 40204

CURRENT RESIDENT  
966 CHEROKEE RD, 305  
LOUISVILLE, KY 40204

CURRENT RESIDENT  
966 CHEROKEE RD, 103  
LOUISVILLE, KY 40204

CURRENT RESIDENT  
966 CHEROKEE RD, 304  
LOUISVILLE, KY 40204

CURRENT RESIDENT  
966 CHEROKEE RD, 201  
LOUISVILLE, KY 40204

CURRENT RESIDENT  
966 CHEROKEE RD, 303  
LOUISVILLE, KY 40204

CURRENT RESIDENT  
966 CHEROKEE RD, 205  
LOUISVILLE, KY 40204

CURRENT RESIDENT  
966 CHEROKEE RD, 204  
LOUISVILLE, KY 40204

CURRENT RESIDENT  
966 CHEROKEE RD, 301  
LOUISVILLE, KY 40204

CURRENT RESIDENT  
966 CHEROKEE RD, 104  
LOUISVILLE, KY 40204

CURRENT RESIDENT  
966 CHEROKEE RD, 203  
LOUISVILLE, KY 40204

CURRENT RESIDENT  
966 CHEROKEE RD, 302  
LOUISVILLE, KY 40204

OTHERS

John C. Talbott  
Bardenwerper Talbott & Roberts, PLLC  
1000 N. Hurstbourne Pkwy, 2<sup>nd</sup> Floor  
Louisville, KY 40222

\_\_\_\_\_, DPDS Case Manager  
444 S. 5<sup>th</sup> Street, 3<sup>rd</sup> Floor  
Louisville, KY 40202