



original character  
new stories

Ms. Cynthia Elmore  
Historic Preservation Officer  
444 South 5<sup>th</sup> Street, Suite 300  
Louisville, KY 40202

October 8, 2019

RE: Hoke House

Dear Cynthia,

We wanted to share our experience in regards to the application for Individual Landmark Status for the Hoke House. Vital Sites, as you know, is Louisville's preservation revolving fund with recent investments on East Broadway, Portland, Smoketown, and Whiskey Row. We were asked by the neighbors on Wolf Pen to investigate alternatives that could save the Hoke House from demolition. We were told that the house could not be moved due to the narrow roads, and so began to study the options to renovate and keep the house on the property. We believe the house is a good fit to its rural surroundings, and that it could be a unique asset in the new upscale neighborhood as well.

After a site visit, we began discussions with the developer, and offered suggestions for a potential design solution that would save the historic structure by adding a significant contemporary addition. This would make the house more compatible with the scale of the proposed neighborhood and produce a unique design solution. Please see the attached examples of similar blended historic / contemporary precedents.

However, the very high asking price for the lots in this subdivision is an obstacle for a new non-profit like Vital Sites. The lot occupied by the Hoke House will be priced at roughly \$225,000. We asked the development group to consider either a creative financing arrangement, or the contribution of part, or all, of lot price to our 501c3 organization. They have declined that approach.

We would still be open to participation in an effort to save this historic house, if the financial issues stated above could be resolved. We believe the result would be a unique structure, merging a great example of an early eastern Jefferson County vernacular farmhouse with contemporary architectural design, and demonstrating the value and character preservation can bring to a project.

Sincerely,

Charles Cash, AIA  
Chairman of the Board