

History of 100 Distillery Commons

Compiled by prior owner (Ray Schuhmann) and current owner (Barrel House Lofts, LLC)

1974- National Distillers vacated premises

1979- 7 buildings belonging to National Distillers were purchased by Kinetic Properties

1980-2000- Ray Schuhmann, owner of Kinetic Properties with the assistance of several Realtors showed the property to numerous prospects. Due to its construction as a rickhouse, each time the expense to renovate was too great.

Around 1998- a local architect and Schuhmann teamed up to attempt to redevelop as subsidized apartments but costs were too high.

2000- Ray Schuhmann finally had the building under contract with local firm that was going public and wanted a unique high profile building. After investing nearly \$50,000 in design and engineering fees they dropped the contract... too expensive and complicated.

2006- Ray Schuhmann formed an LLC, it raised \$100,000 cash to clean the pigeon dung off the structure so engineers could do a full assessment of the structure and then develop plans for conversion to apartments. After construction bids were obtained, everyone agreed it was not feasible and plans were dropped.

2011- Ray Schuhmann finally had the building under contract again with the newly formed Angels Envy Distilling Group. They spent considerable time and money developing plans for an Experience Tasting Room, Distillery and aging warehouse. The plan included \$6,000,000 in building renovation costs alone, but Frankfort denied them permitting for their intended use.

July 2013 – current owner, Barrel House Lofts, LLC put 100 Distillery Commons under contract.

January 2014- Barrel House Lofts, LLC closed on purchase of 100 Distillery Commons from Kinetic Properties.

Spring/Summer 2014- Initial redevelopment effort: spent \$45,000 + on Architectural and site plan with Lockett and Associates and Joe Pierson on legal fees adding Distillery Commons to the National Register and coming up with a preliminary design and site plan to convert the rickhouse to 63 apartment units using historic tax credits, attended numerous meetings with Kentucky Heritage Council, made numerous modifications of plans to support approval of project. Also multiple contractors questioned the feasibility/danger of the conversion.

August 24, 2014- Denial of Historic Tax Credits from the NPS- See attached letter. Note: the building cannot be used for its intended purpose as a rick house and any other use requires the removal of the barrel racking system (which is a structural component of the building).

November 2014- Met with Chuck Schnatter (Heine Brothers) to discuss trying to convert building into an office building with retail on the bottom and for relocation of Heine Brothers

headquarters but after giving him preliminary numbers he said costs way too high. Spent approximately \$10,000 on design plans.

July 2015- Gant Hill showed the property to Rabbit Hole- deterred due to inability to convert it back to barrel storage house and too expensive to try and convert into a distillery.

Fall 2016- Gant Hill showed building to a law firm as potential office and restaurant space, conversion costs way too high.

March 2017- PSA with SleaddCo.- We were going to partner with this company to create self storage facility. Outcome March 2018 PSA for Self Storage Project terminated- concerns regarding costs/feasibility of conversion of the building.

January 2018- Woodford Hoagland showed it to a group but did not disclose who it was or the use.

February 2018- Gant Hill showed it to Raquel Joseph for a potential distillery project for her son.

April 2018- Gant Hill showed it to Café Press looking for office building headquarters.

April 2018- PSA with Madison Capital to partner for Self Storage project. Spent \$10,000 on financial proforma and preliminary construction plans.; September 2018 – project fell apart costs too high to save building.

2018- Barrel House Lofts, LLC engages in the Irish Hill Neighborhood Plan effort to preserve the ability to use the building as storage or some other “High Intensity Reuse.”

March 2019- Jenny Glantz from PRG showed the building to a prospective purchaser, Michters. They were looking to turn it back into a rickhouse but found out fire code would not permit it.

May 5, 2020- Received email from adjacent building owner, Ray Schuhmann, that parts of the roof were flying through the air, damaging cars, and that the terracotta atop the brick wall came down. Louisville Metro had a front loader, many workmen and dump trucks cleaning it up and had to close down Lexington Rd.

May 13, 2020- Chad Middendorf, Member of Barrel House Lofts, LLC met with roofer to discuss options- cannot be tarped or reroofed. There is nothing to secure tarp to, roof deteriorated beyond repair, collapsing, structural wood racking compromised. The barrel ricking is not structurally sound and cannot be trusted to support a new roof or from which to stage the construction of a roof. There is no way to put an interior scaffolding system inside from which to rebuild a roof because the ricking is in the way.

June 2020- Met with Steve Leonard, structural engineer to assess safety of the structure.

July 2, 2020- Filed for Demo permit, plan to salvage and store brick and wood to reuse on a future project.

