

Petition for Local Landmark Designation

Peter Hoke House

7607 Wolf Pen Branch Road, Prospect, KY 40059



Wolf Pen Preservation Association
Alice Gunnison, President
7849 Wolf Pen Branch Road
Prospect, KY 40059
502-558-5568

RECEIVED

NOV 07 2016
PLANNING &
DESIGN SERVICES

Monday, November 7, 2016

Petition for Local Landmark Designation
7607 Wolf Pen Branch Road ~ The Peter Hoke House

We, the residents of the Wolf Pen Branch/Mint Springs Corridor, Council District 16 and Jefferson County at large, respectfully request full consideration of this petition to save the Peter Hoke House located at 7607 Wolf Pen Branch Road. The demolition of an 1860s historic farm house is an irreversible decision. Considering the dire consequences, the petitioners request that the developers submit and receive approval of their proposed plan for the property in question.

This petition was prepared by the Wolf Pen Preservation Association, Inc. (WPPA), which is a volunteer 501c3 organization. The Association's primary purpose is to preserve, maintain, protect and enhance the rural, residential character and integrity of our *neighborhood*. For over fifty years, WPPA has advocated for well-planned growth that protects our neighborhood's scenic, historic, cultural, and environmental resources.

Further support for this application for Landmark status comes in the form of the Wolf Pen Branch Neighborhood Plan (WPPA PLAN) adopted by Metro Council in 2006 and revised in 2012. It took several years, Approximately \$40,000 of taxpayer revenue, countless hours by paid staff and neighborhood volunteers to develop the Plan. It was sponsored and supported by our Council District Representative Kelly Downard. It was **APPROVED BY METRO COUNCIL** in 2006, and later **REVISED** and **STRENGTHENED** because of small details which weren't in keeping with the spirit of the plan. The revised plan was **APPROVED BY METRO COUNCIL** July 7, 2012.

The purpose of the Neighborhood Plan ... *"is to identify the special characteristics that make up this unique neighborhood and develop land use policies and standards consistent with its scenic, historic, cultural, and environmental heritage."* The Plan recommendation to address our historic and cultural heritage states.... *"Promote the adaptive re-use of holder historic homes and properties which retain the character of the original use as single family residences, community facilities or bed and breakfasts."*

Pages 2-12 of the Neighborhood Plan provide an excellent summary of the background, purpose, history, environmental resources, and recommendations for the Wolf Pen neighborhood area. **We urge the Landmarks staff who are reviewing this application to please include**

those pages as part of our narrative. A copy of the Neighborhood Plan is attached.

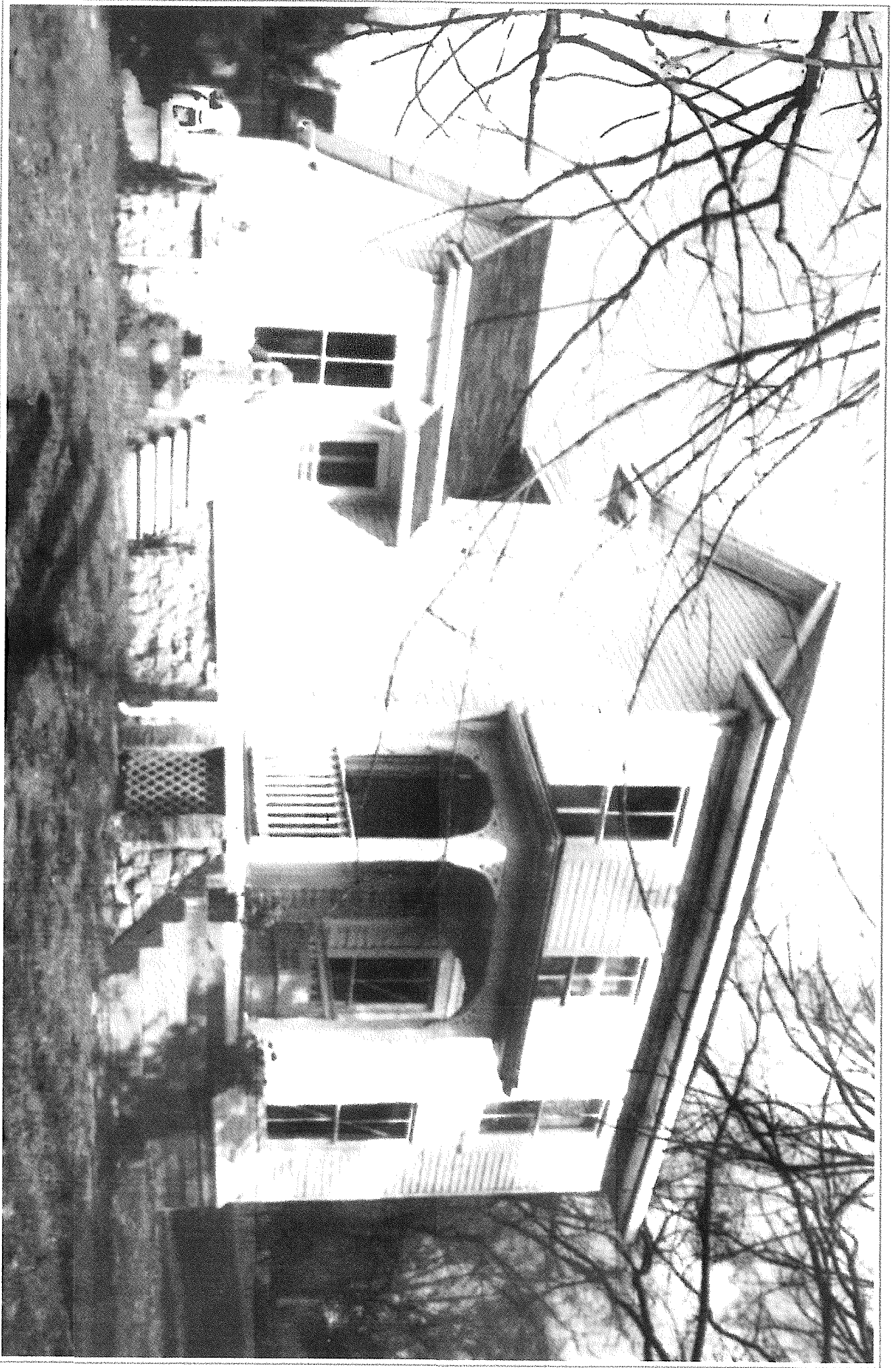
We have submitted more than the required 200 signatures from residents who believe **7607 Wolf Pen Branch Road** is a significant landmark that reflects the rural, agricultural heritage of the Wolf Pen Branch Neighborhood, Louisville Metro and Jefferson County.

Like Metro Olmstead Parks, Parklands and other undeveloped areas, this, and other pockets of rural and historic areas scattered throughout Jefferson County should be left undisturbed and protected so that they might serve as a window to the past that can be shared by all of our citizens and visitors.

For more information contact:

Wolf Pen Preservation Association
c/o Alice Gunnison, President
7849 Wolf Pen Branch Rd
Prospect, KY 40059

502 558-5568 (cell)



Peter Hoke House

7607 Wolf Pen Branch Road, Prospect, KY 40059

**SUMMARY FOR LOCAL LANDMARK DESIGNATION
7607 WOLF PEN BRANCH ROAD—THE PETER HOKE HOUSE**

The Peter Hoke house is an 1860's two-story frame, side-passage plan Greek Revival style home, on a stone foundation. It has a one-story wing and a two-story rear ell. The eave-oriented gable roof has eave returns and a composition shingle covering. The home has 2 over 2 windows and an entrance porch with square post and scrolled brackets. The aluminum sheathing has been applied in a manner that maintains many of the historic features. Although unoccupied and in need of repairs, it is hardly unsalvageable. (See "before and after" photos of the Peyton House in attachments.)

The home was originally the primary residence of a 143 acre working farm. It was later converted to the caretaker's residence when the entire farm was purchased by George W Norton III, (a philanthropist who founded WAVE radio and television in Louisville) in 1937 and named the farm "Fincastle." The Hoke House was listed as a supporting structure in the approved 2000 National Historic Register application submitted by W.L Lyons Brown, Jr. for the entire farm and the Federal style home which was built elsewhere on the farm in 1937 by Mr. Norton.

In 2006, 55 acres of "Fincastle" were subdivided into 46 lots. The southern boundary of the remaining approximately 73 acres on which the Hoke House peacefully sits, is in the 7600 block of Wolf Pen Branch Road. The northern border is Harrods Creek. The western border is the eastern edge of the Harrods Glen development and the eastern border is marked by fencing along the western edge of Wolf Pen Trace. (See maps).

Long thought by most residents who've lived in the area for 50 years or more is that there is a cemetery on the property. Apparently, the existence of that cemetery is now in question. However, there are two historic cemeteries directly across Wolf Pen Branch Rd from the Hoke House, which confirms the historic character of the area. The Stokes family descendants still maintain their African American cemetery

which dates to the mid 1800s. On the opposite hill is the Miller family cemetery, which also dates to the mid 1800s.

The Hoke parcel is a culturally significant natural landscape characterized by trees, sinkholes, large rocks and open farmland. An intermittent blue line stream probably provided water for the house and livestock long ago. A waterfall still cascades toward a large and scenic bend in Harrods Creek.

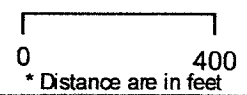
Except for grazing cattle that long-time residents remember from the 1950s and '60s, the property is untouched for over 100 years. As one of the embarrassingly few similar parcels remaining in this part of the county or in the Wolf Pen Neighborhood Plan area it is unique and deserves to be saved for the future. To quote John David Miles, a noted local historian and preservationist, "We're much better about saving photographs than saving buildings." To walk this land is to walk back in time.

There are still arrowheads waiting to be found.....



LOJIC Quickmap

Plot Date 10/17/2016



6



Copyright (c) 2016 LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOVERNMENT and JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA). All Rights Reserved.



LOJIC Quickmap

Plot Date 10/17/2016

0 200
* Distance are in feet

7

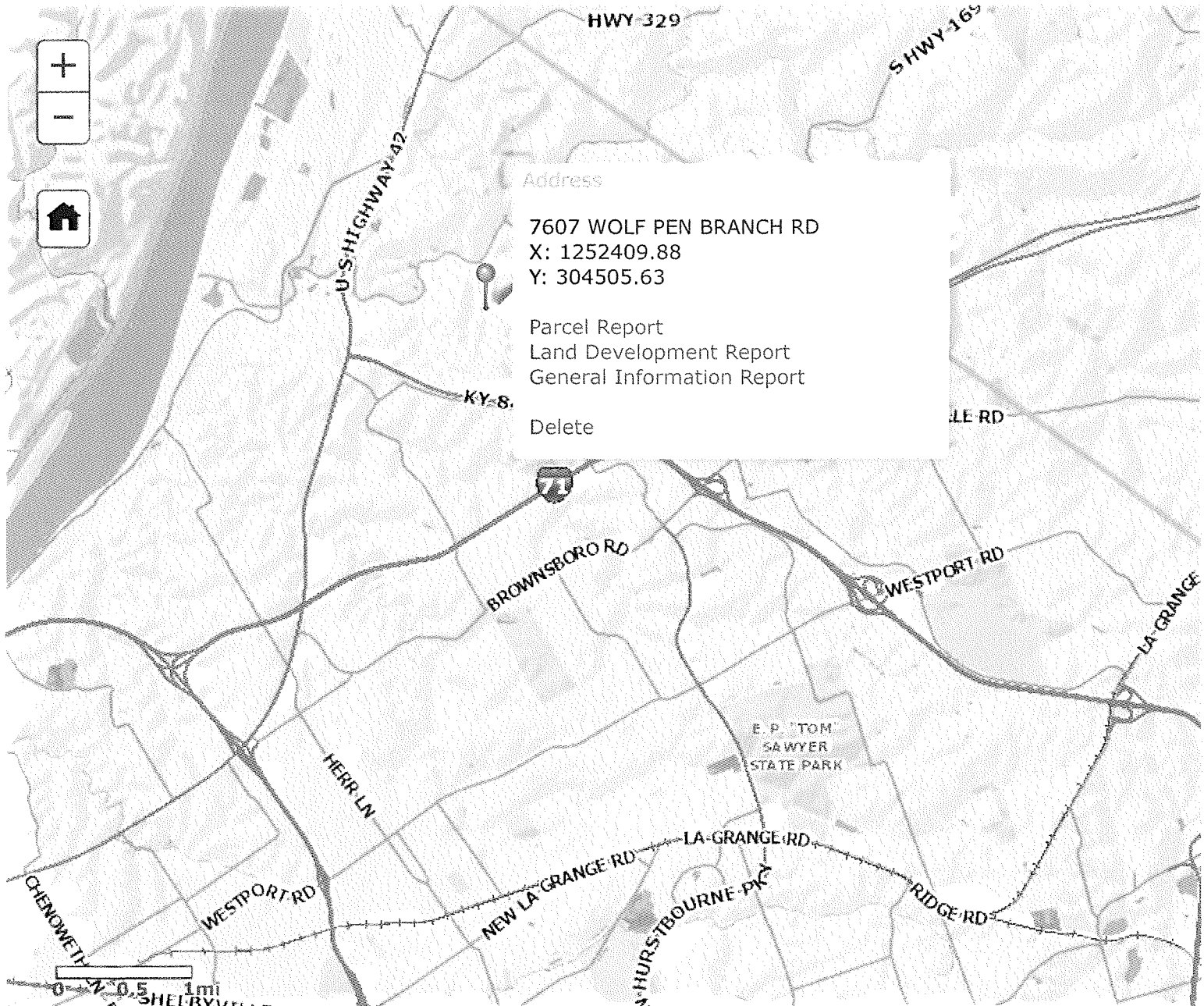


Copyright (c) 2016 LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOVERNMENT and JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA). All Rights Reserved.

[About](#)[Help](#)[OTIC](#)[Contact](#)

Enter Address

Example: 700 W Liberty St



8

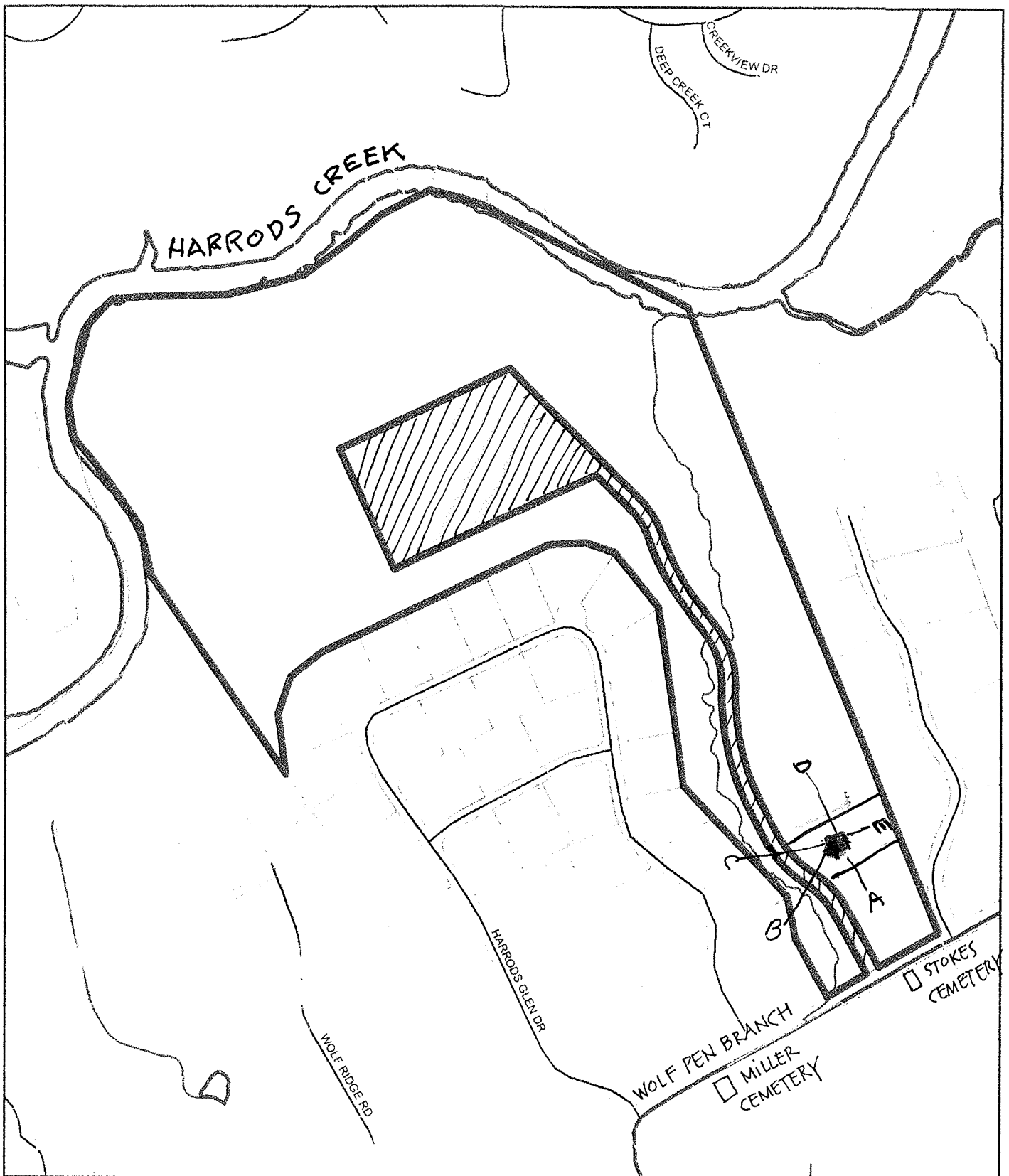
Checklist for Local Landmark Designation

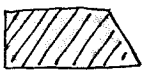
Appendix A

The Greek Revival house was indicative of the progression from primitive log homes to more per	Comments	Meets	Does Not Meet
(a) Its character, interest, or value as part of the development or heritage of Louisville Metro, Jefferson County, the Commonwealth, or the United States.	The property borders Harrods Creek which allowed easy passage of goods by boat to Louisville and beyond. Common folklore is that Harrods Creek allowed some slaves to escape by river, far away from visibility by citizens of the city. See narrative.		
(b) Its exemplification of the historic, aesthetic, architectural, archaeological, prehistoric or historic archaeological, educational, economic, or cultural heritage of Louisville Metro, Jefferson County, the commonwealth, or the nation.	As part of a working farm in the mid 1800s it contributed significantly to the surrounding community, See narrative.		
(c) Its location as a site of a significant historic event.	Not applying in this category.		
(d) Its identification with a person or persons who significantly contributed to the culture and development of Louisville Metro, Jefferson County, the Commonwealth, or the nation.	Not applying in this category.		
(e) Its embodiment of distinguishing characteristics of an architectural type or specimen.	The Greek Revival house was indicative of the progression from more primitive log cabins to more permanent and architecturally significant structures in the area. See narrative.		
(f) Its identification as the work of an architect, landscape architect, or master builder whose individual work has influenced the development of Louisville Metro, Jefferson County, the Commonwealth, or the nation.	Not applying in this category		

CHECKLIST FOR LOCAL LANDMARK DESIGNATION

(g) Its embodiment of elements or architectural design, detail, materials, or craftsmanship, which represents a significant architectural innovation.	See also narrative under Criterion (e) regarding architectural design.		
(h) Its relationship to other distinctive areas, which are eligible for preservation according to a plan based on an historic, cultural, or architectural motif.	The location places it close to many significant and historically designated structures and land. See narrative.		
(i) Its unique location or physical characteristics representing an established and familiar visual feature or which reinforce the physical continuity of a neighborhood, area, or a place within Louisville Metro.	The house remains visible to passers by as a unique reminder of the continuity of the neighborhood's history. See narrative.		



 LOCATION OF HOUSE
 7607 WOLF PEN BRANCH RD
 NOT PART OF
 PARCEL REQUESTING
 DESIGNATION

0 125 250 500 750 1,000 Feet



ATTEST CERTIFIED COPY

By: _____

Authorized Signature
 Planning and Design Services

Date: 10/24/2016

Copyright (c) 2016, LOUISVILLE AND JEFFERSON COUNTY
 METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER
 COMPANY (LWC), LOUISVILLE METRO GOVERNMENT and
 JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR
 (PVA) All Rights Reserved

NEIGHBORHOOD/R-1
GARY S. & MARSHA WEINSTEIN
5608 WOLF PEN TRACE
PROSPECT, KY 40059-9630
D.B. 5661, PG. 681

NEIGHBORHOOD/R-1
MARC S. SOLE
5606 WOLF PEN TRACE
PROSPECT, KY 40059-9630
D.B. 10142, PG. 491

NEIGHBORHOOD/R-1
JILLIE A. HINSON
5604 WOLF PEN TRACE
PROSPECT, KY 40059
D.B. 9896, PG. 838

NEIGHBORHOOD/R-1
ROBERT & ELAINE BORDOGAN
7811 WOLF PEN TRACE
PROSPECT, KY 40059-9631
D.B. 5601, PG. 141

NEIGHBORHOOD/R-4
KENNETH & TERESA CIRILLO
7900 WOLF PEN BRANCH ROAD
PROSPECT, KY 40050-0177

⑦
1.2± Ac.

⑥
1.3± Ac.

⑤
1.3± Ac.

④
1.3± Ac.

③
1.2± Ac.

②
1.0± Ac.

①
1.1± Ac.

25' FRONT YARD SETBACK

AREA OF POSSIBLE SINKHOLE

WOOD BARN (TBR)

1-1/2 STORY FRAME RES. (TBR)

FRONT YARD SETBACK

75' SETBACK

EXISTING 30' ACCESS EASEMENT (R-07-100)

EX. FENCE (TBR)

EX. 30' SAN. SINKER & DRAINAGE ESM. (R-27-05-00)

EX. 30' SAN. SINKER & DRAINAGE ESM. D.B. 9248, PG. 989

EX. SANITARY PUMP STATION

75' SETBACK

NEIGHBORHOOD/R-1
THE DEBRA VOSS TRUST
6403 INNISBROOK DRIVE
PROSPECT, KY 40059-9277
D.B. 10215 PG. 152

NEIGHBORHOOD/R-1
ANNE S. LOCKE
3800 SPRINGHURST BLVD. STE. A
LOUISVILLE, KY 40241-6138
D.B. 10319 PG. 700

NEIGHBORHOOD/R-1
HARRIS GLEN LLC.
8607 SMYRNA PKWY. UNIT 106
LOUISVILLE, KY 40228-3304
D.B. PG.

NEIGHBORHOOD/R-1
HARRIS GLEN LLC.
8607 SMYRNA PKWY. UNIT 106
LOUISVILLE, KY 40228-3304
D.B. PG.

NEIGHBORHOOD/R-1
ALLEN HERTZMAN
4218 SHELBYVILLE ROAD
LOUISVILLE, KY 40207-3956
D.B. 10613, PG. 972

NEIGHBORHOOD/R-1
SAJAD JAMEEL
204 S. LINDEN LAKE
LOUISVILLE, KY 40222-5547
D.B. 10319, PG. 702

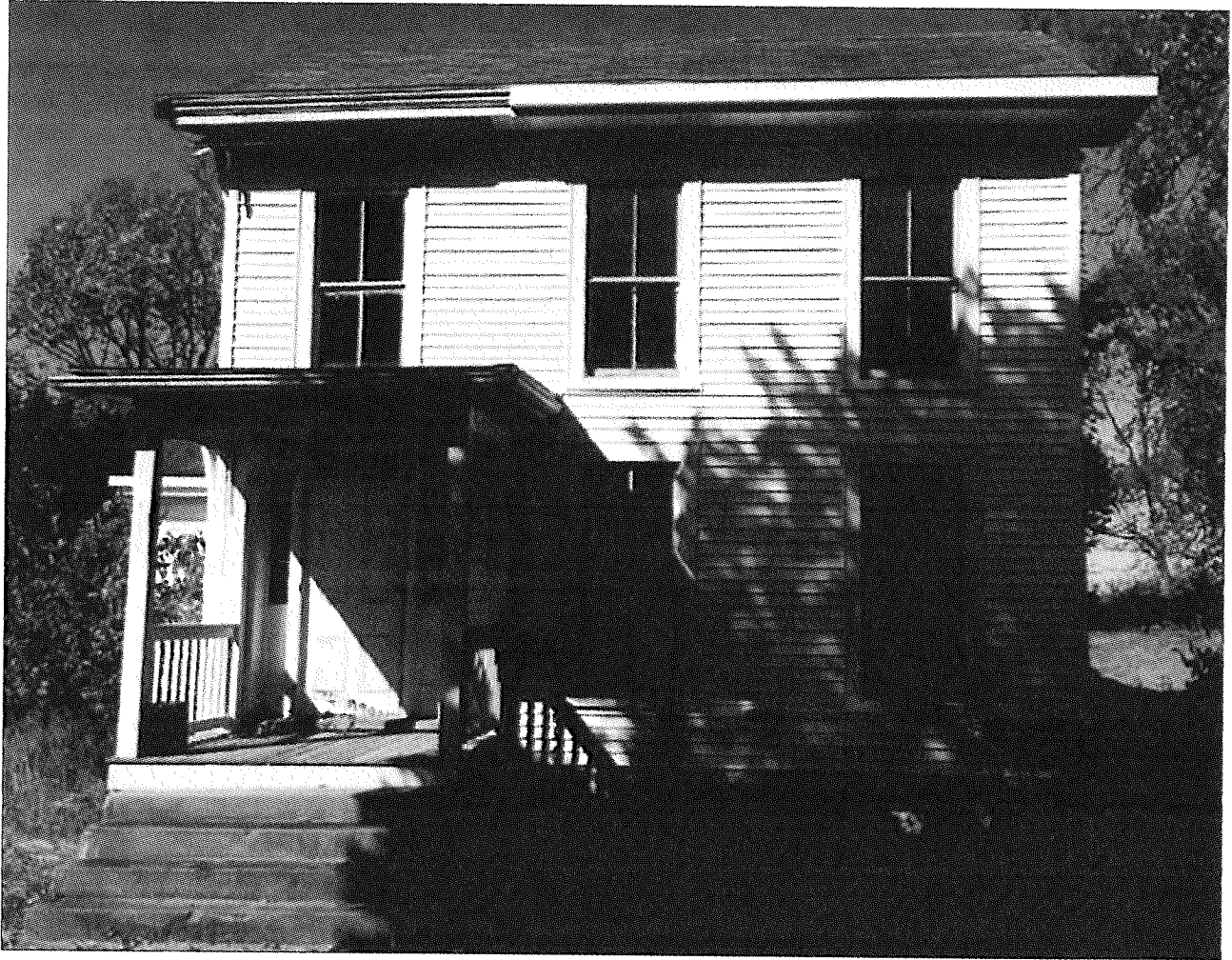
NEIGHBORHOOD/R-1
HARRIS GLEN LLC.
8607 SMYRNA PKWY. UNIT 106
LOUISVILLE, KY 40228-3304
D.B. PG.

NEIGHBORHOOD/R-1
ARNOLD & CAROL ZEGART
7804 WOLF PEN BRANCH ROAD

NEIGHBORHOOD/R-1
JAMES GARY COLLINS
7804 WOLF PEN BRANCH ROAD

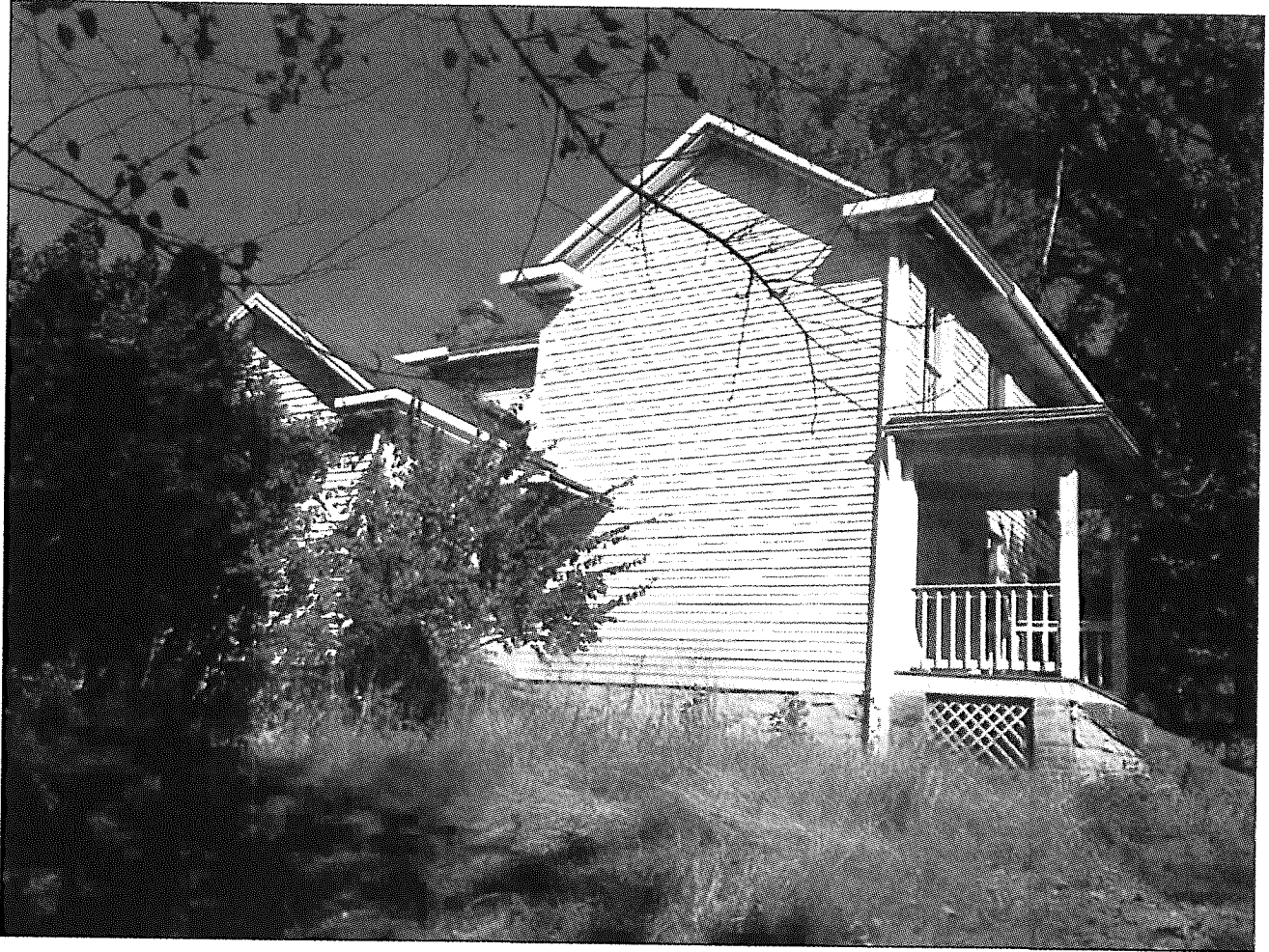
Key
WOLF PEN BRANCH ROAD
LOCATION OF
HOUSE

PETER HOKE HOUSE



A: Front View

PETER HOKE HOUSE



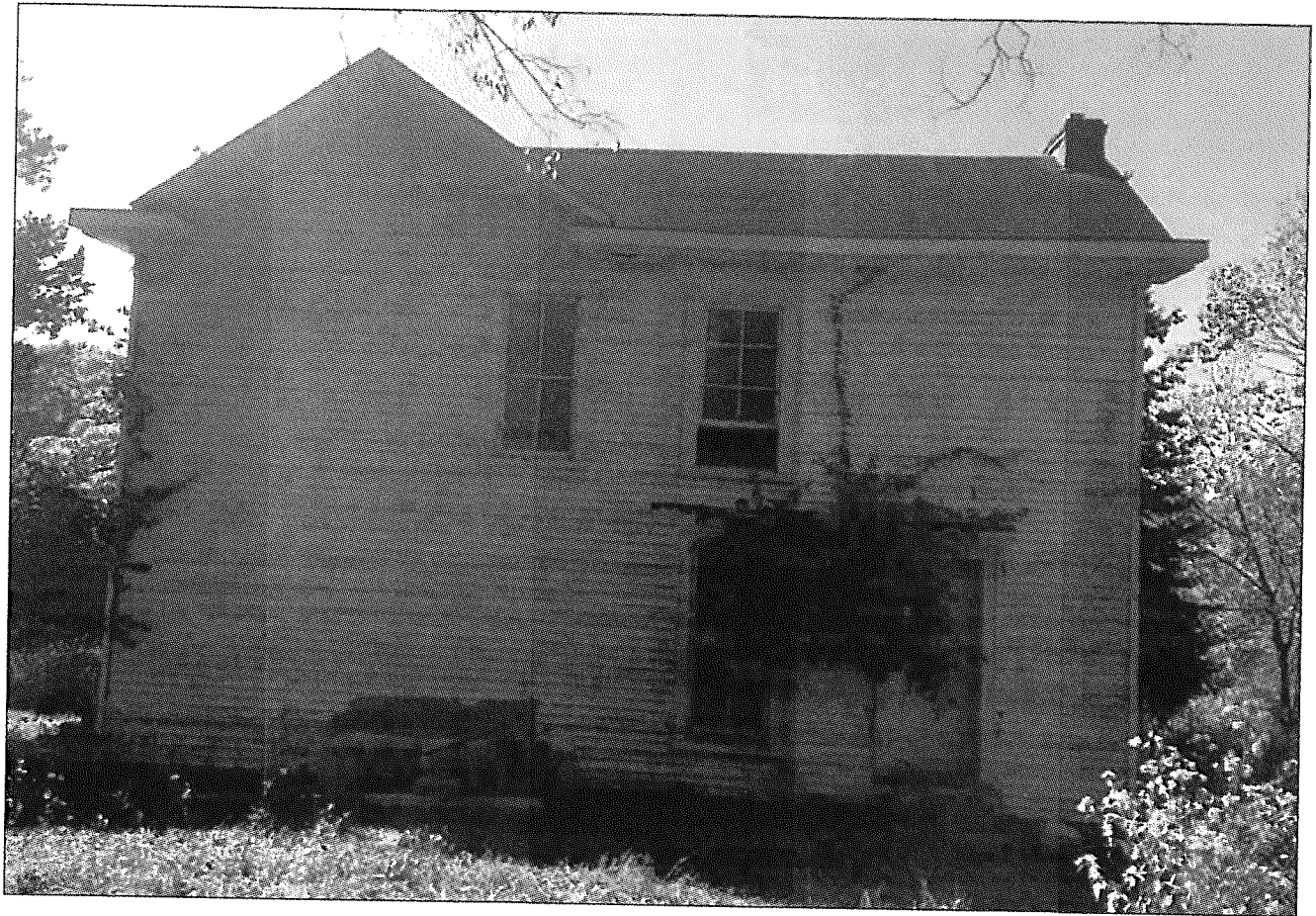
B: Left Side, View from Southeast

PETER HOKE HOUSE



C: View from Southwest

PETER HOKE HOUSE



D: View from North

PETER HOKE HOUSE



E: View from East

Local Landmark Designation Criterion

- (a) Its character, interest, or value as a part of the development or heritage of Louisville Metro, Jefferson County the Commonwealth or the United States.

The Hoke House (7607 Wolf Pen Branch Road) is most likely one of the few remaining historic structures that clearly represent the development and heritage of Louisville Metro and Jefferson County, and certainly in the Wolf Pen Neighborhood Plan area. The Wolf Pen Branch/Chamberlain Lane area that comprise most of the Plan area is like no other neighborhood in Jefferson County in terms of it's cultural history.

The Wolf Pen Branch Corridor neighborhood in northeast Jefferson County was settled in the late 1700's and was part of Jefferson County's third largest settlement known at the time as Harrods Creek. The corridor includes Wolf Pen and Mint Springs Branch Roads connected by Chamberlain Lane. With such landmarks as the Wolf Pen Mill, historic structures and some remaining large agricultural acreages, it is a special place.

Rich farmland and available water traffic attracted tradesmen, farmers, millers, and African Americans. Some of the areas' first residents settled in the Harrods Creek area. Part of an original stone tavern that served patrons moving goods in and out of the area still stands in the very center of the Captain's Quarters restaurant. The tavern was a convenient stopping point for flatboats going up and down the Ohio River, and Harrods Creek became the primary transportation corridor for food and products from the Ohio to the several mills which were located upstream. These include two Burgomeyer Mills and the Wolf Pen Mill.

The Wolf Pen Mill was a gristmill built in the early 1800s and is considered the oldest industrial site in Jefferson County. It was kept functioning part time by the then-owner Eva Lee Cooper who had it restored after purchasing the mill and 300 acres in the late 1920's. In 1978 the Wolf Pen Mill and farm were listed on the National Registry of Historic Places. It is now held in conservancy and was completely restored in 2015. School children have begun to visit the sight and

watch the grinding of corn to cornmeal by the original giant millstones. It is said that the mill got its name by trapping marauding wolves in the steep slopes around the millpond below the falls.

page 48
The Hoke House is approximately two miles from the original Harrods Creek Station. The 1858 Bergmann map of Jefferson County (see attachment X) shows the original Wolf Pen Branch roadway (unnamed at the time) as the easiest way over land to get through the area. Farmlands bordered the roadway. The Hoke Farm was one of the many farms along the corridor. There was a small deviance from the roadway to go to the Cherry Valley School on the banks of Harrods Creek which is shown on the Springdale (Jefferson County Atlas) map of 1879 as the property of Judge Dehaven who started the school in his home. That diversion is no longer there, however, the rest of the original roadway from Harrods Creek to Chamberlain Lane maintains its original alignment and is also shown on the 1858 Bergmann maps as one of our attachments..

In addition to the Wolf Pen Mill, there are several other National Historic Register-eligible or formerly eligible structures. The TF Peyton House (now 7849 Wolf Pen Branch Road) is a double pen log cabin constructed in the early to mid 1800s (by professional estimates) is near the Mill and the Hoke House. Although the opening between the two cabins shown in the restoration photo taken in 1937 is now closed, the photo clearly shows the original opening between the cabins and the open farmland surrounding it. Dog-trot cabins and other log structures were representative of early settlement.

Also close to the Hoke house are the Skinner House and the Allison-Barrickman house. The Skinner house (7811 Wolf Pen Branch Road) was constructed in 1865-1875 time period. The Allison-Barrickman house (6909 Wolf Pen Branch Road) was built in 1844.

Please see also Criterion (b) some of which overlaps with this narrative.

History of property ownership which includes the current 7607 Wolf Pen Branch Road address. Larger properties were often subdivided among families, however we present the following taken from Jefferson County Deed Books (wherever possible) as verification of ownership of this parcel and house.

Property deeded to:	date	deed book	page
Horace Nuckols	Sept 9, 1885	286	437
Charles Miller	Sept 7, 1886	296	20
Cyrus Hunt	Oct 27, 1904	615	293
Peter Hoke	Apr 1, 1907	659	460
Robert Cate	Oct 26, 1935	1584	528
George W Norton	1936 or '37		
Mary Norton Dulaney	May 31, 1966		
W.L. Lyons Brown	May 7, 1997		
S. Canfield	c. 2005		
Signature Green Properties	current owner		