

Historic Landmarks and Preservation Districts Commission Meeting Minutes

April 21, 2022

A meeting of the Louisville Metro Historic Landmarks and Preservation Districts Commission was held on Thursday, April 21, 2022 at 9:00 a.m. online via Cisco Webex Video Teleconferencing.

Commission Members present:

Lori Stahlgren
Amin Omidy
Carrye Jones
Robert Kirchdorfer (joined the meeting at approximately 9:15 a.m.)
Tamika Jackson
Stefanie Buzan
Ashlyn Ackerman (left the meeting at approximately 11:00 a.m.)
Howard Rosenberg
Morgan Ward

Commission Members absent:

David Morgan
Emily Liu
Christopher Fuller
John Mays

Staff Members Present:

Joe Haberman, Planning & Design Manager
Brian Davis, Planning & Design Manager
Dave Marchal, Deputy Director
Kat Groskreutz, Planning & Design Coordinator
Brad Fister, Historic Preservation Specialist
Savannah Darr, Historic Preservation Officer
Travis Fiechter, Legal Counsel
Sue Reid, Management Assistant

On the recommendation of the Louisville Metro Department of Public Health & Wellness regarding congregate events and social distancing, and as permitted by Commonwealth of Kentucky Senate Bill 150, the April 21, 2022 Historic Landmarks & Preservation Districts Commission meeting was held online.

The following matters were considered:

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APPROVAL OF MINUTES

**MARCH 17, 2022 HISTORIC LANDMARKS AND PRESERVATION DISTRICTS
COMMISSION MEETING MINUTES**

00:04:41 On a motion by Commissioner Omidy, seconded by Commissioner Buzan, the following resolution was adopted:

RESOLVED, the Louisville Metro Historic Landmarks and Preservation Districts Commission does hereby **APPROVE** the Minutes of the meeting conducted on March 17, 2022.

The vote was as follows:

Yes: Commissioners Stahlgren, Rosenberg, Buzan, Ackerman, Omidy, Jones, and Jackson

Abstain: Chair Ward

Absent: Commissioners Kirchdorfer, Morgan, Fuller, Mays, and Liu

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**NEW BUSINESS
21-COA-0230**

Request:	Appeal Decision of Cherokee Triangle ARC
Project Name:	Front Window Replacement
Location:	2214 Patterson Avenue
Owner:	Joe Hohman
Applicant:	Joe Hohman
Representative:	Joe Hohman
Jurisdiction:	Louisville Metro
Council District:	8- Cassie Chambers Armstrong
Case Manager:	Savannah Darr, Historic Preservation Officer

The staff memorandum prepared for this case was incorporated into the record. The Commissioners received this memorandum in advance of the hearing, and this memorandum was available to any interested party prior to the public hearing. (The staff memorandum is part of the case file maintained at Planning and Design Services offices, 444 South 5th Street.)

An audio/visual recording of the Historic Landmarks and Preservation Districts Commission meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to obtain a copy.

Agency testimony:

00:09:16 Savannah Darr presented the case and reviewed the timeline of how the case has proceeded to date. Ms. Darr reviewed information from the ordinance, specifically 32.257K that talks about an appeal of a staff or an ARC decision and goes over what the Commission can do (see recording for detailed presentation).

The following spoke in favor of the appeal:

Joe Hohman, 2214 Patterson Ave., Louisville, KY

Summary of testimony of those in favor:

00:13:12 Joe Hohman spoke in favor of the appeal. Mr. Hohman stated he would like to discuss five topics; the March 2, 2022 Cherokee Triangle ARC meeting, windows beyond repair, replacement versus repair cost comparison, the Quaker windows meet the CT ARC criteria for replacement, and four precedent setting examples for front façade replacement windows. Chair Ward asked Mr.

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Hohman if he wanted to present to the Commission matters that were not presented to the Architectural Review Committee and Mr. Hohman said yes. Chair Ward advised Mr. Hohman that the appeal to the Commission is not a de novo review where an applicant presents brand new information that was not considered by the Architectural Review Committee. Mr. Hohman stated this isn't brand new material. Travis Fiechter, Legal Counsel, stated LMCO 32.257K does allow for the introduction of new or supplemental information at the discretion of the Chair, so to the extent that Mr. Hohman believes some information was not considered by the Committee or should have been introduced and wasn't, this body can consider it if it wishes. Mr. Hohman stated he's not going to introduce anything new, but the cost analysis discussed in November was for all the windows and now we're down to just three windows so it needs to be looked at again. Chair Ward stated he would allow Mr. Hohman to present his case. Mr. Hohman continued his presentation and responded to questions from the Commissioners (see recording for detailed presentation).

The following spoke in opposition of the appeal:

No one spoke.

00:47:16 On a motion by Chair Ward, seconded by Commissioner Rosenberg, the following resolution was adopted (NOTE – the Commissioners and Legal Counsel had further discussion after this motion was made):

RESOLVED, the Louisville Metro Historic Landmarks & Preservation Districts Commission in Case Number 21-COA-0230, does hereby **REMAND** the case to the Cherokee Triangle Architectural Review Committee for reconsideration based upon the new evidence presented today (Note – Mr. Hohman agreed to this decision).

The vote was as follows:

Yes: Commissioners Stahlgren, Rosenberg, Buzan, Ackerman, Omidy, Jones, Jackson, Kirchdorfer, and Chair Ward

Absent: Commissioners Morgan, Fuller, Mays, and Liu

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**NEW BUSINESS
21-COA-0266**

Request:	Economic Hardship Exemption
Project Name:	Demolition of Primary Structure
Location:	2130 New Main Street
Owner/Applicant:	Jackie Green
Representative:	Jackie Green
Jurisdiction:	Louisville Metro
Council District:	9- Bill Hollander
Case Manager:	Savannah Darr, Historic Preservation Officer

The staff memorandum prepared for this case was incorporated into the record. The Commissioners received this memorandum in advance of the hearing, and this memorandum was available to any interested party prior to the public hearing. (The staff memorandum is part of the case file maintained at Planning and Design Services offices, 444 South 5th Street.)

An audio/visual recording of the Historic Landmarks and Preservation Districts Commission meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to obtain a copy.

Agency testimony:

01:07:21 Savannah Darr presented the case and reviewed the progression of the case to date. Ms. Darr reviewed the test for economic hardship. Ms. Darr reviewed information from 32.257L-M regarding the Commission's review of an economic hardship exemption (see recording for detailed presentation).

The following spoke in favor of the request:

Jackie Green (did not provide address)
Matthew Bielanski, 2120 New Main Street, Louisville, KY 40206
Theresa Vail, 2128 New Main Street, Louisville, KY 40206
Rachel Harman, 1621 Windsor Place, Louisville, KY
Roger Huff, 2132 New Main Street, Louisville, KY 40206

Summary of testimony of those in favor:

01:14:21 Jackie Green spoke in favor of the request and showed a Powerpoint presentation. Mr. Green provided a history of the property and

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reviewed numerous photographs of the property (see recording for detailed presentation).

01:59:00 Matthew Bielenski spoke in favor of the request (see recording for detailed presentation).

02:01:11 Theresa Vail experienced technical difficulties and was unable to speak (see recording for detailed presentation).

02:01:50 Rachel Harman spoke in favor of the request (see recording for detailed presentation).

02:04:11 Joe Haberman, Planning & Design Manager, stated that Roger Huff had signed up to speak in support, but he had to leave the meeting (see recording for detailed presentation).

The following spoke in opposition of the request:

Mike O'Leary, 1963 Payne Street, Louisville, KY 40206
Phil Samuel, 3 Angora Court, Louisville, KY 40206

Summary of testimony of those in opposition:

02:05:59 Mike O'Leary spoke in opposition of the request. Mr. O'Leary stated the property has deteriorated under Mr. Green's watch and he thinks demolition by neglect is valid and he would request that the Commission consider that (see recording for detailed presentation).

02:17:34 Phil Samuel spoke in opposition of the request. Mr. Samuel stated he would request that the Commission vote to deny the owner's request for economic hardship for 2130 New Main Street. Mr. Samuel stated the property is a contributing structure to the Clifton Preservation District and per the guidelines shall be protected and preserved (see recording for detailed presentation).

Additional testimony in support:

02:20:30 Joe Haberman read into the record comments in support from Ms. Vail since she was unable to gain connectivity (see recording for detailed presentation).

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02:21:41 Roger Huff rejoined the meeting and spoke in support of the request. Mr. Huff stated he is one of the owners of Gallant Fox Brewing Company. Mr. Huff stated as a business investing heavily in the Clifton area, they want that corridor to be as beautiful as possible, and he doesn't know that there's any way that existing structure stays and becomes something that is beautiful and indicative of the great work the people really deserve in that area (see recording for detailed presentation).

REBUTTAL:

02:28:30 Jackie Green spoke in rebuttal. Mr. Green discussed the rainwater run-off. Mr. Green stated they did receive property maintenance notices throughout the demolition of the two additions and they addressed those notices with the City. Mr. Green stated a notice of violation is not a condemnation. Mr. Green stated PVA values the property at about \$23,000, and the structure at zero dollars. Mr. Green stated they have had a lot of interest, both commercial and residential, but the minute they start talking about what it's going to take to make that a viable space, the conversation dies, and that has happened repeatedly. Mr. Green stated at some point it might be appropriate to try to rezone, but right now his interest is to make a green space (see recording for detailed presentation).

02:31:32 Commissioners' deliberation

02:38:30 On a motion by Chair Ward, seconded by Commissioner Omidy, the following resolution was adopted:

RESOLVED, the Louisville Metro Historic Landmarks and Preservation Districts Commission does hereby **CONTINUE** Case Number 21-COA-0266 to the May 19, 2022 Historic Landmarks and Preservation Districts Commission meeting for Commission deliberation and decision only. No further public comment will be heard. The Commission does request that Mr. Green be present to answer any additional questions.

The vote was as follows:

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**Yes: Commissioners Stahlgren, Rosenberg, Buzan, Omidy, Jones,
Jackson, Kirchdorfer, and Chair Ward**

Absent: Commissioners Morgan, Fuller, Mays, Liu, and Ackerman

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The meeting adjourned at approximately 11:55 a.m.

Chairman

Division Director