

Local Landmark Designation Criteria

(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.

Mother Catherine Marie Schuhmann, President International Congregation of the Nuns of the Passion of Jesus Christ.

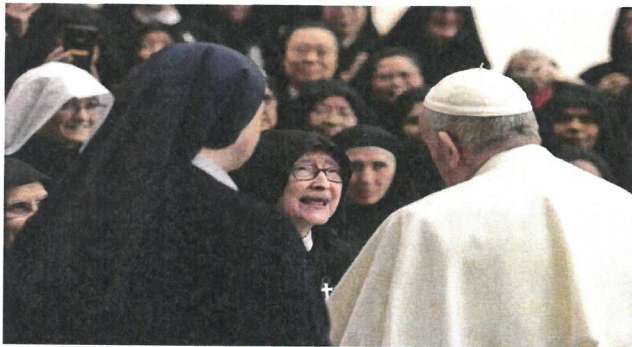
Mother Catherine attended Holy Name Grade School for the first, second, third and fourth grades. Due to the outreach of Holy Name Parish the School and Church of St John Vianney on Southside Drive were built. Mother Catherine attended the rest of grade at St John Vianney.

(Source of information: Mr. Paul Schuhmann and Mrs. Sarah (Schuhmann) Doolittle who are siblings of Mother Catherine.)

On Jan. 29, 2019, Mother Catherine Marie was elected the first Mother President of the newly-erected International Congregation of the Nuns of the Passion of Jesus Christ.

Mother Catherine Marie had spent more than 57 years of her life as a Passionist nun at the cloistered monastery in western Kentucky. Her years included serving as the community's mother superior and helping to bring about a flourishing of vocations at the monastery.

(Source of information: The Western Kentucky Catholic)



Pope Francis, Mother Catherine Marie, and her fellow Passionist nuns.



Pope Francis, Mother Catherine Marie, and her fellow Passionist nuns.

**==Email letter from Mother President of the International
Congregation of Passionist Nuns to Mary Alice Purple:**

From: <scatherinem@passionistnuns.org>

Date: Mon, Jul 8, 2019 at 7:21 PM

Subject: RE: Monsignor Schuhmann and Mother Catherine Marie Schumann

To: Mary Purple <map.40214@gmail.com>

Dear Mary Alice,

Your efforts are praiseworthy but with my many serious duties right now (I am not on vacation) it is impossible for me to put my mind on contributing to this endeavor. I have however tucked it into my heart and prayer.

So sad....

God love and bless you.

Mother Catherine Marie

From: Mary Purple <map.40214@gmail.com>

Sent: Monday, July 8, 2019 4:28 PM

To: Sr John Mary <sjohnm@passionistnuns.org>; Sr. Catherine Marie Schuhmann
<SCatherineM@passionistnuns.org>

Subject: Mother Catherine Marie Schumann

The buildings of Holy Name convent, rectory and school would remain if the Historical Commission agrees they are historic and would not to be torn down.

Catholic Charities has indicated they want these building so they can have 80 parking places. Catholic Charities would still have the building of the gym torn down where they are planning to put their new building.

There are many uses that could be done with these buildings of Holy Name. Affordable senior housing, and maybe for transitioning refugees. Church Hill downs would love to have them as condos.

As Mike O Leary says, "These buildings have good bones."

Mike O Leary went to Holy Name and personally counted the parking places on the ground of all the Holy Name buildings and church. There are 53 on the grounds and 30 right beside the curbs to the adjacent buildings. In addition to those, there are 199 parking places that are close by the U of L Papa John's baseball stadium. The stadium is 286 feet from the Holy Name Church to the U of L parking.

Not only the Gothic architecture is very beautiful, but just the bricks alone. They have not one speck of mold growing on them. Just drive around the city, and see the mold on many of the buildings. The architect James J Gaffney knew what he was doing.

James J Gaffney was ahead of his time. Three of the buildings were designed by him and the fourth building the convent was designed by Thomas J. Nolan. The convent transitions to be like Gaffney's buildings.

From the book that Mike supplied to me. "Gaffney is a lesser known but prolific architect that had a tremendous impact on architecture and development in Louisville, He is identified for having eclectic and unique approach to architecture. It is high-style architecture with a unique fusion of styles. Looking at the breadth of Gaffney's architectural design catalog, the times when his designs changed is actually ahead of many national trends like the Craftsman Style. He utilized many of the same materials and design features in all of his work, which makes his work so easily identifiable and unique to Gaffney. His work is spread across the city, South Louisville, the Highlands, Cherokee Triangle, E. Broadway, Old Louisville, Downtown, Russell, River Road, and Crescent Hill.

Mother General Catherine Marie I hope that you are able to comment somehow some way for the Historic Land Commission.

Thank you for your kind consideration.

Mary Purple

SERVING THE CATHOLIC COMMUNITY IN CENTRAL KENTUCKY



THE RECORD

(<https://therecordnewspaper.org/>)

BY MARNIE MCALLISTER ([HTTPS://THERECORDNEWSPAPER.ORG/AUTHOR/MARNIE-MCALLISTER/](https://therecordnewspaper.org/author/marnie-mcallister/)) / MAY 15, 2019

Catholic Charities plans new headquarters



(<https://i1.wp.com/therecordnewspaper.org/wp-content/uploads/2019/05/Catholic-Charities-Building-Southwest-5-16-19-p1-.gif?ssl=1>)

An architect's rendering shows the planned headquarters of Catholic Charities of Louisville. The 31,000-square-foot facility will be built on the southwest corner of Fourth and Heywood streets, where the former Holy Name Church gym stands.



<https://i2.wp.com/therecordnewspaper.org/wp-content/uploads/2019/05/CCLou-Current-Street-View-5-16-19-p.gif?ssl=1>
Catholic Charities' current headquarters, formerly the convent, is pictured at left above. The parish's former school is in the center and the gym is in the far right. All three buildings will be razed.
(Record Photo by Marnie McAllister)

Catholic Charities of Louisville is planning a \$7.5 million project to build new more efficient headquarters at its current location on South Fourth Street.

Lisa DeJaco Crutcher, the agency's chief executive officer, said the new facility will save Catholic Charities money in the long run and enable its staff to better serve people in need.

Most of the agency's staff currently works at two campuses — at 2911 S. Fourth St. and on the campus of the old St. Anthony Church in the 2200 block of West Market Street.

The two campuses are located about 5 miles and 15 minutes apart. The facilities are aging, lack accessibility and are needlessly costing the agency nearly \$200,000 a year, said DeJaco Crutcher.

The planned 31,000-square-foot headquarters — which will be topped off with solar panels — would bring nearly all of the staff to South

Fourth Street, with the exception of staff from Sister Visitor Center, which will continue serving people in West Louisville.

“We are estimating we will save \$130,000 a year on repairs and maintenance and at least 20 percent on utility costs,” said DeJaco Crutcher. And “at a very conservative estimate, we are spending \$32,000 per year — nearly a thousand hours of staff time — going between the two campuses.”

“We are not stewarding our funds well,” she said. “I can do a lot with \$180,000 a year. That’s a lot of good that we are not able to do.”

Current conditions

Catholic Charities has traditionally occupied re-purposed buildings — old gyms, a convent, schools and even the old St. Anthony Church itself, which stores clothing and home goods for people in need.

Using such space was a frugal attempt to focus resources on direct assistance, said DeJaco Crutcher, noting that it worked for decades, despite inefficiencies. But that formula isn’t working anymore.

“At some point, the balance goes the other way,” she said. “Your frugality starts cutting into your work.”

She noted that the sprawling St. Anthony campus — with the church, offices and a gym — is under utilized and expensive to heat and cool.

The Fourth Street building has 10 holes in the roof at last check, with buckets collecting rain water. Replacing the Spanish tile roof would cost hundreds of thousands of dollars.

Last winter, the temperature inside the offices at the Fourth Street location reached 39 degrees, she said. Employees and clients routinely wear coats and gloves all day indoors. Some employees have fingerless gloves so they can type. All the while, an outdated heating system is attempting to warm the space.

The 175-square-foot nursery, which typically hosts five to seven children and two childcare providers at a time, is too small for children to play, sometimes.

It's common for new volunteers, often older adults, to decide not to return for fear of tripping, said Julie Cole, the charity's childcare worker. "They see the milieu and they never come back."

The charity hopes to expand programs for mothers and grandparents who raise their grandchildren, but there's not enough space for additional childcare. The new building will provide a larger nursery and direct access to an outdoor play area.

In the agency's legal services program, a recent client was temporarily trapped on the building's third floor. The disabled client used the wheelchair lift to enter the building and then the lift stopped working. The elevator was already out of order that day. That's not unusual, said Rebecca Sim, who directs legal services.

"A client may have to wait a month for an appointment but we may have to take them to Starbucks or Subway" nearby instead of agency offices, she said.

That situation puts confidentiality at risk and may make the client hesitant to share important information, Sim added.

A matter of dignity

Overall, the new headquarters will reduce the agency's square-footage, but all of the space will be useable. And the conditions will be safe for staff and clients, said DeJaco Crutcher.

"To me, it's about the dignity of the people — both the people we are serving and the staff," she said. "It's a matter of respecting the dignity of the people who are doing important work of our church — for little money. The least we can do is give them an office to work where they don't have to keep a coat on all day."

New headquarters

“Given all of the structural deficits we’re experiencing, it would be better overall to build a new building,” said DeJaco Crutcher, noting that the agency conducted a study to reach that conclusion. With renovation of current space, “you’d still have a 100-year-old building that isn’t designed for the work we’re doing.”

The new building will provide large meeting areas for Catholic Charities’ 80-plus staff members, as well as offices for each person — currently offices have two or three people sharing space, some are even sharing a desk.

The building’s design, created by JRA Architects, aims to match the historical nature of the current property by using historical details, such as faux Spanish tile on the roof to match the roof of the adjacent Holy Name Church.

The roof will also have solar panels and the windows will have triple panes for greater efficiency.

“It will be as green as we can get it,” DeJaco Crutcher added.

Catholic Charities has launched a capital campaign and hopes to raise the \$7.5 million through donations. The price tag includes the eventual razing of current buildings on Fourth Street, construction and furnishing the new building.

Plans for the St. Anthony campus have not been announced.

DeJaco Crutcher said she hopes to begin the project this fall and to complete it by 2021.



<https://i2.wp.com/therecordnewspaper.org/wp-content/uploads/2019/05/CCLou-Nurery-5-16-19-p1.gif?ssl=1>

Children played in a small nursery at Catholic Charities last week with volunteer Nancy Poole, left, and childcare worker Julie Cole while the children's moms attended a mother's support group. Typically five to seven children plus two nursery attendants share the approximately 175-square-foot space. "Sometimes it's hard because there are so many kids and you can't spread them out," said Poole.

(Record Photo by Marnie McAllister)



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ECONOMY

South Louisville residents want to landmark buildings to halt Catholic Charities expansion plan

By **MICHAEL L. JONES** | May 23, 2019 5:45 am



Catholic Charities of Louisville wants to construct a new \$7.5 million headquarters in south Louisville, but it would involve tearing down two historic buildings. | Photo by Michael L. Jones

Catholic Charities of Louisville could be forced to leave south Louisville if a resident's landmarking petition prevents it from tearing down two historic buildings in order to construct a new headquarters at its current location on South Fourth Street, according to its executive director, Lisa DeJaco Crutcher.

Catholic Charities is the social-service arm of the Archdiocese of Louisville. Its staff is split between two campuses – one in a former convent on the Holy Name Campus at 2911 S. Fourth St. and the other in the old St. Anthony Church on West Market Street.

The nonprofit wants to build a new \$7.5 million, 31,000-square-foot headquarters that would allow it to relocate nearly all of its staff to the South End. But some area residents oppose the plan because it would require the demolition of two buildings that are listed on the National Registry of Historic Places.

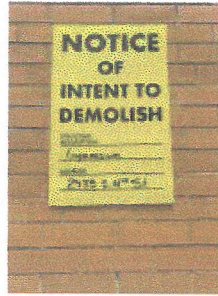
The Holy Name campus dates back to 1902. The Holy Name Church and Rectory, which are still used by the parish, are located on South Third Street. The former convent that Catholic Charities uses is facing Fourth Street as does a vacant school and a gymnasium.

The church, rectory, school and the convent are listed on the national registry for their combination of Romanesque, Gothic, and Classical Revival styles. The gym was built in 1953 and is not on the registry.

DeJaco Crutcher said she didn't think the current administration at the Archdiocese of Louisville even knew the convent and school were on the national registry because the application was made in the 1980s.

Catholic Charities
wants to demolish the
convent, the school and
gym for its new

headquarters. But in early May, a south Louisville community activist, Ann Ramser, began circulating a petition to have the buildings landmarked.



Ramser said landmarking would not prevent the buildings from being torn down, but it would force Catholic Charities to justify the demolition to the Louisville Metro Historic Landmarks and Preservation Districts Commission.

Catholic Charities of Louisville will demolish three buildings to make way for its new headquarters. | Photo by Michael L. Jones

She believes the buildings should be redeveloped into housing for older residents, low-income families or refugees rather than be demolished.

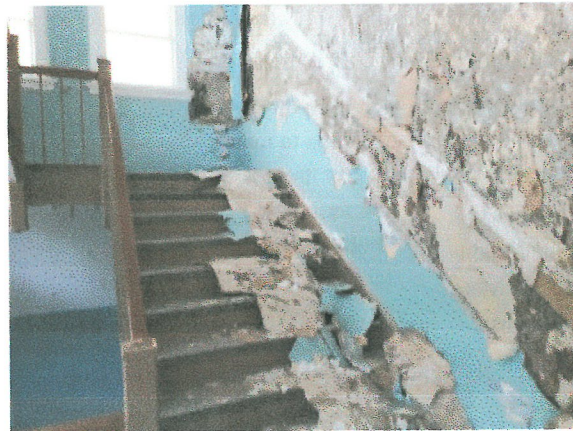
"Catholic Charities is a great organization. They do a lot of good things for the community, but I don't think the residents have the information they need about this project," Ramser said. "I think they need to share more details about the cost of renovation before they demolish these buildings."

Ramser must obtain at least 101 signatures from residents living in Metro Council District 15, where Holy Name located, and 99 more signatures from residents living anywhere within Jefferson County before June 16 to prevent immediate demolition. She said she has not counted how many signatures she has so far, but she is sure she'll have the appropriate number by the deadline.

DeJaco Crutcher said her organization spends more than \$32,000 a year on mileage and wastes thousands of hours having employee travel between campuses to do their work. She said the organization will save \$130,000 annually with the new headquarters because it is now

spending \$225,000 a year on repairs and maintenance of the Market Street and South Market campuses.

The South Fourth Street office is so cold during the winter, she added, employees wear coats and gloves indoors and the electrical circuits shorts out on occasion because too many people are using space heaters.



The Holy Name School has been vacant for decades and has severe water damage. | Photo by Michael L. Jones

“Just because these buildings are on the registry doesn’t mean they have any ongoing value. Holy Name is a small parish and can’t afford the upkeep. We can’t afford to continue submitting our staff and clients to these conditions in our headquarters. We need more space and it is not feasible for us to renovate our current space. The old convent has holes in the roof that leak into the conference room. It would cost us more than \$100,000 to fix that alone,” she explained.

DeJaco Crutcher said she was surprised by the push back from the community because the school on the campus has been vacant for decades and has severe water damage and the gym hasn’t been occupied in several years.

Ramser and DeJaco Crutcher had a phone conversation on May 21 to try to work out their issues, but afterward, Ramser said she still could not support the demolition of the historic buildings.

DeJaco Crutcher said the recent redevelopment of the long-vacant **Colonial Gardens** has made south Louisville residents believe that every area landmarks can be saved.

In 2008, a group of south Louisville businessmen attempted to buy Colonial Gardens and raze it to make way for a new complex, but some residents led a campaign to have the building landmarked to stop the development. The city ended up buying the beer garden and selling it to the developer Underhill Associates for \$1.

The buildings on the Holy Name campus are too far gone for any developer to be interested in them, DeJaco Crutcher said, and this latest landmark petition could make it impossible for Catholic Charities could stay in the South End.

"We don't want to have to move to an office building off Hurstbourne Lane," she said. "Catholic Charities has been in south Louisville for 40 years and we want to stay here. But the community could end up getting three vacant buildings on Fourth Street instead of two if we can't get more space."

This article was corrected to reflect that the \$130,000 was savings on maintaining the two Catholic Charities campuses and not the cost of the just the South Fourth Street campus.

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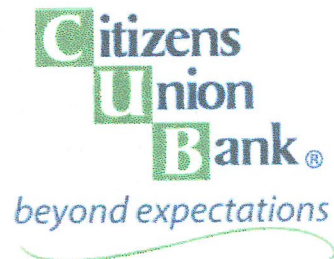
**MICHAEL L.
JONES**

Michael L. Jones, a freelance journalist and author, covers communities for Insider Louisville. His latest book "Louisville Jug Music: From Earl McDonald to the National Jubilee" (History Press) received the 2014 Samuel Thomas Book Award from the Louisville Historical League. In addition to his contributions to

Insider, his writing appears regularly in LEO Weekly, Louisville Magazine, Food & Dining – Louisville Edition, and Who’s Who Louisville: African American Profiles. He also sits on the board of directors of the National Jug Band Jubilee. Jones and his wife, Melissa Amos-Jones, a physical therapist, live in the Kenwood Hills neighborhood near Iroquois Park.

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SERVING THE CATHOLIC COMMUNITY IN CENTRAL KENTUCKY



THE RECORD

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BY MARNIE MCALLISTER ([HTTPS://THERECORDNEWSPAPER.ORG/AUTHOR/MARNIE-MCALLISTER/](https://therecordnewspaper.org/author/marnie-mcallister/)) / JUNE 26, 2019

Charity shares building plans with parish



(<https://i1.wp.com/therecordnewspaper.org/wp-content/uploads/2019/06/CatholicCharities-HolyName-6-27-19-s.jpg?ssl=1>)

Members of Holy Name Church and alumni of Holy Name School gathered in the church basement June 23 to learn about Catholic Charities' plan to demolish the parish's old school, gym and convent and build a new headquarters for the agency. (Record Photo by Marnie McAllister)

Tom Head, a nearly lifelong member of Holy Name Church, remembers when its convent was built in the 1930s. He recalls it clearly because he and his other classmates lost their playground when construction began.

In fact, it was his father who dealt the blow — he was charged with excavating the site for the convent's basement.

"We had good times there," said Head, reminiscing after he learned about plans to replace the parish's convent, school and gym with new headquarters for Catholic Charities of Louisville. He and three dozen parishioners and alumni of the school gathered in the church basement June 23 to hear the plan.

Catholic Charities intends to build its new headquarters where the gym and school, which closed in 1992, currently stand. The two vacant buildings are situated at the corner of South Fourth Street and Heywood Avenue near Churchill Downs.

The convent, which stands next door to the school and houses some of Catholic Charities' offices, will eventually be razed, too. The site will become the campus' parking lot once offices open in the new building.

Holy Name Church and its rectory, which face South Third Street, will not be affected by the plans.

During the June 23 meeting with parishioners, Catholic Charities' CEO Lisa DeJaco Crutcher discussed the charities' 50-year history and mission on Holy Name's campus. She said the charity wants to stay in the neighborhood and hopes to help lift it up with the \$7.5 million building project.

"Catholic Charities' presence here is meaningful to us," she told the parishioners. "It means something to us to have a vibrant presence in this community."

"We hope it's a great opportunity to recommit to this neighborhood ... and expand our work here for a long time to come."

She said an architect's review showed it's not financially feasible to renovate the existing structures for the agency's use. But Catholic Charities is making every effort to match the new building design to the 128-year-old campus' look and feel, she said.

The new building will provide the parish with space for parish gatherings and meetings, DeJaco Crutcher said. It will also create a new shared parking lot that will accommodate more cars. And the headquarters will provide an outdoor playground that parish families may use.

The 30,000-square-foot building will have a mansard roof that will match the church's roof (a faux Spanish-tile), and hidden behind the mansard will be a flat roof with solar panels, she said.

Builders intend to incorporate the buildings' cornerstones in the new construction. And builders will try to use the limestone footers from the school to create a stone wall along Fourth Street, she said.

Several parishioners who listened to her presentation nodded and said they welcomed the plan.

Louise DeSpain, a parish member for much of her life, said "it's a wonderful plan."

"If they can make this come alive again, I love it," she said."

Pat Garr, a 1970 graduate of the school who no longer attends the church, said, "I'd like to see it saved. I'm disappointed it wasn't taken care of," she said, adding that she'd be interested in buying some of the old bricks as keepsakes after demolition.

Father William Bowling, who became pastor of Holy Name about a year ago, said he was told the parish couldn't afford to keep up the buildings over the years. Several years ago, a plumbing leak flooded the school and caused structural damage.

The convent, school and gym have since been sold to the Archdiocese of Louisville and that money has helped Holy Name meet its needs, said Father Bowling.

He said the church, which has about 275 registered households, needed a new heating and cooling system, for instance.

“If we didn’t have the money from the sale of those buildings, we wouldn’t have air conditioning,” he said.

“I am super excited about this partnership with Catholic Charities — to be able to grow Catholic Charities, to be able to grow the parish and to have such a positive impact on this part of Louisville.”

Catholic Charities currently operates on two campuses — the Holy Name location and the former church, gym, friary, school and convent at the former St. Anthony Church in West Louisville. The new building will enable the charity to consolidate its offices at one site.

DeJaco Crutcher noted that after the charity filed plans with the city to begin the project, someone filed a petition to have the school and convent designated as historical landmarks.

She said that if the buildings are labeled as landmarks and demolition is prohibited, Catholic Charities will look elsewhere.

SERVING THE CATHOLIC COMMUNITY IN CENTRAL KENTUCKY



THE RECORD

[\(https://therecordnewspaper.org/\)](https://therecordnewspaper.org/)

BY THE RECORD (<https://therecordnewspaper.org/author/therecord/>) / AUGUST 1, 2019

Share the journey – Reaching our full potential to serve

Pope Francis has said, “Charity is at the heart of the church, it is the reason for its action, the soul of its mission.”

It’s also the soul of our mission at Catholic Charities of Louisville.

Since 1939, Catholic Charities has worked tirelessly to carry out the social ministry of the church, expanding programming along the way to meet the evolving needs of a growing client base across the Archdiocese of Louisville.

As of today, we operate 10 programs, restoring hope to struggling families, immigrants and refugees, elderly individuals in need of an advocate, human-trafficking survivors, the unemployed, formerly incarcerated individuals, and many others who are living on the edges of society.

We are an integral part of the archdiocese, and we are at a crossroads: As our size and scope has grown, so too has our need for a new headquarters. This is why we recently launched our Building a Brighter Future Capital Campaign to help fund the construction of a Catholic Charities Center.

For many years, Catholic Charities poured its funds into programming, deferring expensive maintenance on the aging re-purposed parish buildings from which it operates. Today, at both of two campuses — Holy

Name on South Fourth Street and the former St. Anthony parish on West Market Street — Catholic Charities facilities are inefficient for the work we do, largely inaccessible to people with disabilities, and woefully expensive to operate.

During the winter, staff and visitors stay bundled up in coats and gloves at our Fourth Street offices, since indoor temperatures have been known to dip below 40 degrees. Meanwhile, 15 minutes away on West

Market Street, the windows may be open in our only large conference room, located above the boiler. Rainstorms have produced indoor waterfalls at Fourth Street, where the attic houses a system of buckets and tarps under the holes in the roof.



<https://t2.wp.com/therecordnewscontent/uploads/2017/04/LisaDeJassl=1>

*Lisa Defaco
Crutcher*

At West Market Street, the three-story buildings have neither elevator nor wheelchair lift; at Fourth Street, those essential features frequently stop working.

The buildings from which we operate have done good service to the people of the archdiocese for many years. But today, they are hindering our ability to serve people with respect for human dignity in accordance with Catholic social doctrine.

A new Catholic Charities Center will provide much-needed space to do more — more prenatal classes for expecting mothers; more support for refugee families who now call Louisville home; more help for survivors of human trafficking; more employment assistance, culinary skills training, and community gardens. The list goes on.

Our current facilities have literally no more space to expand our current programs or house new ones, which is why this campaign is about far more than bricks and mortar — it's about building a brighter future for the clients we serve.

In his first encyclical, Pope Benedict XVI wrote, "The Church cannot neglect the service of charity any more than she can neglect the Sacraments and the Word." The Holy Father proclaimed that love for the poor and vulnerable is central to Catholic life, noting that the "exercise of charity" is one of the church's three essential activities.

At Catholic Charities, we firmly believe this, and we encourage you to share the journey with us as we carry out this mission. To learn more about our Building a Brighter Future campaign, please visit [https://cclou.org/building-a-brighter-future/\(https://cclou.org/building-a-brighter-future/\)](https://cclou.org/building-a-brighter-future/(https://cclou.org/building-a-brighter-future/)).

Lisa DeJaco Crutcher is the chief executive officer and executive director of Catholic Charities of Louisville.



More FAQs ... about the Holy Name complex

What is the current status of the Catholic Charities construction project?

The Catholic Charities plan, shown in the architectural rendering and site layout, was unanimously approved by the Development Committee of Louisville Metro Planning and Zoning. Construction will begin as soon as demolition permits are issued.

I heard that some people think the buildings at Holy Name are historic or should be protected as landmarks. What does that mean?

Many years ago, four buildings at the Holy Name complex were placed on the National Register of Historic Places. Use of property is unaffected by placement on the National Register, and the Archdiocese was not aware that the rectory, school, and former convent were listed there.

When Notices of Demolition were posted, an application was filed to designate the Holy Name church, rectory, former school, and former convent as local landmarks. In Louisville Metro, a landmark designation “establishes a local oversight process for design review of all exterior alterations, demolition, and new construction.” [\[Read more.\]](#)

Who filed the application to designate Holy Name buildings as landmarks?

Anyone can file a petition to landmark, even if they have no connection to the property.

The Catholic Charities plan has the full support of Holy Name parish leadership, including the pastor and the pastoral council, because they believe the Catholic Charities plan is the best thing for the parish.

Has the landmark application slowed down the project?

We always planned to begin demolition in the fall of 2019 or early spring 2020. With 16-18 months forecast for construction, we still hope to move into the new facility by June 2021.

What's the next step?

The Landmarks Commission will hold a public hearing on the application at 9 a.m. on August 29, 2019. Catholic Charities is represented by legal counsel, who has identified a variety of avenues to move forward. We are confident that the plan will proceed.

We will continue to update you as matters unfold.



1 LOUISVILLE METRO ZONING BOARD HEARING

2
3 19DEVPLAN1089

4 REQUEST: CATEGORY 3 DEVELOPMENT PLAN

5 PROJECT NAME: CATHOLIC CHARITIES OF LOUISVILLE

6 LOCATION: 2911 SOUTH 4TH STREET

7 OWNER/APPLICANT: ROMAN CATHOLIC BISHOP OF LOUISVILLE

8 REPRESENTATIVE: BOOKER DESIGN COLLABORATIVE

9 COUNCIL DISTRICT: 15 - KEVIN TRIPLETT

10 CASE MANAGER: JAY LUCKETT, AICP, PLANNER I

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21
22 DATE: WEDNESDAY, JUNE 5, 2019

<p>1 INDEX</p> <p>2</p> <p>3 Page</p> <p>4 PROCEEDINGS 3</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	<p>Page 2</p> <p>1 MR. LUCKETT: The site, itself, is on the National</p> <p>2 Register of Historic Places, and two of the three</p> <p>3 structures are contributing structures to that</p> <p>4 designation.</p> <p>5 COMMISSIONER: I see. Thank you.</p> <p>6 COMMISSIONER: What was this used -- what school</p> <p>7 and church was this?</p> <p>8 MR. LUCKETT: It's Holy Name, and --</p> <p>9 COMMISSIONER: Okay.</p> <p>10 MR. LUCKETT: -- Holy Name Catholic Church is still</p> <p>11 here. The big, main chapel that faces Third Street, and</p> <p>12 they have -- part of this, I think, was the -- a school.</p> <p>13 The one down here in the corner is the gym. I'm not</p> <p>14 entirely clear. I think the applicant can probably</p> <p>15 clarify some of the more -- more details about the site</p> <p>16 usage, current and historic.</p> <p>17 CHAIR: Yeah. I'm just reaching back in memory.</p> <p>18 Back in days gone by, I worked for the State Fire</p> <p>19 Marshal's office, and that was one of the schools I</p> <p>20 inspected along the way.</p> <p>21 MR. LUCKETT: Uh-huh. (AFFIRMATIVE)</p> <p>22 CHAIR: Just trying to be sure it's what I was</p> <p>23 thinking about. All right. Thank you. And the</p> <p>24 applicant, we have John Baker.</p> <p>25 MR. BAKER: Thank you, Jay. Mr. Chairman, members</p>
<p>Page 3</p> <p>1 PROCEEDINGS</p> <p>2 CHAIR: Our next case is 19DEVPLAN1089, Category 3</p> <p>3 Development Plan, Catholic Charities of Louisville, 2911</p> <p>4 South 4th Street. Jay Lockett is the case manager on</p> <p>5 that.</p> <p>6 MR. LUCKETT: Yeah. The request here is a Category</p> <p>7 3 Development Plan. The proposal is to demolish three</p> <p>8 existing structures on the site that front along Fourth</p> <p>9 Street Road -- or South Fourth Street. I'm sorry.</p> <p>10 There's a building here and here, and the other one on</p> <p>11 the corner here. And those are supposed to be replaced</p> <p>12 by one new structure here on the corner and associated</p> <p>13 parking and landscaping around that. I don't believe</p> <p>14 there's -- there's a little bit of restriping and some</p> <p>15 other things, but the -- almost all of the proposal is</p> <p>16 on the Fourth Street side of the site in the C2 portion</p> <p>17 of the site. There has been some concern expressed by</p> <p>18 interested parties about the demolition of historic</p> <p>19 structures and the applicant will have to follow through</p> <p>20 with all the wrecking requirements with respect to</p> <p>21 historic structures for that.</p> <p>22 CHAIR: Any questions for Jay?</p> <p>23 COMMISSIONER: I do have. I have just one. Jay,</p> <p>24 are the structures -- they're deemed historic just</p> <p>25 because they're older than 50 years?</p>	<p>Page 4</p> <p>Page 5</p> <p>1 of the committee, my name is Jon Baker with Wyatt</p> <p>2 Tarrant and Combs, 2800 West Jefferson Street, Suite --</p> <p>3 or 500 West Jefferson, Suite 2800. I am here today on</p> <p>4 behalf of Catholic Charities and the property owner,</p> <p>5 Archdiocese of Louisville. I am joined with me by Lisa</p> <p>6 DeJaco Crutcher, who is CEO of Catholic Charities, as</p> <p>7 well as Vince Vetter, who is the architect at JRA</p> <p>8 Architects, who's the architectural firm behind this new</p> <p>9 building that is on the screen in front of you, as well</p> <p>10 as Kristin Booker from Booker Design Group, who's going</p> <p>11 to talk about the site real quick. And I realize that</p> <p>12 this application before you is a Category 3, therefore,</p> <p>13 it is a code review and not a comp plan review.</p> <p>14 However, there has been a lot of interest in this site,</p> <p>15 especially calls into the Councilman's office as well as</p> <p>16 on social media. So if anyone is watching from afar or</p> <p>17 will access this meeting later, I thought it would be</p> <p>18 very prudent to enter into the record information of</p> <p>19 what is going on and what is -- Catholic Charities is</p> <p>20 looking to accomplish on this site as well as touch a</p> <p>21 little bit on the conditions of some of the existing</p> <p>22 buildings to provide some context of what is looking to</p> <p>23 transpire on this site. And without that, we'll get</p> <p>24 right along and move through this presentation quickly</p> <p>25 because we realize there's another applicant right</p>

Page 6

1 behind us. So with that, I want to introduce Lisa
2 DeJaco Crutcher. Thank you.

3 MS. CRUTCHER: Thank you. Gentlemen, Lisa DeJaco
4 Crutcher, chief executive officer of Catholic Charities,
5 2911 South Fourth Street. Just as a little bit of
6 background, Catholic Charities is a 501C3 social
7 services organization that helps those in need across
8 the 24 counties of the Archdiocese of Louisville. We
9 help everyone regardless of religious orientation. Many
10 of our staff are not catholic, and we assume that many
11 of our clients are not catholic, but that's not a
12 question that we ask anybody. We are separately
13 incorporated from the Archdiocese. Our operating funds
14 are primarily governmental. We get a lot of federal
15 funding, some from the state, a little bit from Metro.
16 But the Archdiocese is our largest private donor and
17 supporter, and one of the in-kind supports that we've
18 received over the years has been space in which to
19 operate our programs. So right now, Catholic Charities
20 is operating about half of its programs out of the old
21 convent building at the Holy Name parish site on Fourth
22 Street. About half of our programs are there, also,
23 most of the administrative team. It's my primary office
24 location. Right now, most of our other programs are
25 being operated at a different old parish site in the

Page 7

1 west end. The hope is to consolidate the majority of
2 our programs into this one new space. Facilities were
3 identified as the top priority for the executive when I
4 took this position two years ago, both to address the
5 operational deficiencies and the significant expense of
6 our current facilities, which are very old, and also for
7 that consolidation to bring our programming together
8 into one location. So the first thing that we did was
9 take stock of what kind of space we would need to
10 accommodate our programs. At the same time, knowing
11 that the convent building, which we're currently
12 operating, is adjacent to two parish buildings along
13 Fourth Street, the Archdiocese hired someone to assess
14 the Fourth Street buildings at Holy Name to see if this
15 site could be suitable for the majority of Catholic
16 Charities programming to consolidate there. So if
17 you'll look here in this picture we have up in the top
18 corner -- I'm looking for the mouse. There it is. This
19 here -- you're standing at the corner of Fourth and
20 Heywood looking north along Fourth Street. You can see
21 here in the distance, this is the church. The existing
22 church sits at the corner of Third and Heywood. I do
23 want to say the buildings on the Third Street side of
24 this property will not be affected in any way other than
25 slight improvements to the parking and general ambiance

Page 8

1 of having an improved neighbor. But the Third -- from
2 Third Street, the view of this property will not change
3 at all. On the Fourth Street side right now, which you
4 have sitting here on the corner, is this gym, which has
5 been vacant for some time. Its last use, you can see in
6 this picture here, was as sort of a peddler's mall, kind
7 of retail space. So it's not currently functional as a
8 gym. The bathrooms are out of order, that kind of thing
9 and there's this -- these dividers are constructed in
10 the building, itself. This is the view of the side of
11 the gym from Heywood Avenue as it stands today. Moving
12 down the site to the middle building of the site, this
13 is the school, this is the former Holy Name school
14 building. It is the oldest of the buildings and also,
15 unfortunately, as you can see in these photographs, in
16 the worst condition. The school stopped operating here
17 sometime in the early '90s as I understand it. For a
18 few years, Catholic Charities had some of its
19 programming operating from this space, but it wasn't
20 really suitable for those purposes, and a refugee
21 resettlement program moved down to the other location in
22 the west end. I believe this building has been vacant
23 for at least a decade. That's my understanding. And as
24 you see, the condition has deteriorated. There's been
25 multiple water leaks. There are concerns about

Page 9

1 structural integrity, the floors, that kind of thing.
2 The architectural assessment of this building was that
3 it could not be salvaged. So that brings us to the
4 convent, which is the building on the north end of the
5 property, closest to downtown, furthest from Central
6 Avenue. This is the building that we're currently
7 operating from. From the street, it looks to be in
8 reasonably good shape, but as you get up closer, as you
9 can see here and here, there are significant issues with
10 this property. One thing is accessibility.
11 Accessibility is a big concern. This is the front
12 entrance to the property, obviously not accessible in
13 any way. We do have a wheelchair lift around the back,
14 which functions most of the time. There's an elevator
15 within the building, which also functions most of the
16 time. They don't choose the same days to go out of
17 order, which is unfortunate. We also have problems with
18 hot water. The heat in this building is deficient. We
19 had an office that was 39 degrees on a particularly
20 chilly Monday morning this winter. In the summer, as it
21 is now, the air conditioners sound kind of like a jet
22 turbine going off, and the electric service is
23 inadequate to power modern office buildings. The roof,
24 as we discovered when we got a waterfall in the third-
25 floor conference room up here -- the roof has at least

Page 10

1 10 leaks, and we were told it would be over \$100,000 to
 2 get the roof repaired. So getting the convent up to
 3 standard for use as office space would be an enormous
 4 undertaking and, furthermore, this building is really
 5 not set up for the work that we're trying to do in it.
 6 We don't have enough space, and the space that's there
 7 is not configured for what we need. There are only two
 8 meeting room spaces within this building. The smaller
 9 one also holds all of the switches for the IT equipment,
 10 and the larger one holds all of the storage materials
 11 for our mother-infant care program, all the baby clothes
 12 and things like that. The offices were all former nun
 13 cells, so they were built to hold a single bed and not
 14 much else. But we have two and three people sharing
 15 those offices; in some cases, literally sharing a desk
 16 because that's all we have room for. So with all of
 17 that in mind, understanding that it would cost just as
 18 much if not more to renovate the convent and build a new
 19 wing onto it that would add the square footage that we
 20 need, the decision was made to remove all three of those
 21 buildings and build new, not just due to the cost of
 22 construction but also due to the cost of continued
 23 operation in the hybrid building. So we're very excited
 24 about the new opportunities that we'll have here in the
 25 new building. As you see, this new building will allow

Page 11

1 us to really be a much more active participant in the
 2 neighborhood. We simply don't have any space to offer
 3 right now to the parish or to neighborhood groups who
 4 might want to have community meetings on our site. We
 5 just don't have any room for that, but we're looking
 6 forward to be able to explore those opportunities in a
 7 new building. Activating the property will positively
 8 affect the area. We know that that's happened with
 9 similar Archdiocese projects such as the positive
 10 effects of the Maloney Center on the Shelby Park area.
 11 And we think with twice as many staff working here and
 12 far more people in and out, it'll be stimulating
 13 commercial activity in the area, and one hopes
 14 decreasing some of the less desired neighborhood
 15 activities that we currently see resulting from the
 16 vacancy of these two buildings that are there now.

17 CHAIR: Thank you. I'll tell you what. Is there
 18 anybody here to speak in opposition on this? Okay.
 19 Just so you know, you don't have anybody speaking
 20 against you, and all we're doing is just a code review
 21 on this.

22 MS. BOOKER: Okay. Great. Kristin Booker, 815
 23 West Market Street with Booker Design Collaborative.
 24 I'm a landscape architect. I'm just her to answer any
 25 questions about the site plan and just to quickly

Page 12

1 describe the two previous -- the two buildings that are
 2 to be demolished are here as well as the gymnasium,
 3 which is relatively the same footprint as the proposed
 4 three-story building at the corner of Heywood and Third
 5 Street. We'll be accommodating underground detention
 6 for our storm water drainage, and there's a masonry wall
 7 that's going to run along Third Street to provide
 8 required screening for the parking lot. And that will
 9 be reclaimed limestone blocks from the foundation of one
 10 of the buildings that's being demolished. And I can
 11 answer any questions.

12 CHAIR: Okay. Vince Vetter?

13 MR. VETTER: Yes. I'm Vince Vetter with JRA
 14 Architects, 829 East Market Street. You saw a glimpse
 15 of the rendering earlier, but this is looking from
 16 Fourth Street looking to the southeast at the corner of
 17 the new building. We've designed the building to keep
 18 in character with the existing buildings on the site,
 19 with the existing church that will remain. There's a
 20 stone base at the bottom. The brick will match the new
 21 -- match the existing church. We're using a lot of
 22 limestone trim. The -- we have a prominent parapet --
 23 or a cornice line at the top, and then the tile -- clay
 24 tile of the church will be mimicked on this as well.
 25 Okay.

Page 13

1 CHAIR: Again, --

2 MR. VETTER: We have the other view looking at the
 3 corner of Heywood and --

4 CHAIR: Again, all we're doing is a land --

5 MR. VETTER: Right.

6 CHAIR: -- development code review on this.

7 MR. VETTER: Right. So all in all, we believe that
 8 this design respects and blends into the existing site.

9 CHAIR: Okay. Thank you, sir. I got Bill Zoller.
 10 You're here for questions only; is that correct? All
 11 right. Thank you, sir. Rick Storm?

12 MR. STORM: Questions only.

13 CHAIR: Questions only. Okay. All right. Any
 14 questions for any of the applicant folks?

15 COMMISSIONER: Just one minor one here because it
 16 looks like note number 11 under the Public Works notes
 17 might be wrong. Hopefully, it's wrong. It should mean
 18 -- because it talks about Fourth Street as a state road
 19 and needs KTC approval for ingress and egress. I think
 20 you meant Third Street; is that right?

21 MS. BOOKER: Third, yeah.

22 COMMISSIONER: Okay.

23 MS. BOOKER: It's just a typo. Sorry about that.

24 CHAIR: Okay.

25 COMMISSIONER: That's all I had. I'm good.

Page 14

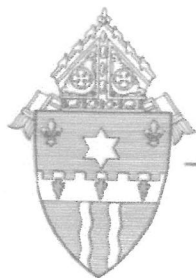
1 CHAIR: Okay. What do we think?
2 COMMISSIONER BROWN: Yeah. It's Category 3
3 compliant that's co-compliant. Yes.
4 CHAIR: Okay.
5 COMMISSIONER BROWN: In 19DEVPLAN1089 for the
6 Catholic Charities of Louisville at 2911 South Fourth
7 Street, I'll move to approve the Category 3 development
8 plan based on the staff report and testimony we've heard
9 today.
10 COMMISSIONER ROBINSON: Second.
11 CHAIR: We have a motion and a second to approve
12 the Category 3 plan. Would you call the roll, please?
13 CLERK: Robinson.
14 COMMISSIONER ROBINSON: Yes.
15 CLERK: Brown.
16 COMMISSIONER BROWN: Yes.
17 CLERK: Carlson.
18 CHAIR: Yes.
19 CLERK: Thank you.
20 CHAIR: That is approved.
21 (END OF REQUESTED PORTION)
22
23
24
25

Page 15

1 CERTIFICATE OF REPORTER
2 COMMONWEALTH OF KENTUCKY AT LARGE
3
4 I do hereby certify that the said matter was reduced to
5 type written form under my direction, and constitutes a
6 true record of the recording as taken, all to the best
7 of my skill and ability. I certify that I am not a
8 relative or employee of either counsel, and that I am in
9 no way interested financially, directly or indirectly,
10 in this action.
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22 COURTNEY BUSICK,
23 COURT REPORTER / NOTARY
24 COMMISSION EXPIRES ON: 10/18/2021
25 SUBMITTED ON: 07/29/2019



THE CHANCERY

Archdiocese of Louisville

212 EAST COLLEGE STREET • P.O. BOX 1073 • LOUISVILLE, KENTUCKY 40201

February 11, 1982

RECEIVED
FEB 19 1982
KY. HERITAGE
COMMISSION

M. A. Allgeier
Researcher
Louisville Landmarks Commission
727 West Main Street
Louisville, Kentucky 40202

Dear Ms. Allgeier:

I received your letter of February 8 in which you let me know that Holy Name Church, School and Rectory cannot be nominated for the National Register without the inclusion of the Catholic Charities Building, which once belonged to Holy Name parish.

The Archdiocese does not wish to stand in the way of the Holy Name application and, accordingly, you are herewith authorized and requested to return my letter to me or destroy it.

If further authorizations and requests to destroy or return my letter are needed, please do not hesitate to notify me.

With best wishes, I am

Very sincerely yours,

Charles G. Maloney

Auxiliary Bishop.

CC: Father Scherzer, Holy Name Parish

promissory notes and bills made negotiable and payable at the banking-house of said corporation, or any other banking-house, may be discounted by and they are hereby placed upon the footing of assign bills of exchange, and like remedy as upon bills may be had thereon, jointly and severally, against the drawers, acceptors and indorsers thereof.

May own real estate.

§ 6. The bank may acquire, hold and use all real estate, goods and chattels, as may be necessary for the transaction of its business, or which may be conveyed to it as security for or in satisfaction of any debt, judgment or decree: *Provided*, That real estate conveyed for debt, or other than that which is necessary for the use of the bank in the transaction of its business, shall be held for a longer period than five years, and may sell and convey the same at pleasure. The board of directors may make all necessary laws for the government of said bank not inconsistent with law.

Exemption of private property.

§ 7. The private property of stockholders shall be liable for the debts of the corporation, and the indebtedness of the bank, other than for general deposits, shall at no time exceed the amount of its paid up capital.

Oaths to officers.

§ 8. Before entering upon their duties the president, directors, and other officers of the bank, shall take an oath before some person authorized to administer the same to faithfully and honestly discharge all the duties incumbent upon them under this charter, and that they will not sanction or permit a violation of it, and should any occur, will at once report same to the Attorney-General of this Commonwealth.

Shall not issue any currency.

§ 9. Nothing in this charter shall be construed to allow the bank to issue any note or bill to pass circulate as money.

General Assembly may examine the affairs of the bank by a committee pointed for the purpose, and reserves the right

§ 10. The General Assembly shall have the right to examine the affairs of the bank by a committee pointed for the purpose, and reserves the right

amend or repeal this charter at its pleasure. The right to examine the business and condition of the bank is hereby given the Auditor of the State, personally or by his agent.

§ 11. This act shall take effect and be in force from and after its passage.

Approved April 18, 1868.

CHAPTER 1128.

AN ACT concerning the Roman Catholic Bishop of Louisville.

Be it enacted by the General Assembly of the Commonwealth of Kentucky:

§ 1. That the corporate name of the "Roman Catholic Bishop of Louisville, and his successors in office," as a corporation sole, shall hereafter be "The Right Rev. Wm. Geo. McClosky, Roman Catholic Bishop of Louisville," and by that name the Right Rev. Wm. Geo. McClosky is hereby created a corporation sole, and by that name may contract and be contracted with, sue and be sued, in all courts, purchase, acquire by gift, devise, deed or otherwise, real, personal and mixed estate; and sell, convey, encumber, exchange or otherwise dispose of the same, or any part thereof.

Knows, how same shall vest.

§ 2. All estate, real, personal and mixed, now held and owned by the Right Rev. Wm. Geo. McClosky, as Roman Catholic Bishop of Louisville, or as Roman Catholic Bishop of Louisville, and his successors in office," however the same may have been acquired, shall hereafter vest in the corporation sole aforesaid, to wit: "The Right Rev. Wm. Geo. McClosky, Roman Catholic Bishop of Louisville," and governed by said corporation: *Provided, however*, that the same shall continue subject to the payment of all debts to which it is now subject.

§ 3. At the death of the Right Rev. Wm. Geo. McClosky, or when he may cease to hold office as Bishop,

Knows, how same shall vest.

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ART

