

**-19 DESIGNATION 1000-**



**Historic Landmark & Preservation District  
Commission  
Thursday, August 29, 2019**

# Response to Landmarks Petition



- **Father Bill Bowling** – Holy Name Parish;
- **Lisa DeJaco Crutcher** – Catholic Charities,  
Chief Executive Officer &  
Executive Director;
- **Mark Trier** – JRA Architects;
- **Bill Weyland** – Weyland Ventures;
- **Jon Baker** – Wyatt, Tarrant & Combs



# Father Bill Bowling – Holy Name Parish

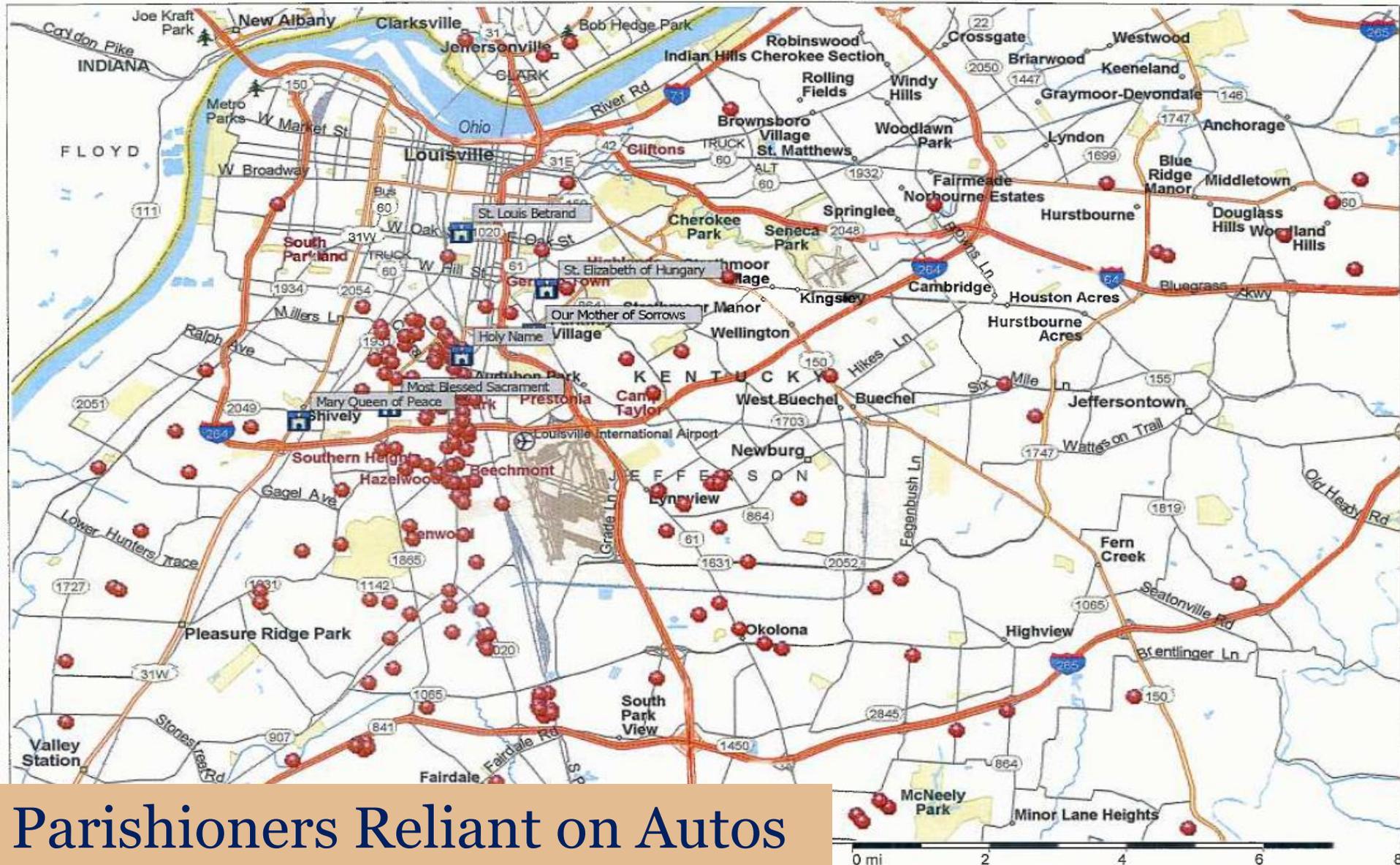


- Holy Name Parish Today vs. First Decades of 1900s;
  - Need for School and Convent Long Gone;
  - Need for Parking Now a Reality
- Cost Challenges the Parish Currently Faces;
- Holy Name Pairing with Holy Trinity;
- How Presence of Catholic Charities on Property Benefits the Parish and Its Potential Growth;
- 1<sup>st</sup> Priority is to Protect Church Bldg;
- Future of the Parish Without Catholic Charities.



# Father Bill Bowling – Holy Name Parish

Holy Name Parish - Parishioner Households (zoom in)



Parishioners Reliant on Autos

# Lisa DeJaco Crutcher – Catholic Charities



## Who We Are

Catholic Charities of Louisville is the social-service arm of the **Archdiocese of Louisville**. We provide help and create hope for the poor and vulnerable through a wide range of programs, assisting clients of all races, backgrounds and beliefs. Our service area includes 24 counties throughout Central Kentucky.

Catholic Charities of Louisville was established in 1939 and incorporated as a 501(c)(3) human service organization in 1993. It is one of over 160 **Catholic Charities USA** social service agencies in the United States.

## Mission

Catholic Charities of Louisville is an apostolate of the **Archdiocese of Louisville** and member of **Catholic Charities USA**. We provide service for people in need, advocate for justice in social structures, and call the entire Church and other people of good will to do the same.

- +** 1. Provide services for people in need
- +** 2. Advocate for justice in social structures
- +** 3. Call the entire church and others of goodwill to do the same

## Vision

Together with the Universal Church, Catholic Charities of Louisville will lead our communities in addressing social justice issues through its ministry.

# Lisa DeJaco Crutcher – Catholic Charities



- Catholic Charities Office HQ Building – The HUB
  - Exercise of Core Religious Use;
  - What Charitable Services Will Locate on the Property;
  - How Location Optimizes Its Ministry Outreach;
  - Number of Active Jobs on the Property 5 Days a Week;
- Why Catholic Charities Cannot Sustain Current Location and Upkeep to Facilities;
  - Ongoing Maintenance and Repair vs. Rehabilitation of Bldgs.
- Considerable Safety Concerns;
- Future of Catholic Charities Without New Facility.

***“Catholic Charities is the engine of the church that organizes love.”***

**– Pope Francis**

# Mark Trier – JRA Architects



- Integrity of Former School and Convent Buildings at Issue – Architectural and Structural Engineer Reports;
  - Original Design of School – Erosion Via Addition, Architectural Features & Materials;
- Economic Hardship – Significant Structural and Remediation Issues to Support Catholic Charities Religious Use on Property;
  - Interior Floor Plates Do Not Support Office Use;
  - Mold and Lead Paint Removal Is a Considerable Expense;
- Economically Infeasible to Rehabilitate School and Convent to Establish Non-Income Producing Bldg;
  - Total Reconstruction of Building Systems Will Also Impact Structure's Integrity.

# Bill Weyland – Weyland Ventures



- Architect and Preservationist in Louisville Metro;
- Extensive Experience in Repurposing Historic Religious Buildings in Urban Infill Settings;
- Served on Mayor's Preservation Task Force – 2017;
- Utilized Various Incentive Vehicles to Fund Projects;
- Actively Lobbied for Tax Credits for Preservation;
- Has Assisted Archdiocese in Its Commitment to Preservation;
- Where Preservation and Repurposing of Religious Buildings Have Worked:

# Maloney Center – 1200 S. Shelby St.



# St. Brigid School – 1516 Hepburn Ave.



# St. Therese School – 1094 E. Kentucky St.



# Nativity Academy – 529 E. Liberty St.



# Former Holy Name School – 2911 S. 4<sup>th</sup> St.



Why Repurposing to Another Beneficial Use is Infeasible Here:



# Former Holy Name School – 2911 S. 4<sup>th</sup> St.



Why Repurposing to Another Beneficial Use is Infeasible Here:



# University Corridor Redevelopment Study

 ..... FINAL REPORT

## University Corridor Redevelopment Study Action Plan

Submitted to:  
Louisville Metro Economic Development Department



Submitted by:  
The Corradino Group, Inc.

May 2010

Revisit of 2 Previous Metro Studies:

1. South Central Louisville Development Coordination Study (1999);
2. South Fourth Street and Central Avenue Plan (1999)

Confirm Certain Recommendations and Made New Ones re:

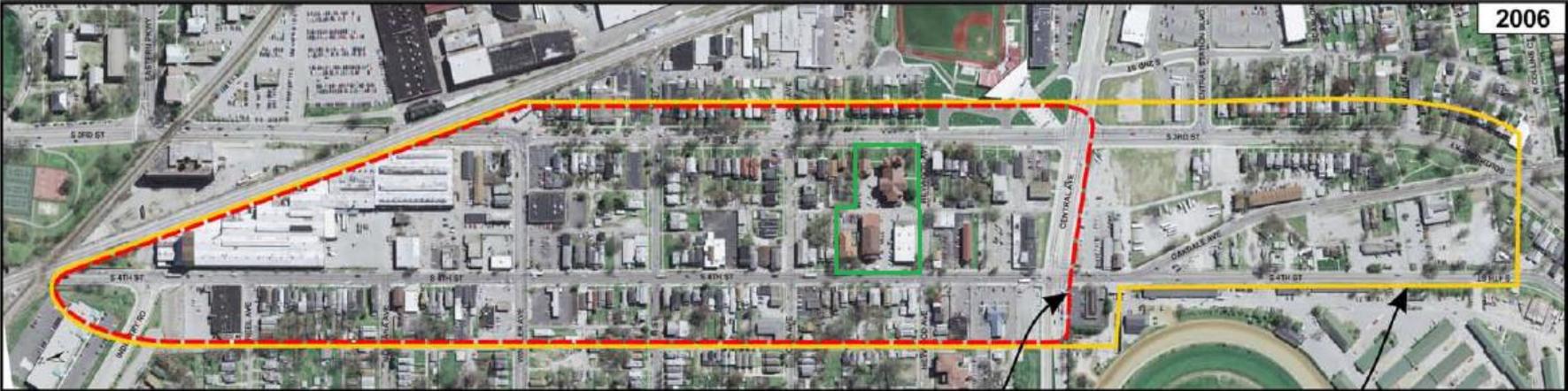
Corridor Improvements to Area;

- Attract New Investment
- Redevelopment;
- Infrastructure Improvements;
- Streetscaping & Lighting;
- Property Maintenance; -Reduce Crime

# University Corridor Redevelopment Study



Figure 1-1  
Study Area



Aerial Source: LOJIC, 2006

Focus Area

Initial Study Area



Aerial Source: Louisville Regional Airport Authority, Spring 2010

# University Corridor Redevelopment Study

Final Report

University Corridor Redevelopment Study

CORRADINO

## Stakeholder Goals

The following five stakeholder goals were established during the first stakeholder workshop:

- Improve the appearance of the area;
- Improve housing opportunities and enhance/improve the existing housing stock;
- Reduce crime;
- Improve access to the area; and,
- Make the area a destination.

## Reduce Crime

Crime can be addressed indirectly in a number of ways. Statistics from the Louisville Metro Police Department show that much of the crime in the University Corridor is on Fourth Street, mostly attributable to vacant or underutilized structures on the west side of the street. Widening Fourth Street and removing the structures on the west side could create an environment that is less conducive to criminal activity.

## Make the Area a Destination

Churchill Downs, Central Station, and Jim Patterson Stadium already make the area a destination. Further improvements, such as the linear green space, the bicycle paths, and continued redevelopment of parcels in the area, will contribute to making it a destination.

# University Corridor Redevelopment Study

## SWOT Results

June 18, 2008  
Stakeholders' Meeting

### STRENGTHS

Score	Description
13	Catholic Charities/Holy Name presence in the Third and Fourth Street areas between Heywood and Rowan
13	University developments in the area of Third and Central (Patterson Stadium, Papa John's Stadium)
10	Central Station Development at Third and Central
10	Churchill Downs, in general, and its improvements to Central Avenue and the rest of the area
7	Presence of Olmstead Parks
6	Two million visitors come to area
4	Ethnic diversity of neighborhood
4	Successful retail and service businesses (Central Station and established businesses such as Framers' Supply, restaurants, etc.)
3	Connection of Central Avenue between Third and Floyd Streets
3	Location along major north-south route to and from downtown
3	Transient population: college students/track workers
2	Commitment of metro government/neighborhood association/business association
2	Mix of uses in the corridor
2	Repair/refurbishment by state of curbs and street paving from Winkler to Southern Parkway
1	Addition of emergency health facility
1	Proximity to fairgrounds
1	Some parcels of land available for redevelopment
	Efficient roadway layout (grid)
0	Housing stock on Third Street

### WEAKNESSES

Score	Description
10	CSX not involved in project
9	Multiple zoning classifications
9	Perception/reality of significant amount of "uncared for" housing in the area
9	Perception/reality of street crime in the area
7	Perception/reality of significant percentage of "uncared for" commercial properties in the area
5	Absentee landlords
5	Lack of parking
5	More stakeholders to be involved
3	Aging infrastructure
3	High level of tenant-occupancy
3	Incomplete census data is not giving true picture
3	Transient population
2	Better zoning enforcement
2	Condition of railroad infrastructure
1	Need for owner occupancy program
1	Need for parcel consolidation
1	Noise from airport
1	Perception of not enough demand to support retail in the area

# University Corridor Redevelopment Study

## SWOT Results

June 18, 2008  
Stakeholders' Meeting

### OPPORTUNITIES

Score	Description
12	Entertainment Zone - marketing opportunity
12	Proximity to University of Louisville
10	Potential connection for Olmstead Parks and Parkways
7	Expansion of Churchill Downs
6	Marketing uniqueness in area
6	Potential extension of Central Avenue to the east to connect to I-65
4	Marketing the ethnic diversity of the neighborhood
4	More redevelopment and retail in the area
4	Moving of vacant housing to other locations
4	Outward movement of student housing developments
4	Potential for gaming
3	Availability of land for development
2	Central Avenue Connector
1	Perception of improvement

### THREATS

Score	Description
19	Lack of funding for area projects/improvements
10	Introduction/re-introduction of more negative influences in the area
10	Perception of transients
9	People outside the community believe census data
6	Alternative gaming in other areas
4	Encroachment of non-compatible uses
2	Competing projects in the metro area

# University Corridor Redevelopment Study

## SWOT Results

June 18, 2008  
Stakeholders' Meeting

### PRIORITIES

Score	Description
14	Branding/marketing strategies
9	Projects that promote new investment/development
8	Projects that leverage other investments/actions by other interests or take advantage of previous investments/actions
7	Projects that preserve existing investment/development
6	Projects that encourage investment through forgivable loans
6	Projects that promote/support/encourage (in order of priority) actions in the area

### POSSIBLE ACTIONS

Score	Description
5	Bring absent stakeholders to the table
5	Incentives for retail (especially small businesses)
5	Market area as a destination
5	Work to improve the aesthetics of the area through streetscaping and infrastructure improvements
5	Work to improve upkeep of housing in the area
4	Address crime in the area
4	Get neighborhoods and business owners to actively support gaming
4	Work to improve retail spaces in the area
4	Work to improve the access to the area
2	Incentives for investment in housing
2	Work to attract jobs to the corridor
2	Work to attract university/student housing to the area
1	Compile and communicate better, more accurate data
1	Improve and expand greenspace
1	Work with businesses and neighborhood associations
0	Work with ethnic community

# Legal Objections to Landmark Designation



- The Church is a religious organization.
- This Commission is a state governmental actor.
  - As such, its actions, when taken for public purposes, must comport with the U.S. and KY Constitutions.
- 1<sup>st</sup> Amendment (U.S.) and §§ 1&5 (KY)
  - The free exercise clause of the 1<sup>st</sup> Amendment of the U.S. Constitution and §§ 1 & 5 of the Kentucky Constitution prevents the government from regulating one's religious beliefs. *See Triplett v. Livingston Cty. Bd. of Educ.*, 967 S.W.2d 25, 31 (Ky. App. 1997).
  - Testimony has been that the Church believes it is religiously obligated to demolish and rebuild in order to most effectively serve the needs of the faithful.

# Legal Objections to Landmark Designation



- 1<sup>st</sup> Amendment (U.S.) and §§ 1&5 (KY)
  - The development plan is the exercise of the Catholic faith.
  - If this Commission's rulings infringe on those right and selectively chose not to exempt the Church, then strict scrutiny will apply, and the Commission must show a compelling gov't interest for its actions.
  - The case law is nearly uniform that government interest in the historic landmarking of property and/or structures does not rise to the level of a compelling interest.

# Legal Objections to Landmark Designation



- 5<sup>th</sup> and 14<sup>th</sup> Amendments (U.S.) and § 13 (KY)
- § 1983 due process claim under 5<sup>th</sup> and 14<sup>th</sup> Amendments
  - 5<sup>th</sup> Amendment prevents the federal government from taking private property for public use without just compensation.
  - By and through the 14<sup>th</sup> Amendment, this applies to state governments (the Commission).



**QUESTIONS?**