

Historic Landmarks and Preservation Districts Commission Minutes

December 17, 2020

A meeting of the Louisville Metro Historic Landmarks and Preservation Districts Commission was held on Thursday, December 17, 2020 at 9:00 a.m. online via Cisco Webex Video Teleconferencing.

Commission Members present:

Chris Hartman
Emily Liu
Ashlyn Ackerman
Stefanie Buzan
Carrye Jones
Howard Rosenberg
Christopher Fuller
Tamika Jackson
Morgan Ward
Lori Stahlgren
Amin Omidy
David Morgan

Commission Members absent:

Robert Kirchdorfer

Staff Members Present:

Joe Haberman, Planning & Design Manager
Cynthia Elmore, Historic Preservation Officer
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 December 17, 2020 Historic Landmarks & Preservation Districts Commission meeting was held online.

The following matters were considered:

Historic Landmarks and Preservation Districts Commission Minutes

December 17, 2020

APPROVAL OF MINUTES

NOVEMBER 19, 2020 HISTORIC LANDMARKS AND PRESERVATION DISTRICTS COMMISSION MEETING MINUTES

00:06:40 On a motion by Commissioner Ackerman, seconded by Commissioner Fuller, 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 November 19, 2020.

The vote was as follows:

Yes: Commissioners Jones, Buzan, Omidy, Liu, Ackerman, Rosenberg, Fuller, Ward, Jackson, Morgan, Stahlgren, and Hartman

Absent: Commissioner Kirchdorfer

Historic Landmarks and Preservation Districts Commission Minutes

December 17, 2020

PUBLIC HEARING 20-LANDMARK-0003

Request: Individual Landmark Designation Review
Project Name: Nelson Distillery Warehouse
Request: 100 Distillery Commons
Jurisdiction: Louisville Metro
Council District: 4-Barbara Sexton Smith
Case Manager: Cynthia Elmore, Historic Preservation Officer

The draft designation report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the public hearing. (The draft designation report 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.

00:08:25 Chair Hartman announced the case and reviewed the Individual Landmark Designation Review process (see recording for detailed presentation).

Agency testimony:

00:11:25 Cynthia Elmore presented the case and showed a Powerpoint presentation. Ms. Elmore responded to questions from the Commissioners (see recording for detailed presentation).

The following speakers provided public testimony:

Lisa Santos, 1318 Hull Street, Louisville, KY 40204
Cliff Ashburner, 101 S. Fifth Street, Louisville, KY 40202
Ray Schuhmann, 200 Distillery Commons, Suite 200, Louisville, KY 40206
Chad Middendorf (did not provide address)
Joe Pierson, 2309 Mohican Hill Court, Louisville, KY
Steve Leonard, 5621 Glenview Falls Place, Louisville, KY 40222
Jeff Combs, 7638 Celebration Way, Louisville, KY
Steve Porter, 2406 Tucker Station Road, Louisville, KY 40299
Moseley Putney, 402 Mockingbird Valley Road, Louisville, KY
Shawn Maguire, 501 Pine Street, Louisville, KY
Suzanne Cheek, 150 Thierman Ln., Louisville, KY 40207
Martina Kunnecke, 313 Northwestern Parkway, Louisville, KY

Historic Landmarks and Preservation Districts Commission Minutes

December 17, 2020

PUBLIC HEARING 20-LANDMARK-0003

Cherise Williams (did not provide address)

Summary of public testimony:

00:25:57 Lisa Santos spoke in favor of the request. Ms. Santos stated she is the chair of the Irish Hill Neighborhood Association, who are the petitioners. Ms. Santos provided a background of their connection to the Nelson Distillery Warehouse. Ms. Santos said they believe there are some unexplored avenues for reuse of the property (see recording for detailed presentation).

00:33:42 Cliff Ashburner spoke on behalf of the property owner in opposition of the Landmarks Designation. Mr. Ashburner stated they would be providing information about the efforts to reuse and redevelop the warehouse over the last forty years. Mr. Ashburner noted for the record his objections to the acceptance of electronic signatures for the petition. Mr. Ashburner showed a Powerpoint presentation (see recording for detailed presentation).

00:38:46 Ray Schuhmann spoke in opposition of the designation. Mr. Schuhmann provided a background of the property. Mr. Schuhmann discussed several plans that were attempted to reuse the property (see recording for detailed presentation).

00:45:20 Chad Middendorf spoke in opposition of the designation. Mr. Middendorf reviewed other properties they have renovated. Mr. Middendorf stated they definitely have a passion and their intention and plans with this building was to convert it into sixty-six apartments. Mr. Middendorf stated they spent a considerable amount of money working on that project. Mr. Middendorf stated they met with numerous different contractors who determined it would be highly impractical to save the building. Mr. Middendorf stated they looked at a way to convert it to a commercial structure and the costs to renovate it were insurmountable. Mr. Middendorf reviewed other options that were explored (see recording for detailed presentation).

00:54:43 Cliff Ashburner stated he would like to go back to the initial project with Barrel House Lofts that led to the National Register Designation and the tax credit application because he thinks that process is instructive to the Commission today (see recording for detailed presentation).

00:56:23 Joe Pierson spoke in opposition of the designation. Mr. Pierson explained the process of trying to preserve the building. Mr. Pierson stated in dealing with the National Register and the tax credit process there were

Historic Landmarks and Preservation Districts Commission Minutes

December 17, 2020

PUBLIC HEARING 20-LANDMARK-0003

essentially three features of the building that were considered to be the most important. One was the roof and the monitor that runs along the top of it, the second was the exterior brick walls, and the third was the wood racking on the interior. Mr. Pierson discussed problems associated with trying to reuse and/or reconstruct the building (see recording for detailed presentation).

01:06:06 Cliff Ashburner discussed attempts to reuse the property (see recording for detailed presentation).

01:11:04 Steve Leonard stated he made a structural assessment of the building and what they found was severely deteriorated and collapsed sections of roof and deterioration in the support columns. Mr. Leonard what they see now is an unstable framing system. Mr. Leonard referred to photographs of the building. Mr. Leonard stated there is not a feasible way to salvage this building. Mr. Leonard responded to questions from Mr. Ashburner (see recording for detailed presentation).

01:18:36 Cliff Ashburner asked Jeff Combs to discuss the condition of the roof (see recording for detailed presentation).

01:19:25 Jeff Combs with Commonwealth Roofing stated what they found were the remnants of an old smooth surface built up roof and what they have left is nothing left to salvage. Mr. Combs stated he doesn't have any bones to work with the salvage this roof (see recording for detailed presentation).

01:21:14 Cliff Ashburner concluded his testimony. Mr. Ashburner stated the original use of this building is impossible. Mr. Ashburner stated they have provided evidence today of the inability to reuse this building and retain its historic character (see recording for detailed presentation).

01:25:47 Joe Pierson responded to questions from the Commissioners (see recording for detailed presentation).

01:33:12 Steve Porter spoke in favor of the designation request. Mr. Porter stated this is an example of an under-represented history (see recording for detailed presentation).

01:37:00 Moseley Putney spoke in opposition of the designation request (see recording for detailed presentation).

01:40:06 Shawn Maguire spoke in favor of the designation request (see recording for detailed presentation).

Historic Landmarks and Preservation Districts Commission Minutes

December 17, 2020

PUBLIC HEARING 20-LANDMARK-0003

01:42:41 Suzanne Cheek spoke in opposition of the designation request (see recording for detailed presentation).

01:45:20 Martina Kunnecke spoke in favor of the designation request (see recording for detailed presentation).

01:48:20 Cherise Williams spoke in favor of the designation request (see recording for detailed presentation).

00:00:00 Cynthia Elmore stated she did receive comments in advance of the meeting and have received some more today. Ms. Elmore stated the ones that were received in advance were forwarded to the Commissioners as well as the property owner representative and the petitioner. Ms. Elmore stated she had received nine comments as of last night, and since then she has received seven more and those were all in favor of designation (see recording for detailed presentation).

01:52:21 Lisa Santos concluded her testimony in favor of the designation request (see recording for detailed presentation).

REBUTTAL:

01:55:28 Cliff Ashburner spoke in rebuttal (see recording for detailed presentation).

02:01:54 Commissioners' deliberation

02:11:53 On a motion by Commissioner Morgan, seconded by Commissioner Stahlgren, the following resolution, based upon the Draft Designation Report, and the testimony heard today, was adopted:

WHEREAS, the Louisville Metro Historic Landmarks & Preservation Districts Commission adopts the Draft Designation Report as the findings of fact,; now, therefore be it

Historic Landmarks and Preservation Districts Commission Minutes

December 17, 2020

PUBLIC HEARING 20-LANDMARK-0003

RESOLVED, the Louisville Metro Historic Landmarks and Preservation Districts Commission in Case Number 20-LANDMARK-0003, Individual Landmark Designation Review, Nelson Distillery Warehouse, does hereby **APPROVE** the Individual Landmark Designation.

The vote was as follows:

Yes: Commissioners Jones, Buzan, Liu, Ackerman, Fuller, Jackson, Morgan, and Stahlgren

No: Commissioners Ward, and Rosenberg

Abstain: Commissioner Hartman

Absent: Commissioners Kirchdorfer, and Omidy

Historic Landmarks and Preservation Districts Commission Minutes

December 17, 2020

The meeting adjourned at approximately 11:20 a.m.

Chairman

Division Director