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Stephen T. Porter
Attorney-at-Law
2406 Tucker Station Road
Louisville, KY 40299-4529
stpinlou@aol.com
502-297-9991 or 502-905-9991

March 17, 2017

Louisville Metro Historic Landmarks and Preservation Districts Commission
444 So. Fifth Street
Louisville, KY 40202

Re: 1240 East Broadway, Louisville, KY 40204
Proposed Local Landmark Designation

Dear Members of the Commission:

The Original Highlands Neighborhood Association (OHNA), which I represent, joins with the Louisville Historical League, Inc., Neighborhood Planning and Preservation, Inc., the Cherokee Triangle Association and OPEN Louisville, Inc. in proposing a local landmarks designation for property located at 1240 East Broadway in Louisville, Kentucky. The home on the property, built in the 1890's, has been threatened by a demolition application. The demolition of this building would be a disastrous blow to the historic, aesthetic, architectural, visual and cultural heritage of the Original Highlands Neighborhood, Louisville Metro and Jefferson County, Kentucky.

In Louisville Metro General Ordinance 32.260 (E)(1), certain criteria are listed to determine the success of a landmark application. We contend 1240 East Broadway meets subsections (a), (b), (d), (e), (h), and (i), and therefore easily qualifies for local landmark status.

To justify its compliance, some history of the neighborhood and the house, as well as a description of its architecture and significance to its block within the Original Highlands National Register Historic District, follow.

This property is located within the Original Highlands National Register Historic District as well as within the designated area of the Louisville Metro Original Highlands Neighborhood Plan, adopted in 2006. The area, variously known as "The Briar Patch" plantation, "New Hamburg" (because of its early German population), and The Original Highlands, was originally owned by Col. William Preston (as in Preston Street and Highway). In 1781, the property passed to his son Major William Preston, who established the plantation around 1814 and resided on the property. In 1819, the Louisville Bardstown Turnpike provided access to and from the south. Later, the property passed to his son, General William Preston, who was a U.S. colonel in the Mexican War, a member of the U.S. House of Representatives, a U.S. minister to Spain, and, later, a general in the Army of the Confederacy. Finally, the property passed to his daughter,

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Susan Preston Christy (as in Christy Ave.), who oversaw its development and subdivision, mostly completed by 1895.

The Original Highlands Neighborhood Plan makes the following statements about the development and specifically the houses on the 1200 block of East Broadway:

"As one of Louisville's earliest suburban developments, the Original Highlands continues to serve today as one of the city's unique historic districts."

"The area of the Original Highlands was one of the earliest residential developments in the Highlands area."

"By 1884, the Original Highlands area was well-developed with mostly shotgun residences in frame construction. In the late 1880's and through the 1890's, the construction boomed and the area as we know it today was nearly complete. East Broadway, Highland Ave. and Hepburn Ave. rivaled the Cherokee Triangle real estate market of the 1890's and 1900's, with spacious late Victorian and vernacular residences containing all of the aesthetic amenities found on Cherokee Road."

"East Broadway is the northernmost street in the Highlands Neighborhood."

"The houses that line Broadway are some of the finest found in the Highlands Neighborhood.... The 1100 block contains Victorian structures of both frame and brick construction. The residences in the 1200 block of East Broadway vary in age, materials and style."

The 1100 and 1200 blocks of East Broadway run from Barret Ave. to Baxter Ave. and form the northern residential crown of the Original Highlands Neighborhood and its National Register Historic District. The house at 1240 East Broadway serves as the easternmost jewel in this crown, being the concluding residence in this two-block stretch. Just beyond and within close sight of this house is the main entrance to Cave Hill Cemetery, the finest and most historic of its kind in Louisville and home to the remains of some of the area's most important citizens, including Muhammad Ali, Col. Harlan Sanders, George Rogers Clark, Henry Watterson, Alice Hegan Rice, the Hill sisters and thousands of others. Tourists from all over the world are drawn to these gravesites. The historic homes and early nineteenth century residential architecture are a significant part of this experience. Protecting every segment of this residential section is essential to preserving the fabric of the Original Highlands Neighborhood.

Noted architectural historian David Ames has examined the house at 1240 East Broadway and stated the following:

"Slated to be demolished to make way for new development, 1240 E. Broadway is on the National Register of Historic Places as a contributing property to the Highlands national Register Historic District.

Built in the 1890's, at the then prestigious location one block west of the entrance to the Cave Hill Cemetery, this property is architecturally significant historically as a late Victorian Eclectic style house with Colonial Revival features and trim. It is also significant because it anchors the east end of a completely intact 1890's block faces of other outstanding Victorian houses finished in different architectural styles. With a narrow ten foot front yard and painted gray with white trim, the building at 1240 E.

Broadway is a large, cubic, two-and-a-half story, two-bay, side-hall Victorian structure under a standing seam metal hip roof with a single centered hip-roofed dormer. The dormer has small double windows separated by a decorated panel. The façade features four symmetrically placed openings with two large, double-sash windows in simple frames on the second floor. The two openings on the first floor directly under the ones on the second floor consist of an identical window on the right side and large entrance with a transom on the left side. The house is fronted by full-wide single story porch with low concrete baluster topped by bricks under a roof supported by corner columns. Its Colonial Revival features consist of a symmetrical façade, the full-width classical style front porch with an entablature and small brackets supported by corner columns. Other Colonial Revival features are thin I-shaped cornices with small brackets at the roofline and on the dormer.

In addition to the significance of the house itself, another argument against demolition is that it anchors one of the last "full" blocks of residential style houses left on East Broadway. At one time, between 9th Street and Baxter Ave., Broadway was the main residential street in Louisville – with grand houses. It was truly a unique significant stretch of streetscape. The 1200 block face has a wonderful architectural character. The east end looks like the houses may have been designed by the same architect/developer. Most of the houses in the 1200 block of Broadway have similar form as cubic two and ½ story, with each having different architectural style used in decoration and detail. However, the demolition of the beautiful houses on Broadway has created a poorer quality environment that has been detrimental to property values and neighborhood desirability. Thus, this last remaining intact block should not succumb to the same fate of the remainder of Broadway. To allow the demolition would endanger the adjacent house as well as the nearby neighborhood.

Finally there is the question of decreasing the housing supply by demolition at a time of housing shortage especially of rental units. 1240 appears to be in good structural condition so there is no justification for demolition on the basis of poor condition."

It is believed, but not yet absolutely confirmed, that this house was once the home and/or office of Dr. Henry W. Heuser, a prominent physician and likely a relative of the founders of the Henry Vogt machine Company.

While the property is not actually located within the boundaries of the 2009 Bardstown Road Baxter Avenue Overlay District, it is bordered on three of its four sides by properties within that district. As of August 3, 2015, this property now has identical ownership with the owners of the overlay properties on its eastern and southern property lines. This property is now proposed to be sold or leased as an attachment to those overlay properties.

The Historic Preservation Guidelines of the overlay district state:

"Historic buildings (65 years of age or older) help to anchor the BROD to our community's history. Buildings can serve as reminders to future generations how Louisville's citizens lived and worked in the past while serving business and residential requirements today through adaptive reuse. These buildings can serve as future adaptive reuse opportunities. Contributing historical structures are structures that have unique

designs, are constructed with unusual materials, or served the public in a manner that was important to the local area. Such structures also add character to the pattern of established development in the corridor. Given the significant role of historic structures in the corridor, demolition of any structure will entail stringent review.”

Therefore, because of the preceding narrative and the exhibits and photographs submitted with the petitions and this cover letter, we contend that the property at 1240 East Broadway qualifies as a local landmark by meeting the following criteria:

Louisville Metro General Ordinance 32.260 (E)(1)

- (a) The property contributes to the character, interest and value of the development and heritage of the Original Highlands, “one of Louisville’s earliest suburban developments.”
- (b) The property exemplifies the historic, aesthetic, architectural and cultural heritage of Louisville Metro as an anchor building in the Original Highlands National Register Historic District.
- (d) The property is identified with the prominent Preston family from its beginnings in the 1700’s as a plantation to its eventual suburban development through the late 1800’s, including the construction of this house. In addition, it is likely the home and/or office of Dr. Henry W. Heuser, a prominent physician and likely relative of the founders of the Henry Vogt Machine Company, most recently headed by Henry Vogt Heuser, Jr.
- (e) As stated by noted architectural historian David Ames, the house embodies distinguishing characteristics of a Victorian Eclectic house with Colonial Revival features and trim.
- (h) The property is located within the Original Highlands National Register Historic District and the Louisville Metro adopted Original Highlands Neighborhood Plan and is a vital part of the historic, cultural and architectural facets of those districts.
- (i) As the prominent easternmost residence on the important 1100 and 1200 blocks of East Broadway and the closest residential structure to the main entrance of Cave Hill Cemetery, this property represents an established and familiar visual feature which reinforces the physical continuity of the Original Highlands Neighborhood.

For all the above reasons, we contend the residential building and property at 1240 East Broadway certainly qualifies to be designated as a Louisville Metro Local Landmark. Therefore, we request approval of that designation.

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Sincerely,

Stephen T. Porter

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

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**CASHIER'S CHECK**

Date 03/16/2017

Void after 7 years

9110006168

25-3

440

Remitter: ORIGINAL HIGHLANDS NEIGHBORHOOD

Pay To The LOUISVILLE METRO GOVERNMENT
Order Of:

Pay: FIVE HUNDRED DOLLARS AND 00 CENTS

** 500.00 **

Do not write outside this box

Memo: _____

Note: For information only. Comment has no effect on bank's payment.

Drawer: JPMORGAN CHASE BANK, N.A.

Managing Director
JPMorgan Chase Bank, N.A.
Columbus, OH



⑈9110006168⑈ ⑆044000037⑆ 758661334⑈

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1240 EAST BROADWAY

EXHIBITS

LOJIC map

Deed with legal description

Original Highlands Neighborhood Plan study area

Original Highlands National Register Historic District boundary

Bardstown Road Baxter Avenue Overlay District boundary

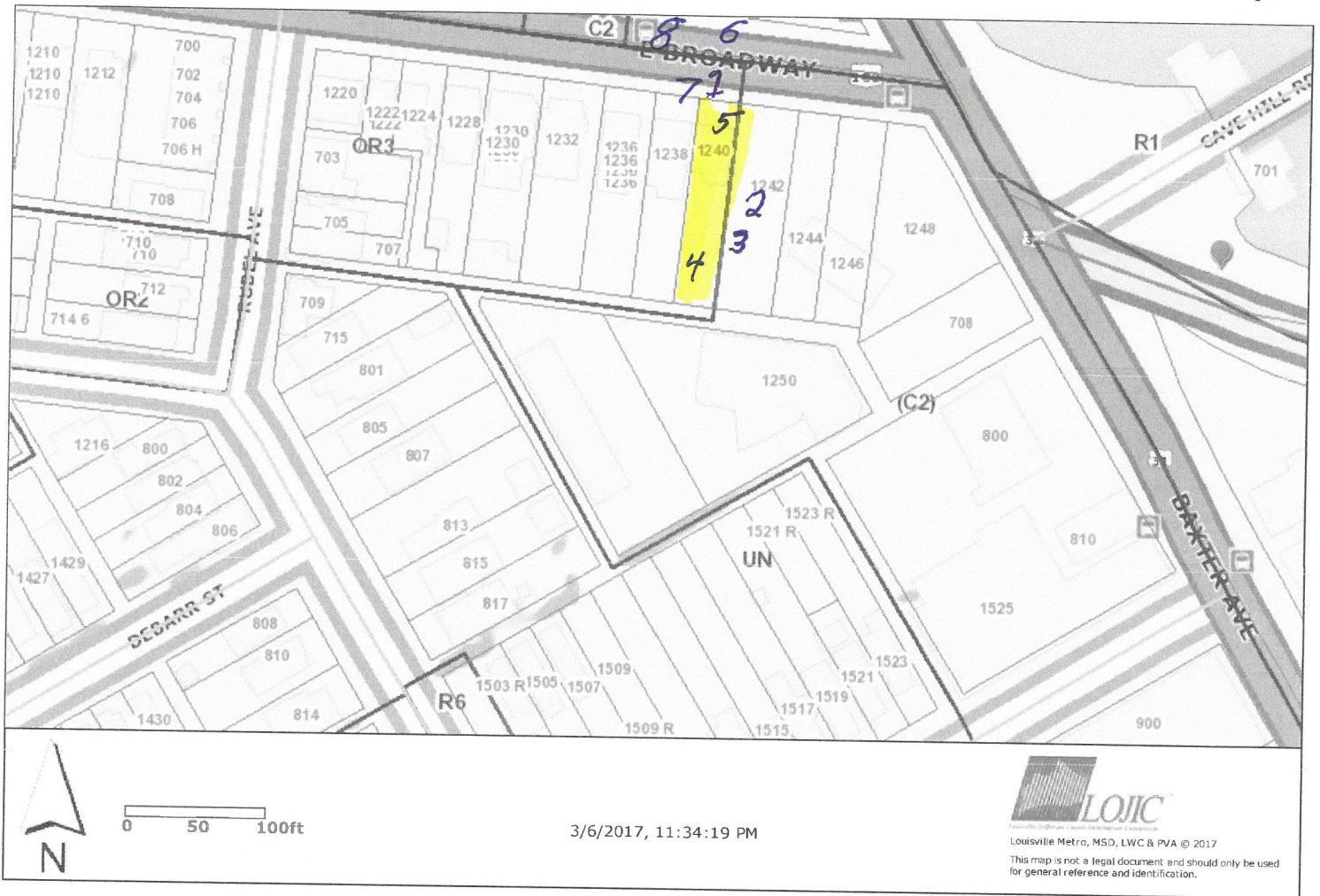
Aerial view showing Cave Hill Cemetery nearby

Aerial view

PVA information

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INDICATION 1201

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DEED

THIS DEED is made and entered into on this 3rd day of August, 2015, by and between Hank Jason Edelenbos and Holly Edelenbos, of 3333 Oakwell Court #535, San Antonio, TX 78218, hereinafter called GRANTOR(S), and Kennie R. Combs and Patricia Combs, as husband and wife of 2604 Evergreen Wynde, Louisville, KY 40223, which is also the in care of address to which the current property tax bill may be sent, hereinafter called the GRANTEE(S).

WITNESSETH: That for GOOD AND SUFFICIENT CONSIDERATION paid, the sum of One Hundred Sixty Five Thousand Dollars and No Cents (\$165,000.00), the receipt and sufficiency of which is hereby acknowledged, the Grantor(s) has bargained and sold and does hereby GRANT AND CONVEY with covenant of GENERAL WARRANTY, unto to the Grantee(s), for and during their joint lives, with remainder in fee simple unto the survivor of them, the following described real estate located at 1240 E Broadway, Louisville, Jefferson County, Kentucky 40204, and more particularly described as follows, to-wit:

BEGINNING at a point in the South line of Broadway Street, 132 feet West of Baxter Avenue; running thence Westwardly with said line of Broadway 30 feet and extending back Southwardly of the same width throughout, between at right angles to Broadway 150 feet to an alley.

BEING the same property conveyed to Hank Jason Edelenbos by Deed dated July 13, 2006, of record in Deed Book 887868, Page 210, Jefferson County Clerk's Office.

The Grantor(s) further covenant that they are lawfully seized of the estate hereby conveyed, have full right and power to convey the same, and that said estate is free from all encumbrances except 2015 real estate taxes, which have been prorated between the parties and all taxes thereafter which the Grantee(s) hereby assume and agree to pay.

PROVIDED HOWEVER, there is excepted any restrictions, stipulations and easements of record affecting said property and regulations of the Planning and Zoning Commission, of which there are no known violations.

CONSIDERATION CERTIFICATE: The parties hereto state and affirm the consideration reflected in this Deed is the full consideration paid for the real property conveyed herein. The Grantee(s) joins this Deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382.

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IN TESTIMONY WHEREOF, witness the signatures of the Grantor(s) and Grantee(s) herein, this the day and year first herein above written.

GRANTOR(S):

Hank Jason Edelenbos
Hank Jason Edelenbos

Holly Edelenbos
Holly Edelenbos

GRANTEE(S):

Kennie R. Combs
Kennie R. Combs

Patricia Combs
Patricia Combs

State of Kentucky)

County of Jefferson)

The foregoing Deed and Consideration Certificate was subscribed, sworn to and acknowledged before me this the 3rd day of August, 2015, by Hank Jason Edelenbos and Holly Edelenbos, Grantor(s), herein, and the foregoing Consideration Certificate was subscribed, sworn to and acknowledged before me this the 3rd day of August, 2015, by Kennie R. Combs and Patricia Combs, as husband and wife, Grantee(s) herein, to be their act and deed.

Notary Public William S. Bornstein

My Commission Expires: 2/1/19

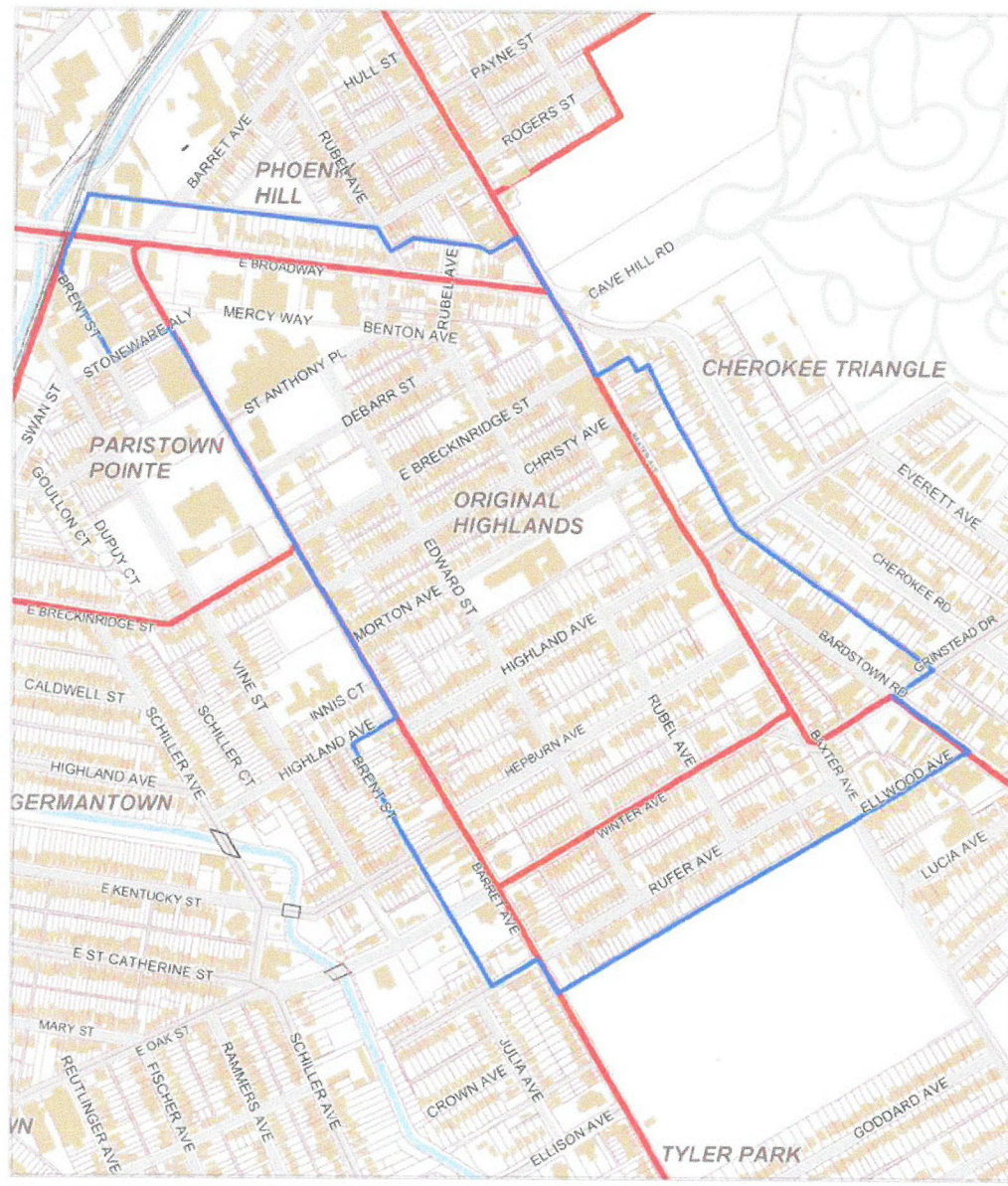
This instrument Prepared by:

WILLIAM S. BORNSTEIN
BORNSTEIN & OPPENHEIMER, PLLC
3339 Taylorsville Road, Suite 100
Louisville, KY 40205
(502) 895-8787

WILLIAM S. BORNSTEIN
Notary Public - State at Large
KENTUCKY - Notary ID # 525708
My Commission Expires 02/01/2019

17 RESONATION 1001
Document No.: 0N2015102902
Lodged By: BORNSTEIN & OPPENHEIMER
Recorded On: 08/05/2015 03:29:50
Total Fees: 182.00
Transfer Tax: 165.00
County Clerk: BOBBIE HOLSCLAW-JEFF CO KY
Deputy Clerk: AMASHO

Figure 1-1
Study Area



**Original Highlands
Neighborhood Plan**
Study Area



- Legend**
- Original Highlands Study Area (Proposed)
 - Parcel Lines
 - Active Railroad Feature
 - Railroad Bridge
 - Stream
 - Paved Road
 - Paved Bridge
 - Urban Neighborhoods

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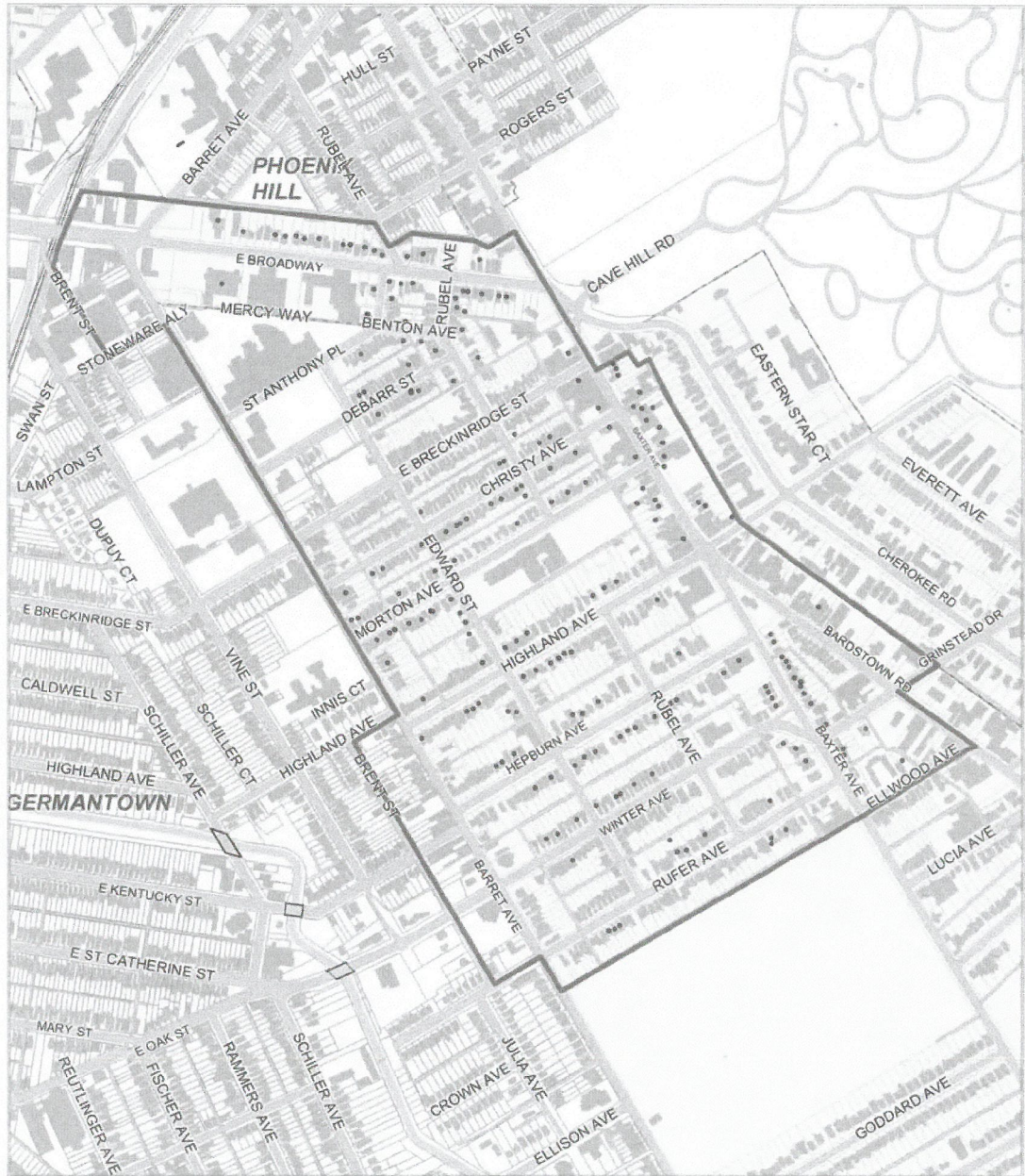
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National Register Historic Boundary



Original Highlands Neighborhood Plan

Historic Resources



Legend

- Original Highlands Study Area
- Parcel Lines
- Active Railroad Feature
- Railroad Bridge
- Stream
- National Register Properties
- Paved Road
- Paved Bridge
- National Register District

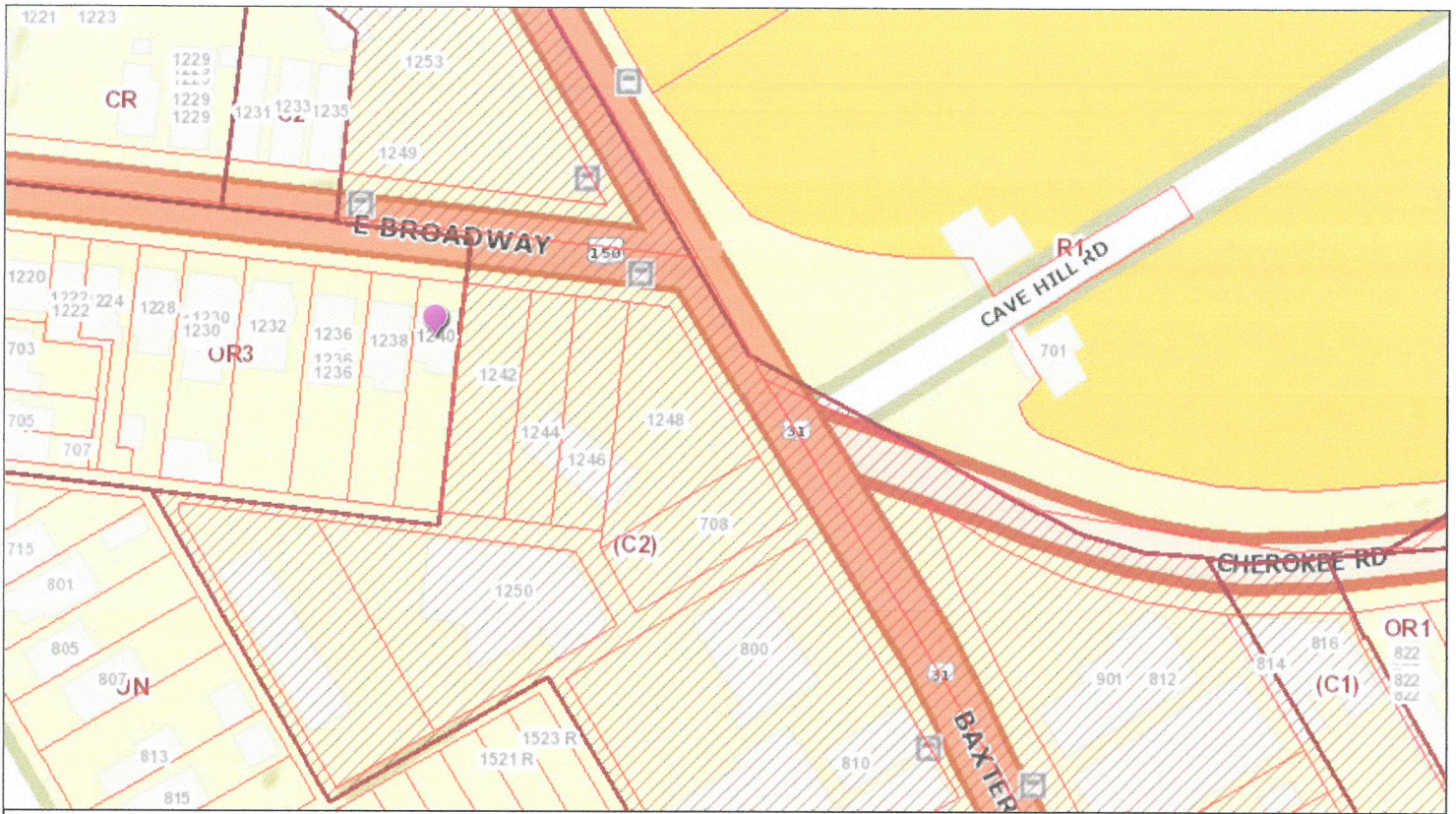
Map prepared by: Stone Resources
Last updated: 1/1/2017

LJIC

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INDENATION 1001



0 50 100ft

Bardstown Baxter Overlay

3/17/2017, 6:21:02 PM



Louisville Metro, MSD, LWC & PVA © 2017

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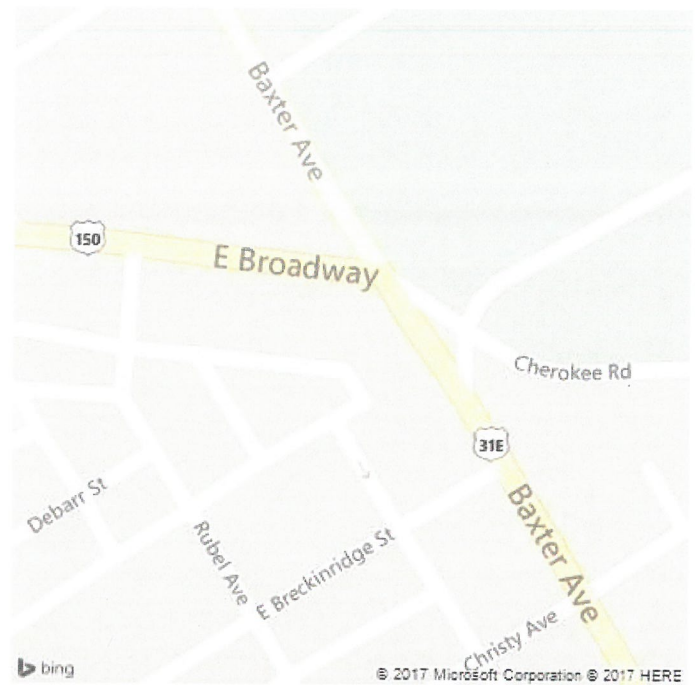
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LOJIC Online Map

A GIS Partnership to Meet Growing Needs of Louisville, KY

Enter Address

Example: 700 W Liberty St



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JEFFERSON COUNTY PVA

1240 E BROADWAY

Mailing Address 2604 EVERGREEN WYNDE, LOUISVILLE, KY
40223-1369

Owner COMBS KENNIE R & COMBS PATRICIA
Parcel ID 021K01970000
Land Value \$25,000
Improvements Value \$140,000
Assessed Value \$165,000
Approximate Acreage 0.1011
Property Class 510 Res 1 family dwelling
Deed Book/Page 10447 0772
District Number 100023
Old District 09
Fire District City of Louisville
School District Jefferson County
Neighborhood 206103 / NORTH OF CHRISTY
Satellite City Urban Service District
Sheriff's Tax Info View Tax Information
County Clerk Delinquent Taxes ☒



Area Type	Gross Area	Finished Area
Main Unit		1,799
Basement	858	0
Attic	None	0
Attached Garage		
Detached Garage		

All measurements in square feet.

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Property Details

Type

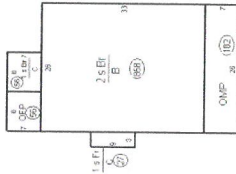
Year Built

1 : Single family
1900

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Exterior Wall	BV Brick veneer
Roof	Hip
Basement Foundation	Full Bsmt
Condition	below normal for age
Heating Type	1 Central Warm Air
Central Air	Yes
Fireplace	Yes
Construction Frame	Wood frame no sheath
Stories	2.00
Building Type	22 Older convent'l 2/2+ story
Full Bathrooms	1
Half Bathrooms	1

Property Sketch



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Sales History

Deed Book/Page	Price	Date	Previous Owner
10447 0772	\$165,000	08/05/2015	EDELENBOS HANK JASON
8868 0210	\$160,000	07/17/2006	SHEARER EDWARD SR & NORMA
4899 0841 (N/A Online)	\$0	01/01/1976	OWNER UNKNOWN

Assessment History

Date	Land	Improvements	Total	Reason
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DESIGNATION 1001

3/9/2017

Property Details | Jefferson County PVA - Part 72960

08/05/2015	\$25,000	\$140,000	\$165,000	D - Decrease
01/01/2015	\$25,000	\$205,970	\$230,970	RC - Residential Computer Reassessment
01/01/2012	\$14,000	\$146,000	\$160,000	NC - Residential - No Change
07/13/2006	\$14,000	\$146,000	\$160,000	S - Sales
01/01/2005	\$13,000	\$117,860	\$130,860	RC - Residential Computer Reassessment

Legal Lines

LN	Legal Description
1	0.1011 AC +/-, SL BROADWAY ST

Property is assessed per KRS 132.20 on January 1st of each year. The current year assessments are updated and posted on the website in mid April. Information deemed reliable but not guaranteed. Data last updated: 03/08/2017.

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1240 EAST BROADWAY

PHOTOGRAPHS

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1. Front façade
2. East façade
3. East and rear facades
4. Rear façade
5. View of Cave Hill Cemetery entrance from property
6. Streetscape (1240 to left)
7. Streetscape looking west along Broadway
8. Streetscape looking west along Broadway
9. Historical photos showing now demolished commercial building just east of 1240

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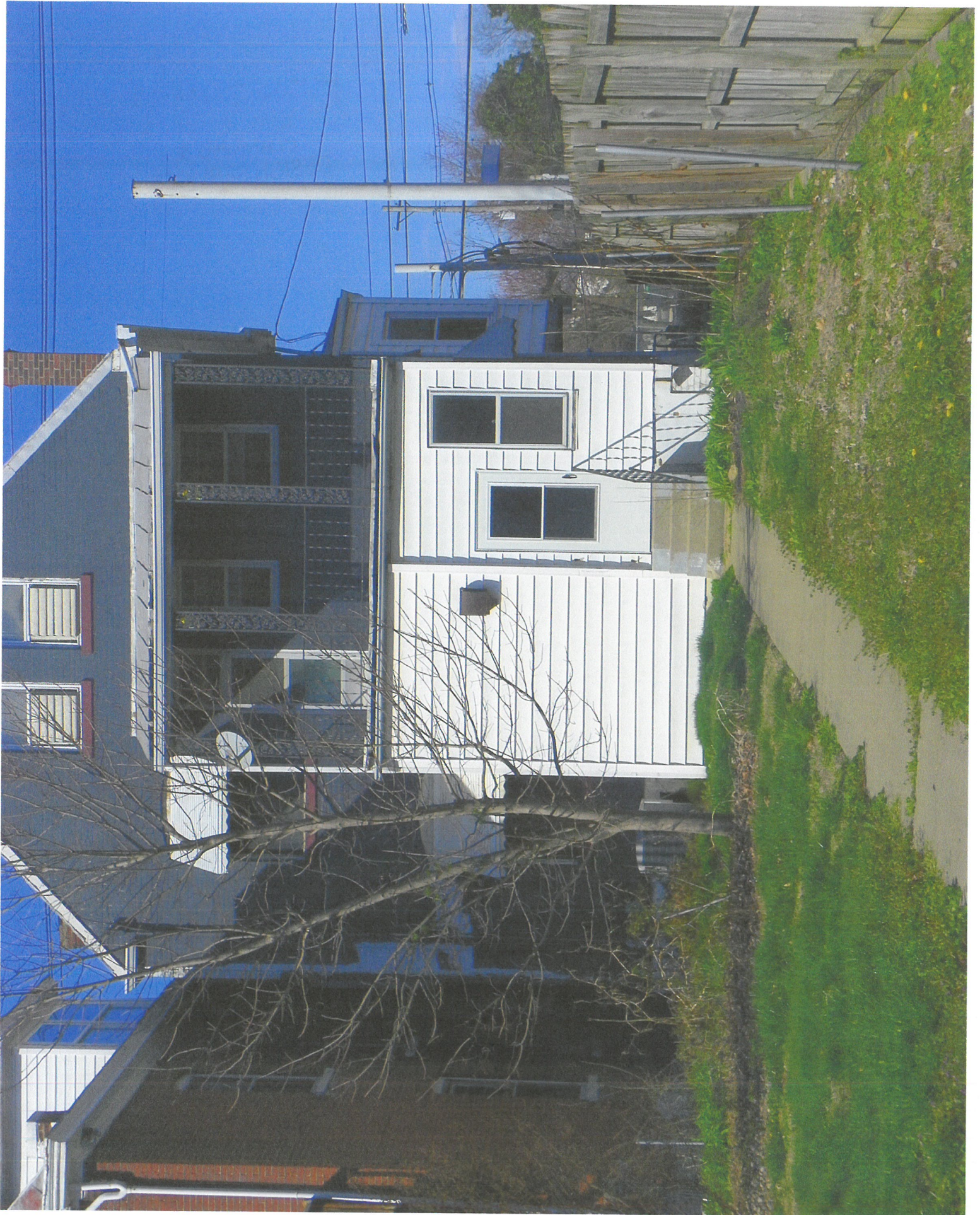
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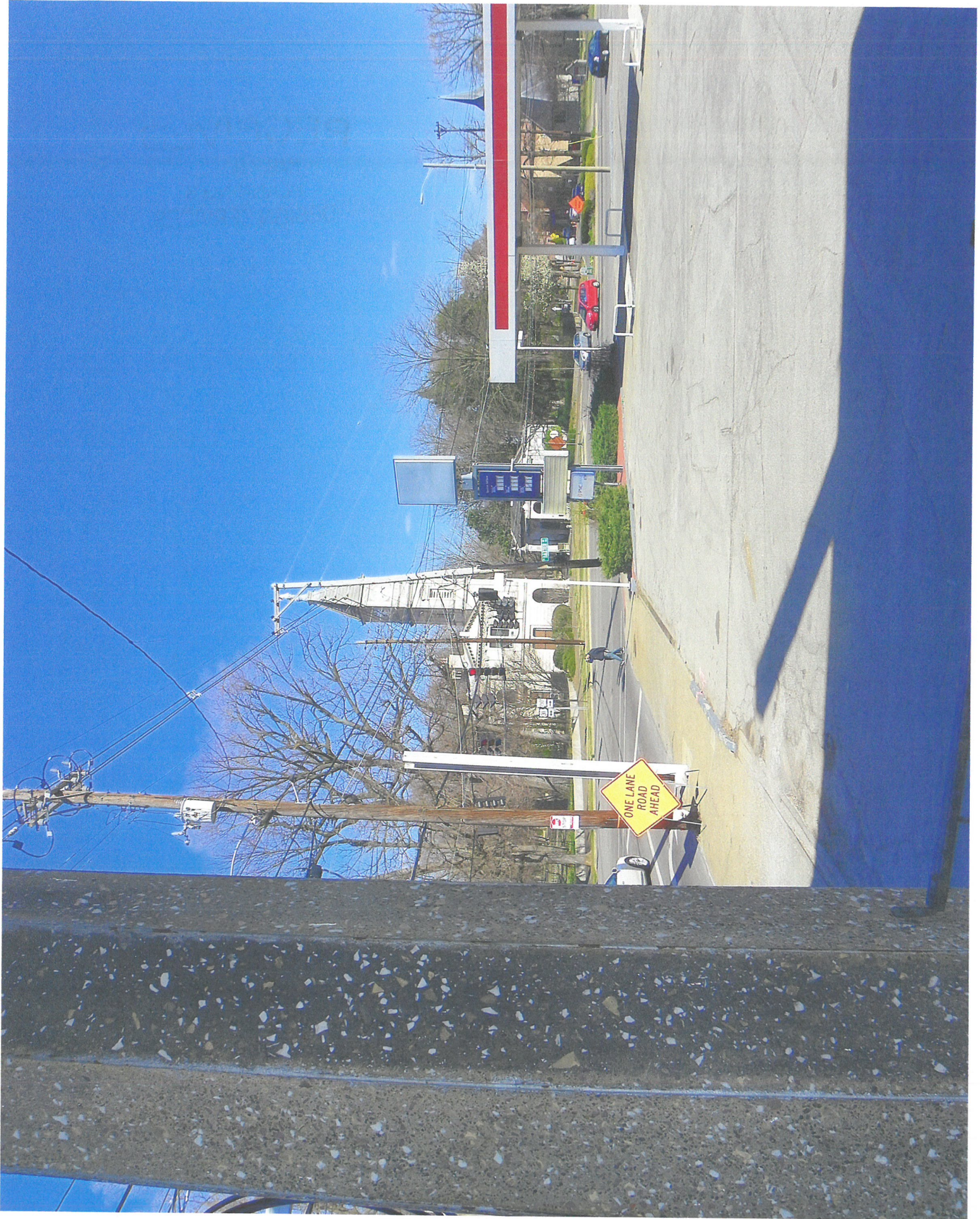
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Multiple views of the intersection of Broadway and Baxter Avenue with a church, possibly the Church of the Advent-Episcopal, a gas station, and Model Farms Dairy office.

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