

From: [Andy Blieden](#)
To: [Groskreutz, Katherine H.](#); [Luckett, Jay P](#)
Subject: Support for development on 835 E. Main
Date: Friday, May 8, 2020 4:33:58 PM

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Kat and Jay-

I wanted to send you all just a quick note of support for Earl Winebrenner's development proposal for 835 E. Main. Luckett and Farley gave us an overview of the proposed development and we were very, very impressed. We would like to do whatever we can do to support this project and make sure it gets done. It would be a great and important project for Butchertown. I have spoken with the members of the Butchertown Business Alliance and there is excitement and support of this project across the board.

Thank you so much for your consideration.

Sincerely,

Andy Blieden
Owner
Butchertown Market Building
5025998270

Sent from my iPhone



Brennan P. Greene, MD
Comprehensive Ophthalmology
Cataract Surgery
Glaucoma Care

John C. Meyer, MD
Cornea, External Diseases
LASIK
Cataract Surgery

Guruprasad R. Pattar, MD, PhD
Comprehensive Ophthalmology
Cataract Surgery
Vitreoretinal Treatment

Kimberley M. Huseman, OD
Optometry

Carol B. Parker, OD
Optometry

Hayley M. Woodruff, OD
Optometry

Catherine Newton, MD
Cornea
External Diseases

Thomas W. Harper, MD
Vitreoretinal Diseases and Surgery

Jacob J. Yunker, MD
Vitreoretinal Diseases and Surgery

May 4, 2020

Mr. Earl Winebrenner
Winebrenner Capital Management
10602 Timberwood Cr No.13
Louisville, KY 40223

Dear Earl,

This is to publicly express our support for your planned project at 835 East Main Street.

Especially at this time, a multi-story mixed-use development bordering both Nulu and Butchertown would create a significant economic boost to the Louisville metro economy. Further, this project will be an additional attractive, dynamic, worthwhile venture to increase the livability, amenities, and lifestyle of our neighborhood.

We wish you success in the venture and stand ready to offer further support if requested.

Sincerely,

Mark M. Prussian, MBA, FACHE, COE
Chief Executive Officer

1536 Story Avenue
Louisville, Kentucky 40206
502.589.1500
FAX 502.589.1556

Toll Free 800.999.3036
www.EyeCareInstitute.com

Sean F. Murphy, MD
Emeritus

From: [Michael Motamedi](#)
To: [Lockett, Jay P](#)
Subject: Re: 20-CAT2-0015
Date: Tuesday, April 7, 2020 9:36:23 AM
Attachments: [Outlook-email logo.png](#)
[Outlook-twitter.png](#)
[Outlook-Facebook f.png](#)

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Thanks for reaching out, Jay, and I hope you and your family are holding up during these strange times!

Im at 828 E Washington. Nader **Michael** Motamedi.

My biggest concern is that I will lose the inherent quality of life that I pursued when I decided to be part of this neighborhood. No reasonable person could have predicted, so quickly after a major renovation to my home, that such a large project would come to the neighborhood, let alone right next to my house! To give you some perspective, I converted a duplex to a single family residence, and poured 30% of my purchase price into upgrades throughout. The purpose was to make a suitable home in which I could comfortably start a family. With the proposed project I would be surrounded on 2 planes, 50 % of my property.

Pursuant to the above, I would like to clarify a few details from the plan:

- How tall is the "Lower Level"?
- How tall is the "Upper Level"?
- Are there amenities on the upper deck of the lower level? For example, pool deck, etc?
- Will there be balconies facing West along the elevation of the upper level? In other words, will the occupants of the West facing units have to maintain quiet hours so as not to disturb a reasonable occupant of 828 E Washington?
- How many decibels can be experienced at 828 E Washington during construction, and during what hours?
- What is the current zoning and is the developer seeking any variances / changes in zoning?

The questions above would likely be addressed, had the developer performed any rudimentary public outreach. To date, we are not aware of any attempts to provide the neighborhood with any notifications or disclosures. Is there a public hearing(s) scheduled?

I have other concerns too, these are just some of my initial thoughts. The essence of my concern is losing the character of this iconic neighborhood while, more specifically, being unable to reasonably raise a family at 828 E Washington. I have retained counsel to help me evaluate the process but I thought it would be prudent of me to reach out to contacts I have at the Mayor's office first and see what information I could gather.

Sorry for the long winded email, but this has turned into a big concern of mine. Really appreciate your help.

Cheers

From: Luckett, Jay P <Jay.Luckett@louisvilleky.gov>
Sent: Monday, April 6, 2020 4:22 PM
To: Michael Motamedi <michael@rabbitholedistillery.com>
Subject: 20-CAT2-0015

Michael,

I understand that you may have some concerns and questions as an abutting property owner to the project located at 835 E Main St. I have attached a copy of the plan that is currently under review. I am still finalizing my review comments and awaiting comments from MSD and other agencies, but I would be glad to answer any questions you may have about the project. I am only in the office about once a week right now so my phone access is limited, but I am available by email as I am continuing to work from home for the most part. Please feel free to contact me with any comments or concerns.

Regards,

Jay Luckett, AICP
Planner I
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
502-574-5159
<https://louisvilleky.gov/government/planning-design>



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contents of this information is strictly prohibited and may be unlawful.

Jesse & Gena

PHOTOGRAPHERS

May 5, 2020

To Whom It May Concern.

Over the last five years we have been in Butchertown many exciting projects have come to the area and only added to the quality of our neighborhood.

We have a unique perspective in that we live and work in the neighborhood. It has been our pleasure raising our small children in Butchertown. The project at 835 East Main Street is a very exciting and welcome addition which will only add to the quality of life in our area. We also feel as though it is a vital bridge in connecting Butchertown to the NULU area. We fully support the project and wish nothing but success for 835 East Main Street.

Sincerely,

Handwritten signatures of Jesse Daniels and Gena K. Daniels in black ink.

Jesse & Gena Daniels
1419 Story Ave

edible
KENTUCKY
& SOUTHERN INDIANA

Celebrating and Promoting the Pleasure of Local Food and Beverage

To whom it may concern,

I am writing in support of a proposed project – 835 E. Main Street.

I currently own a shotgun house at 132 Adams and my office building on the corner of Story and Adams (1437 Story). Previously I have owned: 1503, 1511, 1513, 1515 Story Avenue, 120, 122 Adams and 1331, 1426 E. Washington.

I am a believer in the future of Butchertown and projects like the fore-mentioned will continue the path forward for this small but exciting part of our community.

I am particularly appreciative of the willingness of the developers to work with our community and develop a building with upscale design features rather than simply implementing a builder grade approach. It is these types of projects that will set the stage for making Butchertown a vibrant mixed-use area of the city for the 21st Century.

I look forward to your work in moving this project forward toward realization.

Sincerely,

Steve Makela

Steve Makela
Publisher

Luckett, Jay P

From: Andrew Phelps <aphelpsulsc@gmail.com>
Sent: Saturday, May 9, 2020 12:41 PM
To: Luckett, Jay P; Groskreutz, Katherine H.
Subject: 835 e main

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Jay and Kat,

My name is Andrew Phelps and I am an attorney here in Louisville, as well as investor and active participant in our community.

I have attended a hearing on the 835 e main project and received relevant information.

The project has my full support and the support of an overwhelming majority of our citizens.

This project needs to happen. Thank you

--

Sincerely,
Andrew Phelps

From: [Doug Weede](#)
To: [Lockett, Jay P](#); [Groskreutz, Katherine H.](#)
Subject: Main/Campbell/Washington Street Development
Date: Wednesday, May 13, 2020 7:53:56 AM

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Good morning Mr. Lockett and Ms. Groskreutz. I'm writing about the proposed new development for the above referenced properties. I have lived at 809 East Washington Street since February of 2014. I'm writing to show my support for this development. My time in the Butchertown/NULU neighborhood has been nothing but extraordinary. I'm a member of the "advanced age" part of our population. I've lived in Louisville for 66 of my 68 years. I have a deep belief that as people age they should position themselves in an area where they can walk to sustain their life. I believe that the energy that comes from a vibrant area such as Butchertown/NULU has a way of breathing life into people. I welcome all commercial and residential development to our neighborhood. As a banker, I've been able to help many individuals and businesses realize their dream of owning property in our neighborhood. I've seen residential property values go from \$133 per square foot (2/14) to over \$200 per square foot (5/20). The proposed development will, like others before it, enhance commercial and residential property values for our neighborhood. I think the mixed use and design of the development are perfect for that corridor. I know that the developer is a long time Louisville resident and has a good track record.

The bottom line is that I believe we need this development in our neighborhood. I've been around Louisville long enough to know that if you're neighborhood is not constantly improving you run the risk of becoming extinct. This development becomes part of the gateway to downtown Louisville. When I moved to Butchertown 6+ years ago I sensed that good things were going to happen for our neighborhood. It was obvious to me that properties were going to be renovated and some were going to be razed for bigger/newer/more functional/more modern developments. As a property owner, to want anything but new development for our neighborhood is foolish in my opinion.

Thank you for allowing me to express my support for this project. I love my neighborhood and look forward to continued growth.

Doug

Douglas W. Weede
Louisville Market President
Peoples Bank
3400 Dutchmans Lane
Louisville, KY 40205
(502) 451-8838
NMLS #788514

From: [Andy Blieden](#)
To: [Groskreutz, Katherine H.](#); [Luckett, Jay P](#)
Subject: Support for development on 835 E. Main
Date: Friday, May 8, 2020 4:33:58 PM

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Kat and Jay-

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Thank you so much for your consideration.

Sincerely,

Andy Blieden
Owner
Butchertown Market Building
5025998270

Sent from my iPhone

From: [Jones, Neal](#)
To: [Groskreutz, Katherine H.](#); [Luckett, Jay P](#)
Subject: 835 E Main Project concerns from Resident Of Nulu Lofts
Date: Tuesday, June 8, 2021 11:50:11 AM

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Good Morning Ms. Groskreutz and Mr. Luckett

Hope all is well with you. I received your information from the NULU lofts HOA in regards to the 835 East Main project. I really appreciated your time, patience, and communication in distributing information regarding this project. Though I am greatly value what the developers are doing in making our neighborhood more attractive, lucrative, and continuing to establish retention, I am a little concerned about the scale and model of the project in regards to parking, sound, privacy, and the scale of the project itself .

Knowing that there are between 4 to 6 units facing main Street within the NULU Lofts condo complex, it seems that that vast majority of proposed units are designed to directly face our owners who live on the other side of the street. Of course this may obviously cause concerns in privacy, but the scale of the project may cause a barrier of sound that will increase from the street up. With the proposed plans of having Campbell become a two way street, and more businesses being developed around our area, there will be more sound increasing not only from the multiple balconies facing our building but also from the ground up which may act as somewhat of a "tunnel of sound" between both units on either side of the street. Having somewhat of a compromise in the 835 East main 's model to be of equal or less size in height may alleviate this problem.

It also seems the 835 East Main's Model will attract more businesses, which is great for our area, but a congestion of parking my affect our own access point in entering our units from the Campbell Street Side. We have a problem of people parking within the area of our gates, where we may not be able to get out from either side of our condos entrances and exits. If more businesses or units are planned for the 835 East Main Project, the neighborhood needs to be reassured that there is enough internal parking within their building in order to prevent parking congestion within Campbell, Washington, and even Franklin Streets.

Thank you both form listening to my concerns and I appreciate all the work you do. I know that there are talks of vast number of projects being proposed in the area directly next to Lynn Family Stadium, which may cause similar concerns with the developers of the 835 East Main Project after their own project is complete, and these areas start beginning to get developed.

So thank you again for listening, and have a wonderful rest of the week.

Sincerely,
Neal

NEAL JONES

Customer Experience Coordinator

KENTUCKY VENUES | kyvenues.com

Kentucky Exposition Center | 937 Phillips Lane | Louisville, KY 40209

T: 502-367-5156 F: 502-367-5189

From: [Dennis Coyne](#)
To: kat.groskreutz@louisville.gov; clifford.ashburner@dinsmore.com; [Lockett, Jay P](#)
Subject: 835 E Main Street. Case # 21-COA-0079
Date: Friday, June 11, 2021 3:28:13 PM

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To whom it may concern,

We have heard about the apartment project at 835 E Main Street, Louisville, Ky and look forward to the revitalization of Louisville. We have season tickets to the Louisville Bats and drive on Main Street on our way to the games. We have been excited about what we have seen so far and look forward to the continuing improvements. We think the additional apartments will continue to improve our downtown.

Sincerely,

Dennis & Cindy Coyne

Sent from my iPad

From: [Kari Haan](#)
To: [Luckett, Jay P](#)
Subject: 835 E. Main Connection status update
Date: Wednesday, May 20, 2020 5:53:23 PM

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Jay,

I am following up to see if there are updates to the East Main Connection project, and if any new updates or plans have been submitted to satisfy the zoning requirements regarding the height of the project. In our BNA meeting several questions came up, but the major concern is that if the height is allowed, it poses a threat to our historic preservation paving the way for other developments to come in and further destroy the integrity of the community we love.

Please let me know of any scheduled hearings so that I and my neighbors can have adequate representation and legal counsel present.

Thank you so much.
Sincerely,
Kari Haan

From: [Sherry Yeager](#)
To: [Groskreutz, Katherine H.](#); [Lockett, Jay P](#)
Subject: 835 E. Main Street Development
Date: Tuesday, June 8, 2021 6:07:12 PM

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Hello, I wanted to express my thoughts and concerns regarding this project. Butchertown is a neighborhood that is quickly becoming a business district. This project doesn't fit the neighborhood and any development should follow the architecture guidelines and character of our neighborhood. I personally would rather see condos promoting homeownership than short term rental units. I think we have more than enough apartments in Butchertown. Thank you.

Sherry L. Yeager 502-386-3599

From: [Merrill Simmons](#)
To: [Groskreutz, Katherine H.](#); [Lockett, Jay P](#)
Cc: butchertownpres@gmail.com; [John Valentine](#)
Subject: 835 East Main Project
Date: Monday, June 7, 2021 2:26:44 PM

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Dear Katherine and Jay,

I live in a condominium at 911 East Washington Street. This year is my 14th year as a homeowner in Butchertown. Previously, I was employed by the Historic Homes Foundation as director of Thomas Edison House located at 729 East Washington Street. This neighborhood has long been dear to me - for both professional and personal reasons.

The 835 East Main Street project is grossly out of scale for East Washington Street. In particular, the homes adjacent to the project on the 800 block of East Washington would lose any sense of privacy they may have hoped to have in their own backyards. I am also very concerned that construction on this scale would be detrimental to property value of those homeowners in the immediate vicinity.

The historic Butchertown neighborhood has survived - and thrived - through many changes. In recent years, we have experienced unprecedented growth with the addition of many new businesses, most of which have breathed new life and vibrancy into our neighborhood. But this project would not represent positive change for Butchertown. It would be in opposition to the very guidelines in place to help protect the character of our neighborhood, setting a dangerous precedent for future development.

Thank you for your consideration. My partner John Valentine, also a resident of 911 East Washington Street, would like to be added to the public comment list for this Wednesday's ARC meeting.

Sincerely yours,

Merrill Simmons
911 East Washington Street #2
Louisville, KY 40206



Our Quality on Your Schedule

June 9, 2021

Attn: Jay Luckett and Kat Groskreutz
Louisville Metro Planning and Design Services
444 S 5th Street
Louisville, KY 40202

RE: 835 East Main Development Project

The Butchertown neighborhood is one of the most dynamic and inclusive areas in the city of Louisville. It has a rich history of mixed use developments dating back to the 1800's. In recent years there has been a resurgence of mixed use projects including local shops, offices, restaurants and visitor attractions. In addition to these projects we have also seen the recently built Lynn Family stadium and multiple bourbon destinations draw more visitors to this area. These great new attractions added to such existing things as Slugger Field, the Dave Armstrong Skate Park and Waterfront Park make this area a destination for people to not only want to visit, but live.

There is a need for more residential options in this part of Louisville where people can be within walking distance of all of their favorite spots. This project is not out of context with other developments in the area as there are projects of similar size and scope all along Main Street. Some have been built more recently like the Main and Clay apartments, while others have been around longer like Billy Goat Strut apartments and the Nulu lofts.

As property owners in the area since 1988, we have seen the area grow and prosper. It was not that long ago that Main Street was not a place people wanted to be at night; it lacked options for locals to go to shop, eat and hang out. It was through the efforts of some local leaders, who saw this area could be so much more than it was, that positive changes occurred. Because of these forward thinking leaders this prosperity has helped the residents of Butchertown/Nulu by increasing the value of their land, businesses and homes. We are no exception to this fact and is why we strongly support this project being built on Main Street and strengthening the area.

Take a moment to think of any city you've visited around the world. Drive down Main Street in any community both big and small; what you will see is a blend of mixed use developments. Main Street USA is where people go to shop, eat, socialize and most importantly live. East Main Street in Louisville is no exception and is part of a strong urban core that connects the Highlands to Downtown Louisville. It needs projects like this to be built in the area to bring people downtown not just for a few hours, but to stay and call it home.

We are in full support of this development and feel confident in the company chosen to build it. Our history with them tells us that they will be respectful of the neighbors, while building a high quality building that fits in on Main Street.

Respectfully Submitted,

A handwritten signature in black ink that reads 'Camilla Abel Schroeder'.

Camilla Schroeder
President
Advance Ready Mix Concrete



Our Quality on Your Schedule

June 9, 2021

Attn: Jay Luckett and Kat Groskreutz
Louisville Metro Planning and Design Services
444 S 5th Street
Louisville, KY 40202

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Respectfully Submitted,

A handwritten signature in black ink that reads 'Camilla Abel Schroeder'.

Camilla Schroeder
President
Advance Ready Mix Concrete

From: [Tori Ziegler](#)
To: [Lockett, Jay P](#)
Subject: 835 East Main Street
Date: Friday, June 11, 2021 3:40:54 PM

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I support the proposed development at 835 East Main Street. The case number for this is 21-COA-0079.

Thank you,
Tori Reynolds
5024036616 cell

Sent from my iPhone

From: [bradley everett](#)
To: [Lockett, Jay P](#)
Subject: 835 East Main
Date: Friday, June 11, 2021 5:45:40 PM

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I strongly support this development. Thank you.
Bradley Everett

Sent from my iPhone

Groskreutz, Katherine H.

From: AnneMarie Bauscher <ambauscher@gmail.com>
Sent: Tuesday, June 8, 2021 2:05 PM
To: Groskreutz, Katherine H.
Subject: 835 E Main 21-COA-0079

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Ms. Groskreutz,

This note comes to voice my strongly felt opposition to the current proposal for development at 835 E. Main St.

I am a home owner living in the 900 block of E. Washington St. I have lived here, in this historic district, for 10 years. The current proposed development is not in line with historic preservation principles and is NOT compatible with its neighbors in size and scale. It is visually overpowering and destroys neighborhood continuity. It does not contribute to the unique character that is Butchertown's. It violates several rules established for the neighborhood including height and distance from people's houses. It brings nothing to the neighborhood but transient renters, overcrowding and the building itself will be an eyesore.

I ask the Butchertown Architectural Review Committee to deny this proposal.

regards,
Anne Marie Bauscher
917 E Washington Street
502-376-4759

Groskreutz, Katherine H.

From: (Email and name asked to be retracted by sender who wished to remain anonymous)
Sent: Sunday, June 6, 2021 10:00 AM
To: Groskreutz, Katherine H.
Subject: Butchertown Main Street development

Follow Up Flag: Follow up
Flag Status: Flagged

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Good morning,

I'm writing to extend my support of the proposed development at Main and Campbell Streets in Butchertown. I live on the back side of the site in the 800 block of East Washington Street on the opposite side (the north side).

I have neighbors all around me that do not support it, especially those people living on the south side. While I do agree with them that the height is a bit excessive, I think the influx of residents and visitors to the area will be a value add that will justify the height. More people means more access to restaurants, retail, and entertainment. The building across the street is tall so I think it will blend in on the Main Street side. The rear of it will seem massive at first but, honestly, there are many lots in Butchertown that can and probably will be developed in the coming years and the buildings will probably be tall.

I really like the idea of retail or businesses on the first floor elevation as it will bring a vibrancy to that intersection that we currently lack.

My one concern is the "dumbing down" of the design as the process goes. We have seen it before, most recently with the Main and Clay apartment building just down the street. The initial renderings and plans looked quite impressive but the finished project is widely considered in the neighborhood to be bland and cheap looking. My hope is that this project will live up to its design and ultimately be something that the surrounding residents can enjoy and be proud of.

Thank you for taking a moment to consider my thoughts.

Williams, Julia

From: Luckett, Jay P
Sent: Tuesday, June 15, 2021 9:07 AM
To: Williams, Julia
Subject: FW: Support for 835 E Main Street

Follow Up Flag: Follow up
Flag Status: Flagged

From: Stephanie Burdorf <sburdorf0406@gmail.com>
Sent: Tuesday, June 15, 2021 9:07 AM
To: Luckett, Jay P <Jay.Luckett@louisvilleky.gov>; clifford.ashburner@dinsmore.com; Groskreutz, Katherine H. <Kat.Groskreutz@louisvilleky.gov>
Subject: Support for 835 E Main Street

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Kat, Jay, and Cliff,

I am emailing to provide my unwavering support for the project proposed for 835 E Main. This project (and other developments like it) is vital to the continued development of our downtown, which will serve to attract and retain talented young professionals in support of making Louisville a first class city. A continued pattern of small thinking has caused us to stall behind our neighbors in Nashville, Cincinnati, and Indianapolis, and Louisville deserves better. This type of project brings to Louisville exactly what we need if we are ever to grow to the next level. We must continually challenge ourselves to think bigger, or we will fall by the wayside.

Thank you,
Stephanie

From: [Todd Roman](#)
To: clifford.ashburner@dinsmore.com; [Luckett, Jay P](#); [Groskreutz, Katherine H.](#)
Subject: case # 21-COA-0079 835 East Main Street:
Date: Wednesday, June 9, 2021 3:05:30 PM

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To whom it may concern:

My name is Todd Roman, I am the owner of Play Theater Louisville. I also have additional land holdings in the Butchertown neighborhood. Our business has been a staple in the area for the last seven years.

I am writing in support of the development at 835 East Main Street. The past year has been especially difficult for the downtown area. Continued investment in the area is critical for the survival of Louisville's downtown area. Without private investors like Mr. Winebrenner I fear a continued decline in property values, commerce and residential life downtown.

I strongly encourage support of the project.

Todd Roman
1101 E Washington Street

From: [Casey Crowdis](#)
To: [Groskreutz, Katherine H.](#); clifford.ashburner@dinsmore.com; [Lockett, Jay P](#)
Subject: Case # 21-COA-0079.
Date: Friday, June 11, 2021 4:07:15 PM

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To whom it may concern:

Please know that I am in full support of the development at [835 East Main St](#) case # 21-COA-0079.

I think it will be great addition to that area.

Thanks!

Casey Crowdis, DMD

From: [Corey](#)
To: [Lockett, Jay P](#)
Subject: Case #21-COA-0079
Date: Saturday, June 12, 2021 8:24:59 AM

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I am writing you in an effort to express my support for the 835 East Main Street case #21-COA-0079.

Myself and my family support and look forward to this new development. Please vote in favor case #21-COA-0079.

Williams, Julia

From: Luckett, Jay P
Sent: Wednesday, June 16, 2021 12:00 PM
To: Williams, Julia
Subject: FW: Butchertown 835 East Main St case # 21-COA-0079

Follow Up Flag: Follow up
Flag Status: Flagged

From: Cha Investment LLC <chainvestments@gmail.com>
Sent: Wednesday, June 16, 2021 11:57 AM
To: Clifford Ashburner <Clifford.Ashburner@dinsmore.com>; Luckett, Jay P <Jay.Luckett@louisvilleky.gov>; Groskreutz, Katherine H. <Kat.Groskreutz@louisvilleky.gov>
Subject: Butchertown 835 East Main St case # 21-COA-0079

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Dear ARC committee,

Hi my name is Michelle Brooks/Yong Cha and we own a property in 834 Franklin St. I am writing this email in enthusiastic support for the project.

I moved to Louisville about 8 years ago and was frustrated by the lack of urban living options in the town. My wife and I are firm believers in living close to where you work and enjoying the amenities offered by the city. We spent several years finally locating that neighborhood in Butchertown. We felt that with all the exciting announcement about soccer, baseball, distilleries, proximity to downtown, Nulu, Highlands, it would be a great investment. Consistently the neighborhood has gone thru tremendous growth over the last several years and have become urban living core of the city for those who are interested in urban living. Most of the neighbors who lives in Butchertown share our vision and are excited by growth of the neighborhood.

That's why my wife and I were so disappointed at the last ARC meeting when several of our neighbors voiced several concerns in opposition of the project and they DO NOT represent the voice of the majority in our neighborhood. AS our neighborhood grows, we recognize there will be issues with parking, noise, and inconveniences and that's part of living in any vibrant neighborhood. Most of the neighbors that I talk to share my view that these inconveniences were expected when we acquired a property here. In fact, having lived in similar urban neighborhood in Nashville, this initial concerns are less of an issue when the project comes to fruition.

I love the design of the building, exterior aesthetics, and, of course, Chef Lee's restaurant. We are lucky to have such beautiful project come to our neighborhood (people in highlands would love to have this type of project). This will likely bring positive attention to the neighborhood and impetus for further development along Main st. Having lived in similar urban neighborhoods in Nashville and LA, we believe that Butchertown is uniquely placed to be one of the most vibrant place to live in the city and we support this project 100%.

Thank you for your time

From: [Cory Crowdis](#)
To: [Lockett, Jay P](#)
Subject: Development at 835 East Main Street case #21-COA-0079
Date: Saturday, June 12, 2021 9:27:36 AM

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Hello Mr. Lockett - Just wanted to take some time to write and tell you I support the development in NuLu listed in the subject line of this message. I'm a Louisvillian born and raised and love to see all parts of the city continue to prosper. Especially the ones closer to downtown.

Thank you for your time,

Cory Crowdis

From: [Travis Smalley](#)
To: [Lockett, Jay P](#)
Subject: Development
Date: Saturday, June 12, 2021 9:04:47 AM

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I support the development at 835 East Main Street Case #21 COA—0079. Thank you!

Sent from my iPhone

From: [Kari Haan](#)
To: [Luckett, Jay P](#)
Subject: East Main Connection Project
Date: Thursday, May 6, 2021 12:00:19 PM

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Good morning Jay,

I am contacting you regarding an update to the East Main Connection plans. I was contacted by Cliff Ashbrunner about the newest developments, which have changed significantly since the last revisions. I have only received 3 of the 4 views, and I have responded to him twice asking to see the parking views, to no avail.

My main concerns are still the height of the property within the historic preservation district, as well as the new plans replacing our current view of Nulu Marketplace and the new mural with several levels of parking garages. I noticed in a recent meeting of a different building nearby, that the same designers left out a fourth view as well, and that seems concerning.

Parking on Washington Street is now a concern as well because of the walk path opening up onto Washington Street. This will likely invite people to park on East Washington, and walk through into the East Main Connection to the establishments. All neighbors, not just the ones adjacent to the build have expressed concern over this issue since our last Neighborhood Association meeting.

Can you provide views of the parking lot side that will affect the nearest historic residences, as well as, provide more insight as to why the height is still so large and why the walk through was added when the concern was expressed during the first draft of these plans?

I look forward to learning more.

Sincerely,
Kari Haan
824 East Washington

Williams, Julia

From: Luckett, Jay P
Sent: Tuesday, June 15, 2021 8:46 AM
To: Williams, Julia
Subject: FW: Support for 835 E Main

Follow Up Flag: Follow up
Flag Status: Flagged

From: Brad Estes <bradestes001@gmail.com>
Sent: Tuesday, June 15, 2021 8:40 AM
To: Luckett, Jay P <Jay.Luckett@louisvilleky.gov>; clifford.ashburner@dinsmore.com; Groskreutz, Katherine H. <Kat.Groskreutz@louisvilleky.gov>
Subject: Support for 835 E Main

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Kat, Jay, and Cliff:

Given the results of the meeting last week, I feel the need to reiterate my unwavering support for the project at 835 E Main. This project (and others like it) is vital to the continued development of our downtown, which will serve to attract and retain talented young professionals in support of making Louisville a first class city. Let's be honest, a continued pattern of small thinking has caused us to fall behind our neighbors in Nashville, Cincinnati, and Indianapolis. This type of project brings to Louisville exactly what we need if we are ever to grow to the next level. We must continually challenge ourselves to think bigger, or we will fall by the wayside.

Thank you,
Brad

Williams, Julia

From: Lockett, Jay P
Sent: Tuesday, June 15, 2021 10:58 AM
To: Williams, Julia
Subject: FW: Support for 835 E Main

Follow Up Flag: Follow up
Flag Status: Flagged

From: Rusty Fazio <rusty.fazio@gmail.com>
Sent: Tuesday, June 15, 2021 10:57 AM
To: Lockett, Jay P <Jay.Lockett@louisvilleky.gov>; clifford.ashburner@dinsmore.com; Groskreutz, Katherine H. <Kat.Groskreutz@louisvilleky.gov>
Subject: Support for 835 E Main

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Kat, Cliff & Jay,

I wanted to show my support for the 835 E Main mixed use development in NuLu. Louisville needs to continually grow, and this will be a nice addition to NuLu & help support development around the stadium and Butchertown. Please stand behind this project and others like it to help Louisville get to the next level.

Thanks
-Rusty Fazio

From: [Jeremiah Reece](#)
To: [Groskreutz, Katherine H.](#); [Luckett, Jay P](#)
Subject: Formal Withdrawal of Support for 835 East Main Development
Date: Tuesday, October 20, 2020 10:08:32 PM

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Dear Ms. Groskreutz and Mr. Luckett,

I believe that my name was submitted in early May of this year to serve as a show of residential support for the real estate development proposed for 835 East Main Street.

If so, please accept this email as my formal withdrawal of support for that project. I no longer believe that a development of this nature and magnitude is an appropriate use of the property located at 835 East Main. Rather, it seems more like another luxury venture designed to artificially increase community property values despite very little likelihood of ever becoming fully occupied. Instead, I believe that Louisville, as a city experiencing profound affordable and public housing crises, would be better served by a public development intended to alleviate those crises.

If you require any additional action from me in order to effectuate my withdrawal, I would request you contact me with further instruction as soon as is practicable.

My best regards,

Jeremiah W. Reece

--

Jeremiah W. Reece, Attorney

Abney Law Office, PLLC

624 West Main Street • 5th Floor • Louisville, Kentucky 40202

T: (502) 498-8585 | M: (859) 462-0633 | E: jreece@abneylegal.com | abneylegal.com

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From: [Ashburner, Clifford](#)
To: [Groskreutz, Katherine H.](#); [Lockett, Jay P](#)
Subject: FW: support for 835 E. Main in Butchertown
Date: Wednesday, June 9, 2021 3:32:58 PM

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Kat and Jay,

Here is another letter of support.

Cliff

From: Matt Jamie <matt@bourbonbarrelfoods.com>
Sent: Wednesday, June 9, 2021 3:20 PM
To: Ashburner, Clifford <Clifford.Ashburner@DINSMORE.COM>; Andy Blieden <andyblieden@aol.com>
Subject: support for 835 E. Main in Butchertown

Hey, Cliff, let this email serve as my support for the development in question at 835 E. Main. I started my company nearly 16 years ago here in Butchertown and have had a front row seat as it has become one of the more trendy spots in Louisville to start a business, grow a business, and even live. I would hate to see further development deterred. the success of businesses in butchertown depends on the traffic generated by tourism, visitors from other parts of louisville, and more importantly, residents of butchertown. Please contact me if you have any questions.

Sincerely,

Matt Jamie



EAT YOUR BOURBON

Matt Jamie

Founder + Owner

Bourbon Barrel Foods, LLC
[1201 Story Avenue, Suite 175](#)

[Louisville, KY 40206](#)

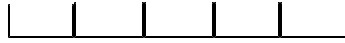
Office | 502-333-6103

Cell | 502-418-0747

Fax | 502-333-6104

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From: [Kim Reece](#)
To: [Groskreutz, Katherine H.](#); [Lockett, Jay P](#)
Subject: Fwd: 835 E Main Support Letter
Date: Tuesday, October 20, 2020 9:48:45 PM

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Hello,

I would like to formally ask that my name is removed from the list of Butchertown residents who support this project. Please remove Kim Reece from any official or non-official documents where it is listed as a supporter of Scott Howe's 835 E Main St project.

Thank you,

Kim Reece

Begin forwarded message:

From: Scott Howe <scott@howere.com>
Date: May 11, 2020 at 12:09:05 PM EDT
To: undisclosed-recipients;;
Subject: 835 E Main Support Letter

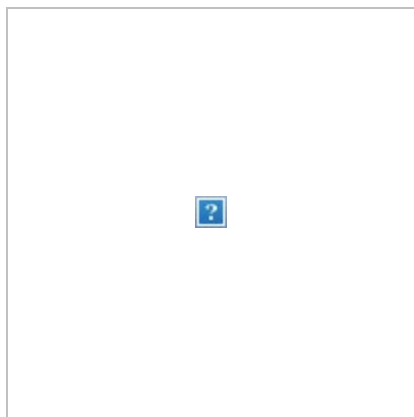
Kat.Groskreutz@louisvilleky.gov

and

Jay Lockett
Jay.Lockett@louisvilleky.gov

From: [Matt Jamie](#)
To: [Lockett, Jay P](#)
Subject: Fwd: support for 835 E. Main in Butchertown
Date: Wednesday, June 9, 2021 3:21:36 PM

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Matt Jamie

Founder + Owner

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----- Forwarded message -----

From: **Matt Jamie** <matt@bourbonbarrelfoods.com>

Date: Wed, Jun 9, 2021 at 3:19 PM

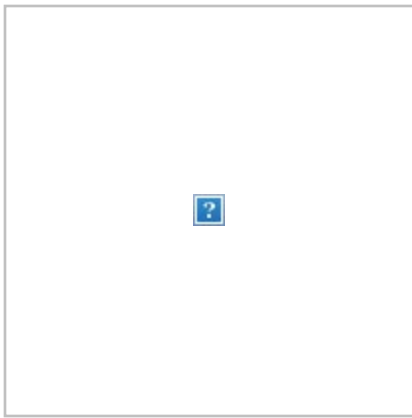
Subject: support for 835 E. Main in Butchertown

To: <clifford.ashburner@dinsmore.com>, Andy Blieden <andyblieden@aol.com>

Hey, Cliff, let this email serve as my support for the development in question at 835 E. Main. I started my company nearly 16 years ago here in Butchertown and have had a front row seat as it has become one of the more trendy spots in Louisville to start a business, grow a business, and even live. I would hate to see further development deterred. the success of businesses in butchertown depends on the traffic generated by tourism, visitors from other parts of louisville, and more importantly, residents of butchertown. Please contact me if you have any questions.

Sincerely,

Matt Jamie



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#eatyourbourbon

Matt Jamie

Founder + Owner

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Office | 502-333-6103

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From: [Dana Bender](#)
To: clifford.ashburner@dinsmore.com
Cc: [Lockett, Jay P](#); [Groskreutz, Katherine H.](#)
Subject: Fwd: Support of Development
Date: Friday, June 11, 2021 3:19:45 PM

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----- Forwarded message -----

From: Dana Bender <dkbender0312@gmail.com>
Date: Fri, Jun 11, 2021 at 2:52 PM
Subject: Support of Development
To: Jay.Lockett@louisvilleky.gov <Jay.Lockett@louisvilleky.gov>, Kat.Groskreutz@louisvilleky.gov <Kat.Groskreutz@louisvilleky.gov>

I support the development at 835 E Main St., case #21-COA-0079.

Dana Bender

Williams, Julia

From: Kari Haan <karihaan502@gmail.com>
Sent: Tuesday, June 29, 2021 9:57 AM
To: Williams, Julia
Subject: 835 E. Main- BOZA questions

Follow Up Flag: Follow up
Flag Status: Flagged

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Good morning Ms. Williams,

I am contacting you regarding some initial questions about the 835 E. Main project Variance documents submitted to Accela on June 21. I am an adjoining property owner, and I would like to get some things clarified before making my comments.

I noticed that the Councilperson listed in the PVA addresses is still Barbara Sexton Smith, so I assume that the notices of these public hearings may not get to Mr. Arthur efficiently. Can you confirm these notices are going to the correct councilperson?

>> Another thing that concerns me is the quality of the images attached. The adjoining properties and other key items on the building "map" are not clear and easy to read. Regarding that, am I seeing that the building overhang is less than 4 feet from some of the property lines? Also, it appears the building will overhand the landscape buffer (8') that is being requested to move closer to adjoining properties than the required 15'. We were told that the height of the building, although disputed, would not cast our back yards and decks in shadow. This map highlights appears to show otherwise, and a building that tall and that close will be detrimental to the long standing trees on many of these properties. Is there a bond secured for damages to land and trees as a result of this development?

I am not understanding the "grease trap" area or the parking ramp, as they appear to overlap each other. The ramp is the larger concern of the two. How far from property lines will the ramp start? I am concerned with traffic on the ramp that there will be more of an impact to the foundations of historic properties being so close. It is very common for neighbors to experience collapsed pockets of soil along the backs of the property lines that meet the developer's property. If the ramp is so close, will there be vibrations that could cause foundation distress for our homes? Is there a bond secured for damages if variances are allowed to build closer than currently required?

>>As far as the justification for the variance, there are many concerns. This will create a nuisance because of the lack of parking to accommodate all residents in the parking decks, in addition to patrons of the restaurant(s). That is a direct impact to neighbors along this side of East Washington who don't have an alley or garage and struggle to find reasonable access to their properties already. Damage to nearby historic structures through development and use of this structure and parking ramps over time will not be remedied by greenery and additional screening measures. That is a real issue for homeowners, especially those adjoining properties. The hardship is on the property owners impacted, not the developers. I have seen several versions of this plan since last March, and they CAN find a better way to provide parking. Can you please send me a copy of the zoning laws as they apply to the Butchertown Historic Residential Character area?

I look forward to some clarification and any documents you can share to provide a more clear view of the variance and maps, as well as zoning documents.

Respectfully,
Kari Haan
824 E. Washington

Groskreutz, Katherine H.

From: Jan Marie Hemberger <jmhemberger@gmail.com>
Sent: Tuesday, June 8, 2021 11:59 AM
To: Groskreutz, Katherine H.
Subject: Comments on 835 E Main St Case # 21-COA-0079
Attachments: Jefferson County_Butchertown HD Inc Add Doc LISTED.pdf

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Ms. Groskreutz,

I have a number of comments on the proposed developed at 835 E Main St.

1. I own a condo unit in NuLu Lofts & I received no formal notification of the June 9th meeting. I found out about by word of mouth late Sunday evening, thereby diminishing my ability to do thorough research. The documents I found online concerning this development stated that there had been outreach but from talking with a number of my neighbors at NuLu Lofts this is not true of a building across the street containing 38 residential units - 38 owners likely to have an interest in this proposed project.
2. The notice I found on this project stated that a list of persons notified of this proposal is available in the case file. I could not find this information posted. If this is something that has to be checked in person then the lack of notification to owners/residents located across the street does a great disservice to those wanting to comment and the process for outreach on such a large development.
3. Information included in the Certificate of Appropriateness states that the building on the subject property is not a contributing property to the Butchertown Historic District. **This is an incorrect statement.** The 2019 update (boundary increase) to the National Register of Historic Places (see attached NR form) includes a detailed list of contributing & non-contributing structures within the Butchertown Historic District. The structure (old Barry Woolley location) at 835-843 E Main St (southwest corner of Campbell & Main) - the subject property - is a contributing structure.
 - A. 835-843 E Main St (southwest corner of Campbell & Main) along with the Pohl Iron Works building (also a contributing structure) at 901 E Main St (southeast corner) creates a gateway into Butchertown along its southern border. One that maintains the scale and sense of place as you enter Butchertown at this point.
 - B. The proposed 6 story height of this building drastically changes the massing of the structures located on both sides of Campbell along the north side of E Main St.
 - C. Since the subject property is a contributing structure, as detailed in the updated National Register form, how can it be stated in the Report to the Committee that the proposed demolition meets the applicable Butchertown design guidelines for Demolition because the building is considered non-contributing.
4. I understand from a quick review of the information I could find that this project was assigned a new case number because of major changes made by the developer. While the initial design did get some feedback from Butchertown residents this new proposed design has not gone through that same process before reaching the point of holding a meeting of the Butchertown Architectural Review Committee.
5. The increase in residential units with a corresponding decrease in parking spaces is counter intuitive to what is a future & foreseeable consequence of this proposed development. Already this area is feeling parking pressure from all of the development along E Main & E Market Streets as well as some scattered development within the confines of the Butchertown Historic District. As a 10 year resident at NuLu Lofts I can attest to the increase in parking constraints over this time period. To not have at least a one to one parking space to apartment ratio is only going to increase these constraints.

6. The addition of retail & restaurant space to this proposed development, while in context appropriate to the historic mixed use of the area will add to the parking constraints and needs to be more deliberately considered.

7. The large influx of residential units (141 apartments) will cause an increase in the traffic & noise levels throughout the day (primary impact) while the retail & restaurant space will add to to noise & traffic at more restrictive time periods (secondary impact). A reduction in the number of residential units & adequate off street parking would do much to help with noise, traffic & parking constraints.

Jan Marie Hemberger
110 S CAMPBELL ST UNIT 204
LOUISVILLE KY 40206-1683

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name Butchertown Historic District (Boundary Increase, Additional Documentation)

other names/site number _____

2. Location

street & number Various addresses

NA

not for publication

city or town Louisville

NA

vicinity

state Kentucky code KY county Jefferson code 021 zip code 40206

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

X A B X C D

Signature of certifying official Craig Potts/SHPO

Date 8-7-19

Kentucky Heritage Council/State Historic Preservation Office

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official _____

Date _____

Title _____

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register

 determined eligible for the National Register

 determined not eligible for the National Register

 removed from the National Register

 other (explain:) _____

Signature of the Keeper _____

Date of Action _____

Name of Property

County and State

5. Classification**Ownership of Property**
(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property
(Check only **one** box.)

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
34	4	buildings
		district
	16	site
		structure
		object
34	20	Total

Name of related multiple property listing

N/A

Number of contributing resources previously listed in the National Register

337

6. Function or Use**Historic Functions**

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

COMMERCE/TRADE/warehouse

RELIGION/religious facility

AGRICULTURE/SUBSISTENCE/processing

AGRICULTURE SUBSISTENCE/animal facility

INDUSTRY/PROCESSING/manufacturing facility

Current Functions

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

COMMERCE/TRADE/warehouse

RELIGION/religious facility

AGRICULTURE SUBSISTENCE/processing

AGRICULTURE SUBSISTENCE/animal facility

INDUSTRY/PROCESSING/manufacturing facility

7. Description**Architectural Classification**MID-19TH CENTURY/Italianate

LATE VICTORIAN/Italianate

LATE 19TH AND EARLY 20TH CENTURY

AMERICAN MOVEMENTS/commercial style

Materials

foundation: STONE/Limestone, Concrete

walls: WOOD/Weatherboard, BRICK,

CONCRETE/Block

roof: ASPHALT, METAL/Tin

other:

Name of Property

County and State

Updated information**Section Number 5, Page 2 (Additional Documentation)**

Contributing	Noncontributing	
379	81	building
		district
5	134	site
5	1	structure
		object
389	216	TOTAL

Narrative Description**Summary Paragraph**

The Butchertown Historic District contains a diverse array of buildings, spanning both use and style. The majority of the residential structures were built in the 19th century and the first quarter of the 20th century, with a few exceptions on either end. Prior to the 19th century, there were few residents in Louisville, let alone in the Butchertown area. By the end of the 1920s, Butchertown was being zoned industrial, which kept many residents from building new homes in the area, instead preferring to live in the existing housing stock.

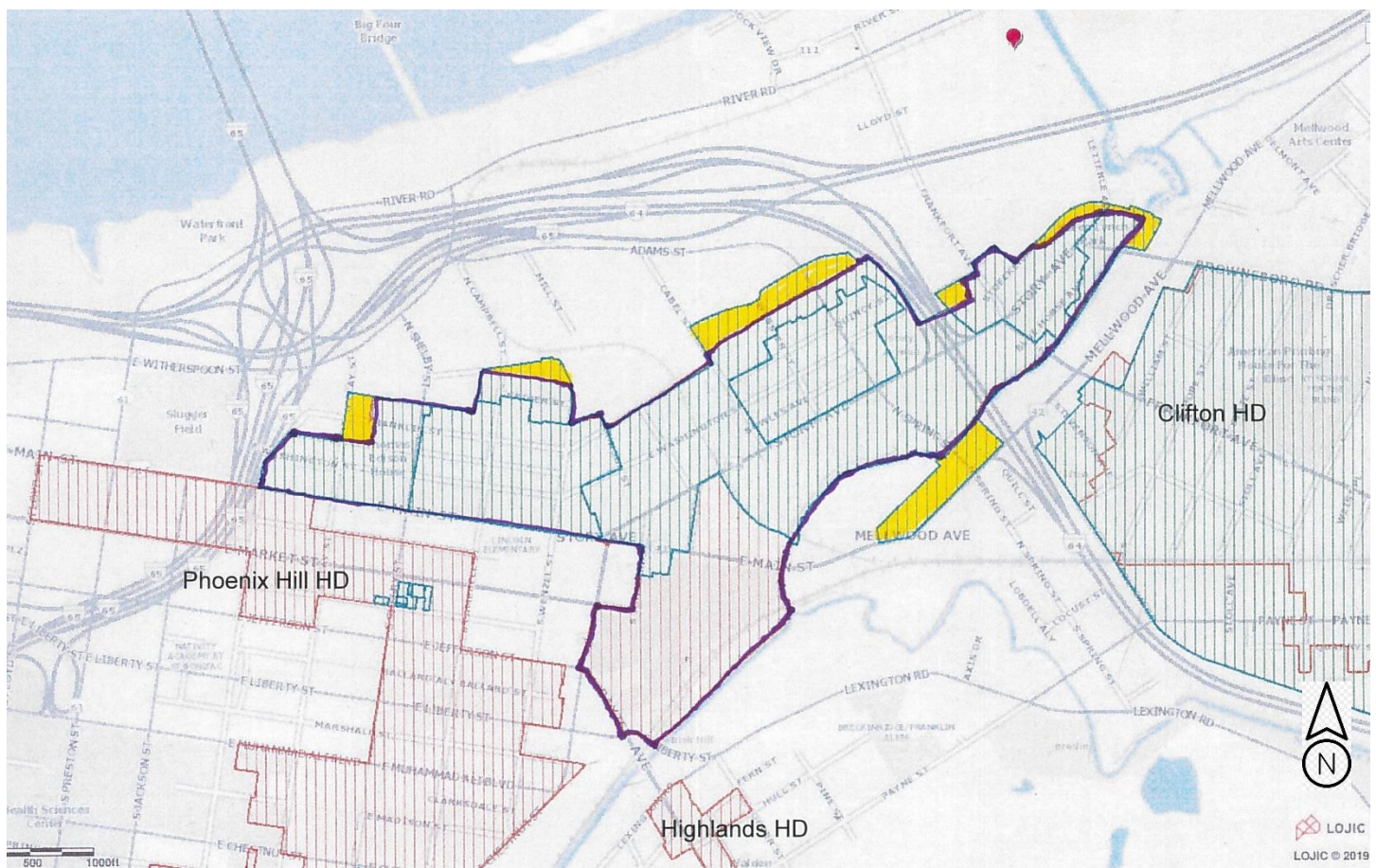
The commercial and industrial buildings varied greatly, but most styles, if they can be so interpreted were loosely based on the Italianate. Commercial and industrial buildings were primarily constructed around efficiency and utility. The majority had flat roofs and brick or concrete block walls. Entrances were a mix of pedestrian and vehicle entrances, which caused the streetscape to vary significantly.

The age of the neighborhood inventory indicates the strongest years of development. The majority of the buildings in the district date to the third quarter of the 19th century (210), with nearly the same number dating from the second quarter of the 19th century as the first quarter of the 20th century (63 and 65 respectively).

Looking at the same data group indicates that multi-family residential, commercial, and industrial buildings have grown at the expense of single-family residential buildings. The original use of contributing buildings surveyed numbered 274 single-family residential buildings, but the current use indicates only 218 buildings are in use as single-family residences. Sanborn maps indicate these losses occurred primarily in areas that directly neighbored industrial buildings, but also along significant arteries into the city, such as East Main Street. While this may not appear to be a dramatic drop, the growth of multi-family residential buildings is substantial. The use of buildings for such purposes has nearly doubled, from 35 structures originally to 62 today. Commercial business uses more than doubled, from 20 to 44 (though commercial use overall grew only slightly from 64 originally to 78 currently). At the same time, the number of buildings originally used for both a commercial and residential purpose has nearly halved, from 22 to thirteen. Industrial uses have changed little from original purpose to current purpose (nine originally to 6 currently). The residential areas are becoming denser and the local commercial enterprises are growing. At the same time, the district is maintaining its diversity of uses. While residential areas are becoming denser with more multifamily housing, there are more businesses in the neighborhood providing services and employment. At the same time, these same statistics indicate that much of

the wealth the neighborhood lost during its decline, beginning in the 1930s, has resisted moving back. The most significant residential growth has been apartments and there has been very little growth with respect to professional offices (0 originally uses to five currently).

While this diversity of uses remain, there are a few other changes indicated by the survey. One of the most obvious is that the government has had little physical presence in the neighborhood and today has less. There was only one government building originally located in the area that served the neighborhood, a single firehouse. That firehouse no longer provides service and has become a residence instead. At the same time, the religious presence in the neighborhood has remained fairly stable. St. Joseph Catholic Church remains in use, running a church, school, and residence. This stability is both in terms of use and ownership and in terms of architecture, as the steeples of the church are still visible across the neighborhood.



The Butchertown Historic District (NRIS #76000900) boundary is in purple. The Butchertown Preservation District (local) is in the green shaded area. The Butchertown boundary increase is highlighted in yellow.

Character of the Proposed Additions to the District

The area proposed for inclusion in an expanded district exhibits the same character as the resources within the current boundaries: a mix of domestic, commercial and industrial architecture that depicts the growth and development of the Butchertown neighborhood, and include the intact strips of early twentieth century shotgun housing in the 1300 block of East Main St. and the 1400 and 1500, blocks of the north side of Mellwood, which

Name of Property

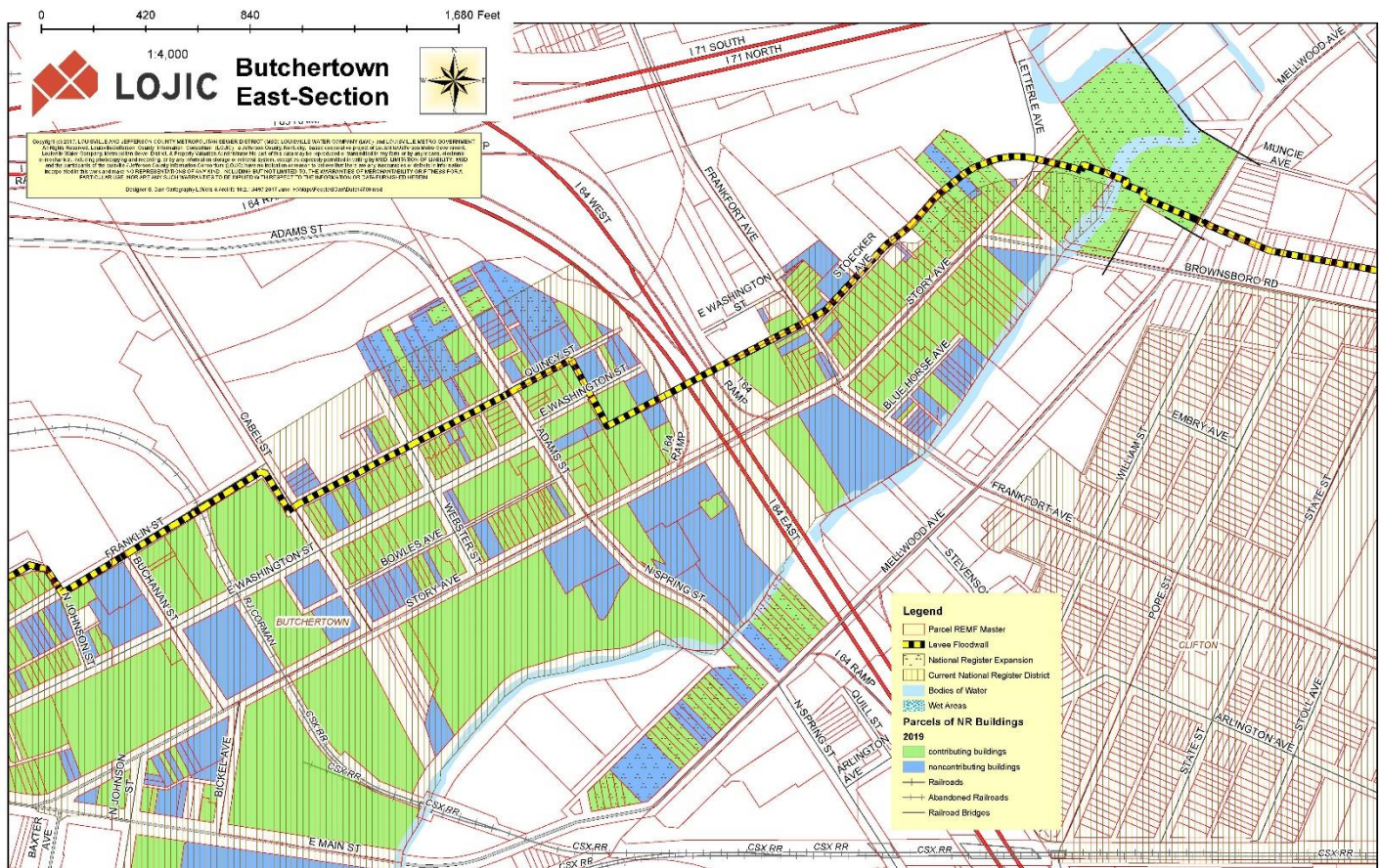
County and State

are already included within the Local Preservation District. Additional areas are at the northern edge of the current boundary to match the Local Preservation District boundary and not divide parcels, as currently is the case with many.

Alterations

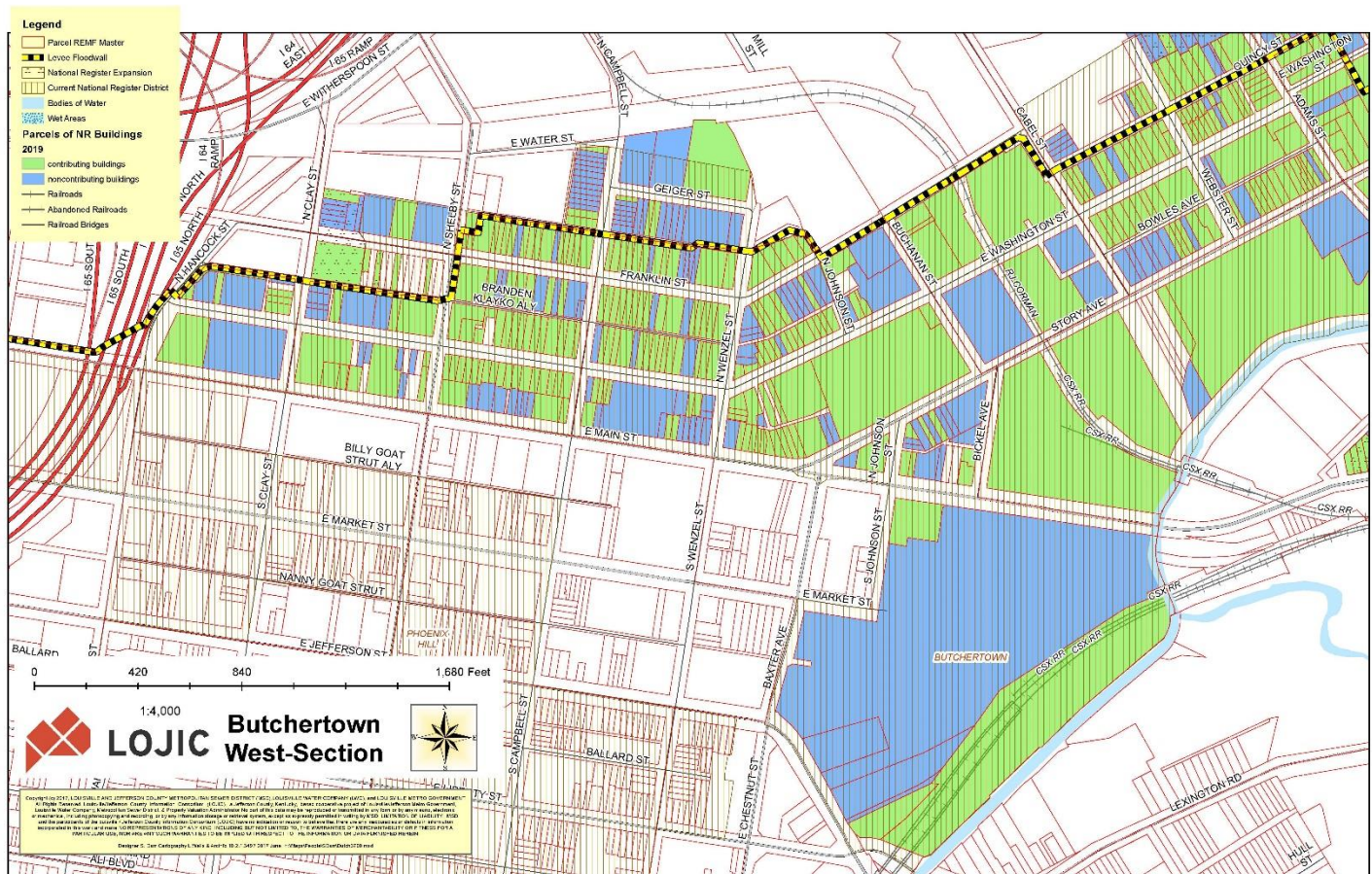
The two most common changes in the district are the subdivision of large parcels of land during the Period of Significance and material changes to the buildings. Cladding, both of walls and roof, has changed with the availability of new materials.

As a whole, the district's integrity of setting, location, design, materials, workmanship, and feeling, means that the district conveys its significance.



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Resource Inventory

The resource inventory provided describes the properties within the district. Contributing and non-contributing buildings are distinguished in the far right column with a C or NC. The majority of buildings that do not qualify were constructed outside the period of significance or have been so altered from their original form as to no longer possess sufficient integrity. Vacant lots and parking lots are included in the survey as non-contributing, because in most instances they represent demolished buildings, not contributing features of an industry or social setting.

Survey numbers correspond to the original survey from 1974 and subsequent surveys of the area and are assigned by the Kentucky Heritage Council. Survey numbers are the same as those referenced in the Statement of Significance. Dates are approximate based on style and use and when an exact date of construction is known it is included in parentheses. For most of the district, a description of the type of building and its historic and current function is more valuable and so this was included at the cost of a style survey, which would vary more widely and perhaps not provide as much insight into the development of the neighborhood.

In the use categories, Residential S indicates single-family and M indicate multi-family. For commercial buildings, B indicates a business, S a specialty store, R a mixed residence and business, W a warehouse, F a financial institution, RBT a restaurant or bar, P a professional office, and U indicates an unknown commercial use. Within industrial buildings, M indicates manufacturing and U indicates an unknown use. For religious

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buildings, C indicates a church, CR a church residence, and CS a church school. Government F indicates a fire station and agricultural F indicates food processing or storage.

Commercial buildings constructed during the period of significance of concrete block was determined to be contributing due to the materials life span, while commercial buildings constructed of metal are considered noncontributing.

Properties Currently in the Butchertown Historic District, with updated status

NR#	Address_Location	Site_No	Constructed	1976	Notes	Orig_Function	Current_Funct	2019
1	113 Adams St.	JFCB-611	1925-1949	NC		Residential S	Residential S	C
2	114 Adams St.	JFL - 505	1900-1924 (1920)	C		Religious CR	Residential M	C
3	115 Adams St.	JFCB-380	1900-1924	C		Residential S	Residential S	C
4	117 Adams St.	JFCB-379	1850-1874	C		Residential S	Residential S	C
5	121 Adams St.	JFL-867-EL			buildings demolished in 1980s		Vacant Site	NC
6	122 Adams St.	JFL-868-EL	1875-1899	C			Residential M	C
7	128 Adams St.	JFCB-343	1875-1899	C		Residential S	Residential S	C
8	129 Adams St.	JFCB-378	1825-1849	C		Residential S	Residential S	C
9	132 Adams St.	JFCB-342	1950-1974	NC		Residential M	Residential M	C
10	134 Adams St.	JFCB-341	1900-1924	C		Residential S	Residential S	C
11	136 Adams St.	JFCB-340	1875-1899	C		Residential S	Residential S	C
12	138 Adams St.	JFCB-339	1875-1899	C		Residential M	Residential M	C
13	201 Adams St.	JFCB-375	1900-1924	C		Residential S	Residential S	C
14	203 Adams St.	JFCB-374	1875-1899	C		Residential M	Residential M	C
15	205 Adams St.	JFCB-374	1875-1899	C		Residential M	Residential M	C
16	209 Adams St.	JFCB-373	1850-1874 (1878)	C		Residential S	Residential S	C
17	210 Adams St.	JFL-869-EL			buildings demolished in 1950s		Vacant Site	NC
18	212 Adams St.	JFL-870-EL	1959	NC			Commercial B	C
19	223 Adams St.	JFL-871-EL	1998				Commercial B	NC

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NR#	Address_Location	Site_No	Constructed	1976	Notes	Orig_Function	Current_Funct	2019
20	225 Adams	JFL-872-EL	1961, 2010	NC	main office constructed 1961, rear garage constructed 2010		Commercial B	C
21	227 Adams	JFL-873-EL			vacant since at least 1949		Vacant Site	NC
22	229 1/2 Adams St.	JFL-874-EL			vacant since at least 1949		Vacant Site	NC
23	229 Adams St	JFL-875-EL			vacant since at least 1949		Vacant Site	NC
24	231 Adams St	JFL-876-EL			vacant since at least 1949		Vacant Site	NC
25	231 R Adams St.	JFL-877-EL			vacant since at least 1949		Vacant Site	NC
26	233 Adams St.	JFL-878-EL					Commercial B	NC
27	245 R Adams St.	JFL-879-EL					Commercial B	NC
28	248 Adams St	JFCB-724	1925-1949	NC		Agricultural	Commercial B	C
29	315 Baxter	JFL-880-EL	1947	NC			Commercial B	NC
30	325 Baxter	JFL-881-EL	2005				Commercial B	NC
31	329 Baxter	JFL-882-EL			vacant since at least 1949		Vacant Site	NC
32	335 Baxter	JFL-883-EL	1900-1924	C			Commercial B	C
33	1612 Blue Horse Ave.	JFL-884-EL			vacant since at least 1949		Vacant Site	NC
34	1616 Blue Horse Ave.	JFCB-456	1925-1949	NC		Residential S	Residential S	C
35	1620 Blue Horse Ave.	JFL-885-EL			vacant since at least 1949		Vacant Site	NC
36	1622 Blue Horse Ave.	JFL-886-EL			vacant since at least 1949		Vacant Site	NC
37	1624 Blue Horse Ave.	JFL-887-EL			vacant since at least 1949		Vacant Site	NC

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NR#	Address_Location	Site_No	Constructed	1976	Notes	Orig_Function	Current_Funct	2019
38	1626 Blue Horse Ave.	JFCB-455	1925-1949	NC		Residential S	Residential S	NC
39	1630 Blue Horse Ave.	JFL-888-EL			vacant since at least 1949		Vacant Site	NC
40	1634 Blue Horse Ave.	JFCB-612	1875-1899	C		Residential S	Residential S	NC
41	1731 Brownsboro Rd.	JFCB-720	1950-1974 (1956)	NC		Pumping Station	Pumping Station	C
42	1731 Brownsboro Rd.	JFCB-716	1950-1974 (1956)	NC		Bridge	Bridge	NC
43	at Story Avenue	JFL-889-EL		C			Park	C
44	147 Buchanan St.	JFL-890-EL	1950-1974	NC			Government	C
45	148 Buchanan St.	JFL-891-EL			buildings demolished 2005		Vacant Site	NC
46	114 Cabel St.	JFL-892-EL			buildings demolished in 1960s		Vacant Site	NC
47	139 Cabel St.	JFL-893-EL			buildings demolished in 1980s		Vacant Site	NC
48	141 Cabel St.	JFL-894-EL			buildings demolished in 1980s		Vacant Site	NC
49	143 Cabel St.	JFL-895-EL			buildings demolished in 1980s		Vacant Site	NC
50	151 Cabel St.	JFCB-714	1925-1949	NC		Industrial U	Industrial U	NC
51	130 Campbell St	JFL-896-EL	2000				Commercial B	NC
52	152 Campbell St.	JFCB-038	1875-1899	C		Residential S	Commercial B	C
53	153 Campbell St.	JFL-897-EL			buildings demolished in 2000		Vacant Site	NC
54	155 N Campbell St.	JFCB-118	1875-1899	C		Residential S	Vacant Site	NC
55	156 Campbell St.	JFCB-035	1875-1899	C		Residential S	Commercial B	C
56	157 Campbell St.	JFL-898-EL			buildings demolished in 2000		Vacant Site	NC
57	158 Campbell St.	JFL-899-EL			buildings demolished in 1980s		Vacant Site	NC

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NR#	Address_Location	Site_No	Constructed	1976	Notes	Orig_Function	Current_Funct	2019
58	159 Campbell St.	JFL-900-EL			buildings demolished in 2000		Vacant Site	NC
59	160 Campbell St.	JFL-901-EL			buildings demolished in 1980s		Vacant Site	NC
60	161 Campbell St.	JFL-902-EL			buildings demolished in 2000		Vacant Site	NC
61	162 Campbell St.	JFL-903-EL			buildings demolished in 1980s		Vacant Site	NC
62	163 Campbell St.	JFL-904-EL			buildings demolished in 2000		Vacant Site	NC
63	164 Campbell St.	JFL-905-EL			buildings demolished in 1980s		Vacant Site	NC
64	165 Campbell St.	JFCB-113	1875-1899	C		Residential S	Commercial B	C
65	166 Campbell St.	JFL-906-EL			buildings demolished in 1980s		Vacant Site	NC
66	168 Campbell St.	JFL-907-EL			buildings demolished in 1980s		Vacant Site	NC
67	200 Campbell St.	JFL-908-EL			buildings demolished in 1960s		Vacant Site	NC
68	202 Campbell St.	JFL-909-EL			buildings demolished in 1960s		Vacant Site	NC
69	204 Campbell St.	JFL-910-EL			buildings demolished in 1960s		Vacant Site	NC
70	206 Campbell St.	JFL-911-EL			buildings demolished in 1980s		Vacant Site	NC
71	207 N Campbell St.	JFL-912-EL	1950-1974	NC			Commercial B	NC
72	208 Campbell St.	JFL-913-EL			buildings demolished in 1980s		Vacant Site	NC
73	210 Campbell St.	JFCB 29	1860-1900	C		Residential S	Residential S	C
74	120 Clay St.	JFCB-005	1875-1899	C		Commercial R	Commercial E	C
75	123 Clay St.	JFL-914-EL			buildings demolished circa 2000		Vacant Site	NC

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NR#	Address_Location	Site_No	Constructed	1976	Notes	Orig_Function	Current_Funct	2019
76	124 Clay St.	JFCB-004	1875-1899	C		Residential S	Residential M	C
77	125 Clay St.	JFL-915-EL			buildings demolished circa 2000		Vacant Site	NC
78	126 Clay St.	JFCB-613	1950-1974 (1964)	NC		Business	Residential M	C
79	129 Clay St.	JFL-916-EL			buildings demolished in 1960s		Vacant Site	NC
80	130 Clay St.	JFL-917-EL			buildings demolished in 1950s for floodwall		Vacant Site	NC
81	133 Clay St.	JFL-918-EL			buildings demolished in 1950s		Vacant Site	NC
82	165 N. Clay St.	JFCB-721	1950-1974	NC		Industrial M	Industrial M	C
83	801 Franklin St.	JFCB-40	1900-1924	C		Residential M	Residential M	C
84	1511 Frankfort Ave	JFL-919-EL			vacant since at least 1949		Vacant Site	NC
85	1515 Frankfort Ave.	JFCB-409	1875-1899	C		Residential S	Residential S	C
86	1523 Frankfort Ave.	JFCB-408	1875-1899	C		Residential S	Residential S	C
87	1529 Frankfort Ave.	JFCB-405	1875-1899	C		Residential S	Residential S	C
88	1535 Frankfort Ave.	JFCB-404	1875-1899	C		Residential S	Residential S	C
89	1540 Frankfort Ave.	JFCB-393	1850-1874	C		Residential S	Residential S	C
90	1541 Frankfort Ave.	JFCB-403	1825-1849	C		Residential S	Residential S	C
91	1547 Frankfort Ave.	JFL-920-EL	1974-2000	NC			Commercial B	NC
92	1548 Frankfort Ave.	JFL-921-EL			buildings demolished in 1950s for floodwall		Vacant Site	NC
93	1549 Frankfort Ave.	JFL-922-EL			buildings demolished in 1950s for floodwall		Vacant Site	NC
94	1550 Frankfort Ave.	JFCB-394	1875-1899	C		Residential S	Residential S	C
95	1552 Frankfort Ave.	JFL-923-EL			buildings demolished in 1960s		Vacant Site	NC
96	1553 Frankfort Ave.	JFCB-402	1875-1899	C		Residential S	Residential S	C

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NR#	Address_Location	Site_No	Constructed	1976	Notes	Orig_Function	Current_Funct	2019
97	1555 Frankfort Ave.	JFL-924-EL			buildings demolished in 1980s		Vacant Site	NC
98	1556 Frankfort Ave.	JFCB-395	1850-1874	C		Residential M	Commercial R	C
99	1558 Frankfort Ave.	JFCB-395	1850-1874	C		Residential M	Commercial R	C
100	1607 Frankfort Ave.	JFCB-460	1800-1824 (1810)	C		Residential S	Residential S	C
101	1615 Frankfort Ave.	JFCB-457	1875-1899	C		Residential S	Residential S	NC
102	1617 Frankfort Ave.	JFCB-458	1900-1924	C		Residential S	Residential S	C
103	1621 1625 Frankfort Ave	JFL-925-EL	1974-2000	NC			Residential M	NC
104	1623 Frankfort Ave.	JFL-926-EL	1974-2000	NC			Residential M	NC
105	1623 Frankfort Ave.	JFL-927-EL	1974-2000	NC			Residential M	NC
106	1627 Frankfort Ave.	JFL-928-EL	1875-1899	C	unsympathetically modified 2002		Residential M	NC
107	1629 Frankfort Ave.	JFL-929-EL			vacant since at least 1949		Vacant Site	NC
108	Frankfort Ave.	JFCB-718	1900-1924 (1915)	C		Bridge	Bridge	C
109	1000 Franklin St.	JFL-930-EL			buildings demolished in 1980s		Vacant Site	NC
110	1001 Franklin St.	JFL-931-EL			lot with park and small restroom building circa 1950s construction		Park	C
111	1002 Franklin St.	JFCB-191	1900-1924	C		Residential S	Residential S	C
112	1004 Franklin St.	JFCB-192	1900-1924	C		Residential S	Residential S	C
113	1006 Franklin St.	JFCB-193	1900-1924	C		Residential M	Residential M	C
114	1010 Franklin St.	JFCB-194	1875-1899	C		Residential S	Residential S	C
115	1012 Franklin St.	JFL-932-EL	1995				Residential S	NC
116	1013-1015 Franklin St.	JFCB-186	1875-1899	C		Residential M	Residential M	C
117	1014 Franklin St.	JFL-933-EL	1957	NC			Commercial B	NC

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NR#	Address_Location	Site_No	Constructed	1976	Notes	Orig_Function	Current_Funct	2019
118	1016 Franklin St.	JFL-934-EL	1957	NC	same building as 1014 Franklin—crosses two parcels		Commercial B	NC
119	1017-1019 Franklin St.	JFCB-187	1875-1899	C		Residential M	Residential M	C
120	1018 Franklin St.	JFCB-196	1900-1924	C		Residential S	Residential S	NC
121	1020 Franklin St.	JFCB-197	1900-1924	C		Residential S	Residential S	C
122	1022 Franklin St.	JFL-935-EL	2002				Residential S	NC
123	1023 Franklin St.	JFL-936-EL	1875-1899	C		Residential S	Residential M	C
124	1026 Franklin St.	JFL-937-EL	2003				Residential S	NC
125	1027 Franklin St.	JFCB-189	1875-1899	C		Residential S	Residential M	C
126	1038 Franklin St.	JFCB-246	1925-1949	NC		Residential M	Residential M	C
127	1110 Franklin St.	JFL-938-EL	1946	NC	shipping containers added 2010		Commercial B	C
128	715 Franklin St.	JFL-939-EL	1974-2000				Commercial B	NC
129	716 Franklin St.	JFL-940-EL			part of 147 N Clay		Commercial B	C
130	726 Franklin St.	JFL-941-EL	1925-1949	NC			Commercial B	C
131	729 Franklin St.	JFCB-013	1850-1874	C		Residential M	Commercial B	C
132	741 Franklin St.	JFL-942-EL	1979		part of 715, 729 Franklin		Commercial B	NC
133	803 Franklin St.	JFCB-40	1900-1924	C		Residential M	Residential M	C
134	807 Franklin St.	JFCB-042	1925-1949	NC		Residential S	Residential S	C
135	809 Franklin St.	JFCB-43	1850-1874	C		Residential S	Residential S	C
136	811 Franklin St.	JFCB-43	1850-1874	C		Residential S	Residential S	C
137	812 Franklin St.	JFCB-058	1900-1924	C		Residential M	Residential M	C
138	813 Franklin St.	JFCB-045	1900-1924	C		Residential S	Residential S	C
139	815 Franklin St.	JFCB-046	1875-1899	C		Residential S	Residential S	C
140	816 Franklin St.	JFCB-059	1975-2000	NC		Residential S	Residential S	NC
141	816 Franklin St.	JFL-943-EL	1974-2000	NC			Residential S	NC
142	817 Franklin St.	JFL-944-EL	1875-1899	C			Residential S	NC

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NR#	Address_Location	Site_No	Constructed	1976	Notes	Orig_Function	Current_Funct	2019
143	819 Franklin St.	JFCB-048	1900-1924	C		Residential S	Residential S	C
144	820 Franklin St.	JFCB-060	1875-1899	C		Residential M	Residential M	C
145	821 Franklin St.	JFCB-049	1875-1899	C		Residential S	Residential S	C
146	823 Franklin St.	JFCB-447	1875-1899	C		Residential S	Residential S	C
147	824-826 Franklin St.	JFCB-061	1875-1899	C		Residential M	Residential M	C
148	827 Franklin St.	JFCB-051	1875-1899	C		Residential S	Residential S	C
149	828 Franklin St.	JFCB-062	1875-1899	C		Residential S	Residential S	C
150	829 Franklin St.	JFL-945-EL			buildings demolished in 1980s		Vacant Site	NC
151	831 Franklin St.	JFCB-053	1875-1899	C		Residential S	Residential S	C
152	832 Franklin St.	JFL-946-EL	2008				Residential M	NC
153	833 Franklin St.	JFCB-054	1875-1899	C		Residential S	Residential S	C
154	834 Franklin St.	JFCB-063	1875-1899	C		Residential S	Residential S	C
155	835 Franklin St.	JFCB-055	1900-1924	C		Residential S	Residential S	C
156	836 Franklin St.	JFCB-064	1900-1924	C		Residential S	Residential S	NC
157	837 Franklin St.	JFCB-056	1900-1924	C		Residential S	Residential S	C
158	839 Franklin St.	JFCB-057	1875-1899	C		Residential S	Residential S	C
159	840 Franklin St.	JFCB-066	1875-1899	C		Residential S	Residential S	C
160	842 Franklin St.	JFCB-715	1875-1899	C		Unknown	Residential S	NC
161	900 Franklin St.	JFCB-136	1875-1899	C		Commercial S	Residential M	C
162	901 Franklin St.	JFCB-120	1875-1899	C		Commercial R	Commercial R	C
163	902 Franklin St.	JFCB-137	1875-1899	C		Residential S	Residential S	C
164	903-905 Franklin St.	JFCB-121	1875-1899	C		Residential S	Residential S	C
165	904 Franklin St.	JFCB-138	1875-1899	C		Unknown	Residential M	C
166	906 Franklin St.	JFCB-139	1900-1924	C		Residential S	Residential S	C
167	907 Franklin St.	JFCB-122	1875-1899	C		Residential S	Residential S	C
168	908 Franklin St.	JFCB-140	1875-1899	C		Residential S	Residential S	C
169	909 Franklin St.	JFCB-123	1875-1899	C		Residential S	Residential S	C
170	910 Franklin St.	JFCB-141	1875-1899	C		Unknown	Residential S	C

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NR#	Address_Location	Site_No	Constructed	1976	Notes	Orig_Function	Current_Funct	2019
171	911 Franklin St.	JFCB-124	1875-1899	C		Residential S	Residential S	C
172	912 Franklin St.	JFCB-142	1875-1899	C		Residential S	Residential S	C
173	914 Franklin St.	JFCB-143	1875-1899	C		Residential S	Residential S	C
174	915 Franklin St.	JFCB-125	1875-1899	C		Residential S	Residential S	C
175	916 Franklin St.	JFCB-144	unknown			Residential S	Residential S	NC
176	917 Franklin St.	JFL-947-EL			buildings demolished in 1990s		Vacant Site	NC
177	918 Franklin St.	JFCB-145	1875-1899	C		Residential S	Residential S	C
178	919-921 Franklin St.	JFCB-127	1875-1899	C		Residential M	Residential M	C
179	922 Franklin St.	JFCB-146	1875-1899	C		Residential S	Commercial U	C
180	923 Franklin St.	JFCB-128	1900-1924	C		Residential S	Residential S	C
181	925 Franklin St.	JFCB-129	1850-1874 (1869-70)	C		Residential S	Residential S	C
182	926 Franklin St.	JFCB-147	1925-1949	NC		Residential S	Residential S	NC
183	927 Franklin St.	JFL-948-EL	2005		connected to 929-933 Franklin		Residential M	NC
184	928 Franklin St.	JFCB-148	1875-1899	C		Residential S	Residential S	C
185	929 Franklin St.	JFL-949-EL	2005		connected to 929-933 Franklin		Residential M	NC
186	930 Franklin St.	JFCB-149	1875-1899	C		Residential S	Residential S	C
187	931 Franklin St.	JFL-950-EL	2005		connected to 929-933 Franklin		Residential M	NC
188	932 Franklin St.	JFCB-150	1875-1899	C		Residential S	Residential S	C
189	933 Franklin St.	JFL-951-EL	2005		connected to 929-933 Franklin		Residential M	NC
190	934 Franklin St.	JFCB-151	1875-1899	C		Residential S	Residential S	C
191	935 & 943 Franklin St.	JFCB-133	1850-1874	C		Residential S	Industrial M	C
192	938 Franklin St.	JFCB-617	1875-1899	C		Unknown	Religious C	C
193	947 Franklin St.	JFCB-135	1875-1899	C		Commercial U	Commercial U	C
194	917 Franklin St.	JFL-952-EL			buildings demolished in 1990s		Vacant Site	NC

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NR#	Address_Location	Site_No	Constructed	1976	Notes	Orig_Function	Current_Funct	2019
195	908 Geiger St.	JFL-953-EL			buildings demolished in 2000		Vacant Site	NC
196	910 Geiger St.	JFL-954-EL			buildings demolished in 2000		Vacant Site	NC
197	912 Geiger St.	JFCB-103	1875-1899	C		Residential S	Residential S	C
198	914 Geiger St.	JFCB-104	1875-1899	C		Residential S	Residential S	C
199	916 Geiger St.	JFL-955-EL			buildings demolished in 2000		Vacant Site	NC
200	917 Geiger St.	JFL-956-EL			buildings demolished in 1990s		Vacant Site	NC
201	918 Geiger St.	JFL-957-EL			buildings demolished in 2003		Vacant Site	NC
202	920 Geiger St.	JFL-958-EL			buildings demolished in 1980s		Vacant Site	NC
203	922 Geiger St.	JFL-959-EL			buildings demolished in 1980s		Vacant Site	NC
204	924 Geiger St.	JFL-960-EL	1993				Commercial B	NC
205	925-927 Geiger St.	JFCB-723	1925-1949	NC		Industrial M	Industrial M	C
206	938 Geiger St.	JFL-961-EL	2003				Commercial B	NC
207	101 Johnson St.	JFCB-618	1925-1949	NC		Commercial B	Commercial B	C
208	109 N. Johnson	JFL-962-EL			buildings demolished in 1960s		Vacant Site	NC
209	111 N. Johnson	JFL-963-EL			buildings demolished in 1960s		Vacant Site	NC
210	E Liberty St.	JFL-964-EL					Railroad	C
211	1001 Main St.	JFL-965-EL			buildings demolished in 1980s		Vacant Site	NC
212	1005 Main St.	JFCB-229	1875-1899	C		Residential S	Commercial B	C
213	1007 Main St.	JFCB-230	1875-1899	C		Residential S	Residential M	C
214	1009 Main St.	JFCB-231	1900-1924	C		Residential S	Residential S	C
215	1011 Main St.	JFCB-232	1900-1924	C		Residential S	Residential S	C

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NR#	Address_Location	Site_No	Constructed	1976	Notes	Orig_Function	Current_Funct	2019
216	1013 Main St.	JFCB-234	1900-1924	C		Residential S	Residential S	C
217	1015 Main St.	JFCB-235	1900-1924	C		Residential S	Commercial B	C
218	1019 Main St.	JFCB-619	1925-1949 (1947)	NC		Commercial U	Commercial B	C
219	1023 Main St.	JFCB-236	1900-1924	C		Residential S	Residential S	C
220	1025 Main St.	JFCB-237	1875-1899	C		Residential S	Residential S	C
221	1027 Main St.	JFCB-238	1875-1899	C		Residential S	Residential S	C
222	1048 Main St.	JFCB-621	1850-1874 (1864)	C		Agricultural F	Commercial F	C
223	1049 Main St.	JFL-966-EL	1925-1949	C	connected to 101 N Johnson—crosses two parcels		Commercial B	C
224	1051 Main St.	JFCB-725	1925-1949	NC		Commercial U	Commercial B	NC
225	1057 Main St.	JFL-967-EL			buildings demolished in 1950s		Vacant Site	NC
226	1063 - 1065 Main St.	JFCB-622	1950-1974	NC		Commercial B	Commercial B	C
227	1063 Main St.	JFL-968-EL	1950-1974	NC	connected to 1065 E Main—crosses two parcels		Commercial B	C
228	617 Main St.	JFCB-635	1925-1949	C		Commercial U	Vacant Site	NC
229	619 Main St.	JFCB-636	1875-1899	C		Commercial R	Vacant Site	NC
230	621-623 Main St.	JFCB-637	1925-1949	C		Commercial U	Vacant Site	NC
231	637 Main Street	JFL-969-EL	2019				Residential M	NC
232	637-643 Main St.	JFCB-638	1900-1924	C		Commercial B	Vacant Site	NC
233	713 Main St.	JFL-970-EL	1900-1924	C			Commercial B	C
234	713 Main St.	JFCB-025	1925-1949	NC		Commercial B	Commercial B	C
235	721 Main St.	JFCB-640	1925-1949	NC		Commercial B	Commercial B	C
236	743 Main St.	JFCB-028	1950-1974	NC		Commercial B	Commercial B	NC
237	801 Main St.	JFCB-098	1875-1899	C		Religious C	Religious C	C
238	809 Main St.	JFL-971-EL			buildings demolished in 1980s		Vacant Site	NC

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NR#	Address_Location	Site_No	Constructed	1976	Notes	Orig_Function	Current_Funct	2019
239	813 Main St.	JFL-972-EL	2011, 2017		rear building constructed 2011, front building constructed 2017		Commercial B	NC
240	817 Main St.	JFL-973-EL			buildings demolished in 1980s		Vacant Site	NC
241	823 Main St.	JFL-974-EL			buildings demolished in 1980s		Vacant Site	NC
242	825 Main St.	JFL-975-EL			buildings demolished in 1980s		Vacant Site	NC
243	827 Main St.	JFL-976-EL			buildings demolished in 1960s		Vacant Site	NC
244	829 Main St.	JFL-977-EL			buildings demolished in 1970s		Vacant Site	NC
245	835 Main St.	JFCB-643	1875-1899	C		Commercial R	Commercial B	C
246	843 Main St.	JFCB-643	1875-1899	C		Commercial R	Commercial B	C
247	901-905 Main St.	JFCB-178	1900-1924	C		Commercial S	Commercial U	C
248	913 Main St.	JFCB-644	1925-1949	NC		Commercial B		NC
249	925 Main St.	JFL-979-EL			buildings demolished in 2000		Vacant Site	NC
250	927 Main St.	JFCB-181	1925-1949	NC		Residential S	Residential S	C
251	929-931 Main St.	JFCB-182	1925-1949	NC		Commercial U	Commercial S	C
252	931 Main St.	JFL-980-EL	1959	NC			Commercial B	NC
253	933 Main St.	JFL-981-EL			buildings demolished in 1990s		Vacant Site	NC
254	935 Main St.	JFL-982-EL			buildings demolished in 1990s		Vacant Site	NC
255	937 Main St.	JFL-983-EL			buildings demolished in 1990s		Vacant Site	NC
256	941 Main St.	JFL-984-EL			buildings demolished in 1990s		Vacant Site	NC

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NR#	Address_Location	Site_No	Constructed	1976	Notes	Orig_Function	Current_Funct	2019
257	905 Main St.	JFL-985-EL	1950-1974	NC			Commercial B	NC
258	1100 E. Market St.	JFL-986-EL	2003				Commercial R	NC
259	1662 Mellwood Ave.	JFL-987-EL			buildings demolished in 1950s for Brownsboro Road		Vacant Site	NC
260	Mellwood Ave.	JFCB-719	1925-1949 (1930)	NC		Bridge	Bridge	C
261	1331 Quincy St.	JFL-988-EL			buildings demolished in 1950s		Vacant Site	NC
262	1333 Quincy St.	JFCB-670	1900-1924	C		Residential S	Residential S	C
263	1335 Quincy St.	JFCB-671	1900-1924	C		Residential S	Residential S	C
264	1337 Quincy St.	JFCB-672	1900-1924	C		Residential S	Residential S	C
265	1338 Quincy St.	JFL-989-EL	1950-1974	C			Government	C
266	1400 Quincy St.	JFCB-673	1875-1899	C		Residential S	Residential S	C
267	1401 Quincy St.	JFCB-674	1900-1924	C		Residential S	Residential S	C
268	1401R Quincy St.	JFL-990-EL			vacant since at least 1949		Vacant Site	NC
269	1402 Quincy St.	JFCB-675	1875-1899	C		Residential S	Residential S	C
270	1403 Quincy St.	JFCB-676	1875-1899	C		Residential S	Residential S	C
271	1403R Quincy St.	JFL-991-EL			vacant since at least 1949		Vacant Site	NC
272	1404 Quincy St.	JFCB-324	1875-1899 (1889)	C		Residential S	Residential S	C
273	1406 Quincy St.	JFCB-677	1875-1899	C		Residential S	Residential S	C
274	1407 Quincy St.	JFCB-313	1875-1899	C		Residential S	Residential S	C
275	1408 Quincy St.	JFCB-326	1875-1899	C		Residential S	Residential S	C
276	1410 Quincy St.	JFCB-327	1900-1924	C		Residential S	Residential S	NC
277	1411 Quincy St.	JFCB-315	1875-1899	C		Residential S	Residential S	C
278	1411 R Quincy St.	JFL-992-EL			buildings demolished in 1950s		Vacant Site	NC
279	1412 Quincy St.	JFCB-328	1900-1924	C		Residential S	Residential S	C

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NR#	Address_Location	Site_No	Constructed	1976	Notes	Orig_Function	Current_Funct	2019
280	1414 Quincy St.	JFL-993-EL			buildings demolished in 1950s		Vacant Site	NC
281	1415 Quincy St.	JFCB-316	1850-1874	C		Residential S	Residential S	C
282	1415 R Quincy St.	JFL-994-EL			buildings demolished in 1950s		Vacant Site	NC
283	1417 Quincy St.	JFL-995-EL			buildings demolished in 1980s		Vacant Site	NC
284	1421 Quincy St.	JFCB-318	1875-1899	C		Residential S	Residential S	C
285	1425 Quincy St.	JFCB-320	1875-1899	C		Residential S	Residential S	C
286	1505 Quincy St.	JFCB-678	1875-1899	C		Residential S	Residential S	C
287	1507 Quincy St.	JFCB-679	1875-1899	C		Residential S	Residential S	C
288	1509 Quincy St.	JFL-996-EL			buildings demolished in 1980s		Vacant Site	NC
289	1511 Quincy St.	JFL-997-EL			buildings demolished in 1980s		Vacant Site	NC
290	1513 Quincy St.	JFL-998-EL			buildings demolished in 1980s		Vacant Site	NC
291	1523 R Quincy St.	JFL-999-EL			buildings demolished in 1960s		Vacant Site	NC
292	1525 Quincy St.	JFCB-680	1900-1924	C		Residential S	Residential S	NC
293	1527 Quincy St.	JFCB-681	1900-1924	C		Residential S	Residential S	C
294	1527 R Quincy St.	JFL-1000-EL			buildings demolished in 1970s		Vacant Site	NC
295	1529 Quincy St.	JFCB-682	1875-1899	C		Residential S	Residential S	C
296	1530 Quincy St.	JFCB-683	1875-1899	C		Residential S	Residential S	C
297	1531 Quincy St.	JFCB-684	1900-1924	C		Residential S	Residential S	C
298	1532 Quincy St.	JFL-1001-EL	1975-2000	NC			Commercial U	NC
299	1535 Quincy St.	JFL-1002-EL	1975-2000	NC			Commercial U	NC
300	Quincy St	JFL-1003-EL					Vacant Site	NC

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NR#	Address_Location	Site_No	Constructed	1976	Notes	Orig_Function	Current_Funct	2019
301	106 N Shelby St.	JFL-1004-EL	1925-1949	NC			Commercial W	C
302	121 Shelby St.	JFCB-623	1925-1949 (1928)	NC		Gymnasium	Residential M	C
303	124 N. Shelby St.	JFL-1005-EL	1950-1974	NC			Commercial U	C
304	129 Shelby St.	JFL-1006-EL			buildings demolished in 1950s		Park	C
305	151 Shelby St.	JFCB-685	1925-1949	NC		Commercial U	Commercial U	C
306	1526 1536 N. Spring St.	JFL-1007-EL			vacant since at least 1949		Vacant Site	NC
307	205 Spring St.	JFCB-686	1950-1974	NC		Industrial U		NC
308	300 North Spring	JFL-1008-EL	1998				Commercial U	NC
309	330 North Spring	JFL-1009-EL	1972	NC			Commercial U	NC
310	N. Spring St.	JFCB-717	1925-1949 (1930)	NC		Bridge	Bridge	C
311	12 Stoecker Alley	JFCB-726	1875-1899	C		Residential S	Residential S	C
312	1000 Story Ave.	JFL-1010-EL			buildings demolished in 1980s		Vacant Site	NC
313	1001 Story Ave.	JFCB-687	1900-1924	C		Commercial W	Commercial W	C
314	1009 Story Ave.	JFL-1011-EL			buildings demolished in 1980s		Vacant Site	NC
315	1010 Story Ave.	JFCB-620	1875-1899	C		Commercial U	Commercial W	C
316	1011 Story Ave.	JFL-1012-EL			buildings demolished in 1980s		Vacant Site	NC
317	1022 Story Ave.	JFCB-689	1875-1899	C		Commercial R	Commercial B	C
318	1025 Story Ave.	JFCB-688	1925-1949	NC		Commercial W	Commercial W	C
319	1026 Story Ave.	JFL-1013-EL	1995				Commercial B	NC
320	1028 Story Ave.	JFCB-690	1875-1899	C		Residential S	Commercial B	C
321	1030 Story Ave.	JFL-1014-EL	1950-1974	NC			Commercial B	NC
322	1032 Story Ave.	JFCB-691	1875-1899	C		Commercial R	Commercial B	C

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NR#	Address_Location	Site_No	Constructed	1976	Notes	Orig_Function	Current_Funct	2019
323	1033 Story Ave.	JFCB-244	1900-1924	C		Commercial R	Commercial B	C
324	1034 Story Ave.	JFL-1015-EL	1999				Commercial B	NC
325	1034 Story Ave.	JFL-1016-EL	1967	NC			Commercial B	NC
326	1036 Story Ave.	JFL-1017-EL	2004				Commercial B	NC
327	1052 Story Ave.	JFL-1018-EL	1967	NC			Commercial W	NC
328	1100 Story Ave.	JFL-1019-EL	1950	NC			Commercial M	C
329	1100 Story Ave.	JFL-1019-EL	1940	NC			Commercial M	C
330	1100 Story Ave.	JFL-1019-EL	1940	NC			Commercial M	C
331	1100 Story Ave.	JFL-1019-EL	1935	NC			Commercial M	C
332	1100 Story Ave.	JFL-1019-EL	1940	NC			Commercial M	C
333	1100 Story Ave.	JFL-1019-EL	2009				Commercial M	NC
334	1100 Story Ave.	JFL-1019-EL	2016				Commercial M	NC
335	1101 Story Ave.	JFL-1020-EL			buildings demolished in 2006		Vacant Site	NC
336	1200 Story Ave.	JFCB-692	1900-1924	C		Industrial M	Industrial M	C
337	1201 Story Ave.	JFCB-263	1875-1899	C		Industrial M	Commercial P	C
338	1217 Story Ave.	JFL-1021-EL			buildings demolished in 1970s		Vacant Site	NC
339	1300 Story Ave.	JFL-1022-EL	1975-2000				Commercial U	NC
340	1301 Story Ave.	JFCB-693	1950-1974	NC		Commercial RBT	Commercial RBT	NC
341	1305 Story Ave.	JFL-1023-EL			buildings demolished in 1960s		Vacant Site	NC
342	1308 Story Ave.	JFCB-309	1925-1949	NC		Commercial B	Commercial B	C

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NR#	Address_Location	Site_No	Constructed	1976	Notes	Orig_Function	Current_Funct	2019
343	1309 Story Ave.	JFL-1024-EL			buildings demolished in 1980s—sheds constructed 1975-2000		Vacant Site	NC
344	1311 Story Ave.	JFL-1025-EL			buildings demolished in 1980s		Vacant Site	NC
345	1315 Story Ave.	JFL-1026-EL			buildings demolished in 1980s		Vacant Site	NC
346	1317 Story Ave.	JFL-1027-EL			buildings demolished in 1980s		Vacant Site	NC
347	1319 Story Ave.	JFCB-304	1875-1899	C		Commercial R	Commercial R	C
348	1321 Story Ave.	JFCB-305	1875-1899	C		Commercial R	Commercial R	C
349	1323 Story Ave.	JFCB-306	1875-1899	C		Residential S	Residential M	C
350	1325 Story Ave.	JFL-1028-EL			buildings demolished in 1960s		Vacant Site	NC
351	1329 Story Ave.	JFCB-307	1925-1949	NC		Commercial B	Commercial B	C
352	1335 Story Ave.	JFCB-308	1875-1899	C		Commercial R	Commercial R	C
353	1400 Story Ave.	JFCB-310	1900-1924 (1912)	C		Industrial M	Commercial B	C
354	1401 Story Ave.	JFCB-694	1875-1899	C		Commercial R	Commercial R	C
355	1403 Story Ave.	JFCB-695	1875-1899	C		Commercial R	Commercial R	C
356	1405 Story Ave.	JFL-1030-EL			vacant since at least 1949		Vacant Site	NC
357	1411 Story Ave.	JFCB-349	1875-1899	C		Residential S	Residential S	C
358	1413 Story Ave.	JFCB-350	1875-1899	C		Residential S	Commercial R	C
359	1415 Story Ave.	JFCB-351	1875-1899	C		Commercial B	Residential M	C
360	1417 Story Ave.	JFCB-352	1875-1899	C		Residential S	Commercial P	C
361	1419 Story Ave.	JFCB-353	1875-1899	C		Residential S	Residential S	C
362	1421 Story Ave.	JFL-1031-EL	1850-1874				Commercial U	C
363	1425 Story Ave.	JFCB-355	1850-1874	C		Commercial R	Commercial R	C

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NR#	Address_Location	Site_No	Constructed	1976	Notes	Orig_Function	Current_Funct	2019
364	1427 Story Ave.	JFCB-356	1875-1899	C		Residential S	Residential S	C
365	1429 Story Ave.	JFCB-357 & 358	1875-1899	C		Residential M	Residential M	C
366	1431 Story Ave.	JFCB-357 & 358	1875-1899	C		Residential M	Residential M	C
367	1433 Story Ave.	JFCB-359	1925-1949	NC		Commercial B	Commercial B	C
368	1435 Story Ave.	JFL-1032-EL	2004		buildings demolished circa 2000		Residential	NC
369	1437 Story Ave.	JFCB-361	1850-1874	C		Commercial R	Commercial B	C
370	1500 Story Ave.	JFCB-696	1875-1899	C		Residential S	Commercial B	C
371	1501 Story Ave.	JFCB-382	1925-1949	NC		Commercial B	Commercial B	C
372	1503 Story Ave.	JFCB-381	1875-1899	C		Residential M	Commercial B	C
373	1509 Story Ave.	JFCB-383	1925-1949	NC		Commercial B	Commercial B	C
374	1511 1513 R Story Ave.	JFL-1033-EL			buildings demolished in 1960s		Vacant Site	NC
375	1511 Story Ave.	JFCB-384	1875-1899	C		Residential S	Residential S	C
376	1513 Story Ave.	JFCB-385	1875-1899	C		Residential M	Residential S	C
377	1515 Story Ave.	JFCB-386	1900-1924	C		Commercial R	Commercial B	C
378	1518 Story Ave.	JFL-1034-EL	1970	NC			Commercial B	NC
379	1519 Story Ave.	JFL-1035-EL			buildings demolished between 1965-1971 for I-64. One circa 1980s building construction was demolished 2013		Park	C
380	1526 Story Ave.	JFL-1036-EL			buildings demolished in 1960s		Vacant Site	NC
381	1531 Story	JFL-1037-EL			buildings demolished between 1965-1971 for I-64		Park	C

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NR#	Address_Location	Site_No	Constructed	1976	Notes	Orig_Function	Current_Funct	2019
382	1535 Story	JFL-1038-EL			buildings demolished in 1960s for I-64		Vacant Site	NC
383	1536 Story Ave.	JFCB-697	1875-1899	C		Residential S	Commercial P	C
384	1562 Story Ave.	JFCB-698	1925-1949	NC		Residential S	Commercial B	C
385	1570 Story Ave.	JFCB-401	1825-1849	C		Industrial M	Industrial M	C
386	1572 Story Ave.	JFL-1039-EL			vacant since at least 1949		Vacant Site	NC
387	1575-1577 Story Ave.	JFCB-396	1875-1899	C		Residential S	Commercial R	C
388	1579 Story Ave.	JFCB-397	1875-1899	C		Residential S	Residential M	C
389	1581 Story Ave.	JFCB-398	1875-1899	C		Residential S	Residential M	C
390	1583 Story Ave.	JFCB-399	1875-1899	C		Residential S	Residential M	C
391	1587 Story Ave.	JFCB-400	1825-1849	C		Residential S	Commercial B	C
392	1589 Story Ave.	JFL-1040-EL			buildings demolished in 1960s		Vacant Site	NC
393	1591 Story Ave.	JFL-1041-EL			buildings demolished in 1960s		Vacant Site	NC
394	1600-1602 Story Ave.	JFCB-438	1875-1899	C		Commercial R	Commercial R	C
395	1601 Story Ave.	JFCB-413	1875-1899	C		Residential S	Commercial RBT	C
396	1604 Story Ave.	JFCB-439	1875-1899	C		Commercial R	Commercial R	C
397	1605 Story Ave.	JFCB-414	1925-1949	NC		Commercial RBT	Commercial RBT	C
398	1606 Story Ave.	JFCB-440	1925-1949	NC		Commercial U	Residential S	C
399	1607 Story Ave.	JFCB-415	1875-1899	C		Residential S	Residential S	C
400	1608 Story Ave.	JFCB-441	1875-1899	C		Residential S	Residential S	C
401	1611 Story Ave.	JFCB-416	1875-1899	C		Residential S	Residential M	C
402	1612 Story Ave.	JFCB-442	1875-1899	C		Religious C	Religious C	C
403	1613 Story Ave.	JFCB-417	1875-1899	C		Residential S	Residential S	C
404	1617 Story Ave.	JFCB-418	1850-1874	C		Residential S	Residential S	C
405	1618 Story Ave.	JFCB-443	1860-1900	C		Residential S	Commercial P	C
406	1621-1623 Story Ave.	JFCB-419	1875-1899	C		Residential S	Residential S	C

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NR#	Address_Location	Site_No	Constructed	1976	Notes	Orig_Function	Current_Funct	2019
407	1622 Story Ave.	JFCB-444	1850-1874	C		Residential S	Residential M	C
408	1626 Story Ave.	JFCB-445	1850-1874	C		Residential S	Residential S	C
409	1627 Story Ave.	JFCB-420	1875-1899	C		Residential M	Residential M	C
410	1629 Story Ave.	JFCB-421	1875-1899	C		Residential M	Residential M	C
411	1632 Story Ave.	JFCB-446	1900-1924	C		Residential S	Residential S	C
412	1633 Story Ave.	JFCB-422	1900-1924	C		Residential M	Residential M	C
413	1637-1639 Story Ave.	JFCB-423	1850-1874	C		Residential S	Residential S	C
414	1638 Story Ave.	JFCB-610	1875-1899	C		Residential S	Residential S	C
415	1641-1643 Story Ave.	JFCB-424	1850-1874	C		Residential S	Residential S	C
416	1642 Story Ave.	JFCB-448	1850-1874	C		Commercial RBT	Residential S	C
417	1643 R Story Ave.	JFL-1042-EL			vacant since at least 1949		Vacant Site	NC
418	1645 Story Ave.	JFCB-425	1875-1899	C		Residential S	Residential S	C
419	1646 Story Ave.	JFCB-449	1850-1874	C		Residential S	Residential S	C
420	1648 Story Ave.	JFCB-450	1875-1899	C		Residential S	Residential S	C
421	1649 Story Ave.	JFCB-427	1850-1874	C		Residential S	Residential M	C
422	1650 Story Ave.	JFCB-451	1875-1899	C		Residential S	Residential S	C
423	1651 Story Ave.	JFCB-428	1850-1874	C		Residential S	Residential M	C
424	1652 Story Ave.	JFCB-452	1875-1899	C		Residential S	Commercial B	C
425	1653 Story Ave.	JFCB-429	1850-1874	C		Commercial R	Residential M	C
426	1656 Story Ave.	JFCB-453	1875-1899	C		Residential S	Commercial B	C
427	1657 Story Ave.	JFCB-430	1875-1899	C		Residential S	Residential M	C
428	1658 Story Ave.	JFCB-454	1825-1849	C		Residential M	Residential M	C
429	1661 Story Ave.	JFCB-431	1850-1874	C		Residential S	Residential M	C
430	1665 Story Ave.	JFCB-432	1875-1899	C		Residential S	Residential S	C
431	1667 Story Ave.	JFCB-433	1875-1899	C		Residential S	Residential S	C
432	1669 Story Ave.	JFCB-434	1850-1874	C		Residential S	Residential S	C
433	1675 R Story Ave.	JFL-1043-EL			vacant since at least 1949		Vacant Site	NC

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NR#	Address_Location	Site_No	Constructed	1976	Notes	Orig_Function	Current_Funct	2019
434	1675 Story Ave.	JFCB-435	1850-1874 (1860)	C		Residential S	Residential M	C
435	1677-1679 Story Ave.	JFCB-436	1875-1899	C		Residential S	Residential S	C
436	1681 Story Ave.	JFCB-437	1875-1899	C		Residential S	Residential S	C
437	1683 Story Ave.	JFL-1044-EL			vacant since at least 1949		Vacant Site	NC
438	1709 Story Ave.	JFL-1045-EL			vacant since at least 1949		Vacant Site	NC
439	1001 Washington St.	JFCB-224	1850-1874	C		Commercial B	Commercial B	C
440	1004 Washington St.	JFCB-214	1850-1874	C		Residential S	Residential S	C
441	1006 Washington St.	JFCB-215	1900-1924	C		Residential S	Commercial B	C
442	1006R Washington St	JFL-1046-EL			vacant since at least 1949		Vacant Site	NC
443	1007 Washington St.	JFCB-201	1900-1924	C		Residential S	Residential M	C
444	1008 Washington St.	JFCB-216	1875-1899	C		Residential S	Residential M	C
445	1010-1012 Washington St.	JFCB-699	1875-1899	C		Residential M	Residential M	C
446	1013 Washington St.	JFCB-202	1900-1924	C		Residential S	Residential S	C
447	1015 Washington St.	JFCB-203	1875-1899	C		Residential S	Residential S	C
448	1016 Washington St.	JFCB-700	1925-1949	NC		Commercial U	Commercial U	C
449	1017 Washington St.	JFCB-204	1875-1899	C		Residential S	Residential S	C
450	1019 Washington St.	JFCB-205	1875-1899	C		Residential S	Residential S	C
451	1021 Washington St.	JFCB-206	1875-1899	C	building demolished since 2011	Residential S	Vacant Site	NC
452	1023 Washington St.	JFCB-207	1875-1899	C		Residential S	Residential S	C
453	1025-1027 Washington St.	JFCB-208	1850-1874	C		Residential M	Residential M	C
454	1027 Washington St.	JFL-1047-EL	1850-1874	C		Residential S	Residential S	C
455	1029-1031 Washington St.	JFCB-210	1875-1899	C		Residential M	Residential M	C
456	1033 Washington St.	JFCB-211	1875-1899	C		Residential S	Residential S	C
457	1035-1037 Washington St.	JFCB-212	1850-1874	C		Residential M	Residential M	C
458	1037 Washington	JFL-1048-EL	1850-1874	C		Residential S	Residential S	C

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NR#	Address_Location	Site_No	Constructed	1976	Notes	Orig_Function	Current_Funct	2019
459	1038 Washington St.	JFCB-222	1900-1924	C		Residential S	Residential S	C
460	1039 Washington St.	JFCB-213	1875-1899	C		Residential M	Residential M	C
461	1040 Washington St.	JFCB-701	1875-1899	C		Commercial W	Commercial B	C
462	1043 Washington St.	JFL-1049-EL			buildings demolished in 1980s		Vacant Site	NC
463	1049 Washington St.	JFCB-254	1875-1899	C		Residential S	Residential M	C
464	1051-1053 Washington St.	JFCB-255	1875-1899	C		Residential S	Residential M	C
465	1057 Washington	JFL-1050-EL	1984				Industrial M	NC
466	1076-1078 Washington St.	JFCB-702	1875-1899	C		Commercial R	Commercial B	C
467	1101 Washington St.	JFCB-258	1925-1949	NC		Commercial B	Commercial B	C
468	1101 Washington St.	JFL-1051-EL	1947	NC			Commercial B	C
469	1205 Washington St.	JFCB-259	1900-1924	C		Commercial W	Commercial B	C
470	1300 Washington St.	JFCB-289	1875-1899	C		Residential S	Residential S	C
471	1301 Washington St.	JFCB-277	1875-1899	C		Residential S	Residential S	C
472	1303 Washington St.	JFCB-278	1875-1899	C		Residential S	Residential S	C
473	1304 Washington St.	JFCB-290	1875-1899	C		Residential S	Residential S	C
474	1305 Washington St.	JFCB-279	1875-1899	C		Residential S	Residential S	C
475	1306 Washington St.	JFCB-291	1875-1899	C		Residential S	Residential S	C
476	1307 Washington St.	JFL-1052-EL			buildings demolished in 1960s		Vacant Site	NC
477	1308 Washington St.	JFCB-292	1875-1899	C		Residential S	Residential S	C
478	1309 Washington St.	JFCB-280	1875-1899	C		Residential S	Residential S	C
479	1312 R Washington St.	JFCB-293	1850-1874	C		Residential S	Residential S	C
480	1313 Washington St.	JFCB-281	1875-1899	C		Residential S	Residential S	C
481	1314 Washington St.	JFCB-294	1850-1874	C		Residential S	Residential S	C
482	1315 Washington St.	JFL-1053-EL			buildings demolished in 1960s		Vacant Site	NC
483	1318 Washington St.	JFCB-295	1875-1899	C		Residential S	Residential S	C
484	1319 Washington St.	JFCB-703	1875-1899	C		Residential S	Residential S	C

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County and State

NR#	Address_Location	Site_No	Constructed	1976	Notes	Orig_Function	Current_Funct	2019
485	1320 Washington St.	JFCB-296	1875-1899	C		Residential S	Commercial B	C
486	1321 Washington St.	JFCB-283	1875-1899	C		Residential S	Residential S	C
487	1323 Washington St.	JFCB-284	1850-1874	C		Residential S	Residential S	C
488	1325 Washington St.	JFCB-285	1850-1874	C		Residential S	Residential S	C
489	1327 Washington St.	JFCB-286	1875-1899	C		Residential S	Residential S	C
490	1331 Washington St.	JFCB-287	1900-1924	C		Residential S	Residential S	C
491	1335 Washington St.	JFCB-288	1875-1899	C		Residential M	Residential M	C
492	1400 Washington St.	JFL-1054-EL	1950-1974	NC	vacant lot with garage at rear alley		Commercial B	NC
493	1401 Washington St.	JFCB-329	1875-1888	C		Residential S	Residential S	C
494	1402 Washington St.	JFL-1055-EL	1950-1974	NC	vacant lot with garage at rear alley		Commercial B	NC
495	1403 Washington St.	JFCB-330	1875-1899	C		Residential S	Residential S	C
496	1405 Washington St.	JFCB-331	1875-1899	C		Residential S	Residential S	C
497	1406 Washington St.	JFCB-704	1850-1874(1865-1866)	C		Religious C	Religious C	C
498	1406 Washington St.	JFCB-704.002	1900-1924	C		Religious CR	Religious CR	C
499	1407 Washington St.	JFCB-332 & 333	1875-1899	C		Residential S	Residential S	C
500	1409 Washington St.	JFCB-332 & 333	1875-1899	C		Residential S	Residential S	C
501	1411 Washington St.	JFCB-334	1875-1899	C		Residential S	Residential S	C
502	1413 Washington St.	JFL-1056-EL			buildings demolished in 1980s		Vacant Site	NC
503	1415 Washington St.	JFCB-335 (609)	1875-1899	C		Residential S	Residential S	C
504	1419 Washington St.	JFCB-336	1850-1874 (1873)	C		Government F	Commercial B	C
505	1420 Washington St.	JFCB-704.003	1925-1949	NC		Religious CS	Religious CS	C
506	1421 Washington St.	JFCB-337	1875-1899	C		Residential S	Residential S	C
507	1423 Washington St.	JFCB-338	1850-1874 (1870s)	C		Residential S	Residential S	C
508	1426 Washington St. (also 122	JFCB-345	1875-1899 (1875)	C		Commercial R	Residential M	C

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NR#	Address_Location	Site_No	Constructed	1976	Notes	Orig_Function	Current_Funct	2019
509	1513-1515 Washington St.	JFCB-377	1875-1899 (1885)	C		Residential S	Residential S	C
510	1517 Washington St.	JFCB-706	1875-1899	C		Residential S	Residential S	C
511	1523 Washington St.	JFL-1057-EL	1991				Commercial B	NC
512	1530 Washington St.	JFL-1058-EL	1965	NC			Commercial B	NC
513	1534 Washington St.	JFL-1059-EL	1997				Commercial B	NC
514	1535 Washington St.	JFL-1060-EL			buildings demolished in 1960s for I-64		Vacant Site	NC
515	1578 Washington	JFL-1061-EL			buildings demolished in 1980s		Vacant Site	NC
516	1621 Washington	JFL-1062-EL	1975-2000				Commercial U	NC
517	600 Washington	JFCB-634	1900-1924	C		Commercial W	Commercial B	C
518	601 Washington	JFL-1063-EL	1950-1974	NC			Commercial B	C
519	609 Washington St.	JFCB-705	1950-1974	NC		Commercial W	Commercial W	NC
520	614 Washington St.	JFCB-707	1850-1874			Residential S	Vacant Site	NC
521	615 Washington St.	JFCB-003	1875-1899 (1884)	C		Residential S	Residential S	C
522	617 Washington St.	JFL-1064-EL	1972 and 1982	NC	large building constructed 1972, small building constructed 1982		Industrial M	NC
523	700 Washington St.	JFCB-639	1925-1949	NC		Commercial B	Commercial B	C
524	709 Washington St.	JFCB-018	1850-1874 (1852)	C		Residential M	Residential M	C
525	713 Washington St.	JFL-1065-EL	1950-1974	NC			Commercial B	NC
526	718 Washington St.	JFL-1066-EL	1966	NC			Commercial B	NC
527	722 Washington	JFL-1067-EL			buildings demolished in 1980s		Vacant Site	NC

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NR#	Address_Location	Site_No	Constructed	1976	Notes	Orig_Function	Current_Funct	2019
528	723 Washington	JFL-1068-EL			buildings demolished in 1960s		Vacant Site	NC
529	724 E. Washington	JFCB-642	1875-1899	C		Commercial R	Commercial B	C
530	724 Washington	JFCB-641	1950-1974	NC		Commercial B	Commercial B	NC
531	729-731 Washington St.	JFCB-020	1850-1874 (1850)	C		Residential M	Commercial B	C
532	732 Washington	JFL-1069-EL			buildings demolished in 1960s		Vacant Site	NC
533	736 Washington	JFL-1070-EL	1974-2000		constructed as rear addition to 743 E Main		Commercial B	NC
534	738-742 Washington	JFL-1072-EL	1974-2000				Commercial B	C
535	743 Washington St.	JFCB-708	1850-1874	C		Commercial R	Commercial B	C
536	800 Washington St.	JFCB-084	1850-1874	C		Residential S	Residential M	C
537	801 Washington St.	JFCB-068	1875-1899 (1882)	C		Residential S	Residential M	C
538	802 Washington St.	JFCB-085	1850-1874	C		Residential S	Residential S	C
539	803 Washington St.	JFCB-067	1850-1874	C		Residential S	Residential M	C
540	804 Washington St.	JFCB-086	1850-1874	C		Residential S	Residential S	C
541	805 Washington St.	JFCB-067	1875-1899 (1879)	C		Residential S	Residential M	C
542	806 Washington St.	JFCB-087	1850-1874	C		Residential S	Residential M	C
543	808 Washington St.	JFCB-088	1850-1874	C		Residential S	Residential M	C
544	809 Washington St.	JFCB-069	1875-1899 (1895)	C		Residential S	Residential M	C
545	810 Washington St.	JFCB-089	1875-1899	C		Residential S	Residential S	C
546	812 Washington St.	JFCB-090	1875-1899	C		Residential S	Residential S	C
547	814 Washington St.	JFCB-091	1850-1874	C		Residential S	Residential S	C
548	815 Washington St.	JFCB-072	1850-1874 (1853)	C		Residential S	Residential S	C
549	818 Washington St.	JFCB-092	1875-1899	C		Residential S	Residential S	C
550	819 Washington St.	JFCB-073	1875-1899	C		Residential S	Residential S	C
551	820 Washington St.	JFCB-093	1875-1899	C		Residential S	Residential S	C
552	821 Washington St.	JFCB-074	1850-1874	C		Residential S	Residential S	C

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NR#	Address_Location	Site_No	Constructed	1976	Notes	Orig_Function	Current_Funct	2019
553	822 Washington St.	JFCB-094	1900-1924	C		Residential S	Residential S	C
554	823 Washington St.	JFCB-050	1850-1874	C		Residential S	Residential S	C
555	824 Washington St.	JFCB-095	1875-1899	C		Residential S	Residential S	C
556	825 Washington St.	JFCB-076	1850-1874	C		Residential S	Residential S	C
557	827 Washington St.	JFCB-077	1850-1874 (1852)	C		Residential S	Residential M	C
558	828 Washington St.	JFCB-096	1850-1874	C		Residential S	Residential S	C
559	829 Washington St.	JFCB-052	1825-1849 (1847)	C		Residential S	Residential M	C
560	831-833 Washington St.	JFCB-079	1850-1874 (1870)	C		Residential M	Residential M	C
561	834 Washington	JFL-1074-EL	1965-1971, 1974-1992	NC	phased construction		Commercial B	C
562	834 Washington	JFL-1075-EL	1965-1971, 1974-1992		phased construction		Commercial B	C
563	834 Washington	JFL-1076-EL	1965-1971, 1974-1992		phased construction		Commercial B	C
564	835 Washington St.	JFCB-081	1875-1899	C		Residential S	Residential S	C
565	836 Washington St.	JFL-1077-EL	1965-1971, 1974-1992		part of 834 E Washington		Commercial B	C
566	837-839 Washington St.	JFCB-082	1850-1874	C		Residential	Residential M	C
567	841 Washington St.	JFCB-083	1850-1874	C		Residential S	Commercial R	C
568	900 Washington St.	JFL-1078-EL			buildings demolished in 1960s		Vacant Site	NC
569	901 Washington St.	JFL-1079-EL			buildings demolished in 1980s		Vacant Site	NC
570	902 Washington St.	JFCB-171	1875-1899	C		Residential S	Residential S	C
571	904 Washington St.	JFCB-172	1875-1899	C		Residential M	Residential S	C
572	905 Washington St.	JFCB-155	1875-1899	C		Residential S	Residential S	C
573	906-908 Washington St.	JFCB-173	1875-1899	C		Residential M	Residential M	C
574	907 Washington St.	JFCB-156	1875-1899	C		Residential S	Residential S	C
575	908 Washington St.	JFCB-173	1875-1899	C	connected to 906 E Washington as rowhouse	Residential M	Residential M	C

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NR#	Address_Location	Site_No	Constructed	1976	Notes	Orig_Function	Current_Funct	2019
576	909 Washington St.	JFCB-157	1875-1899	C		Residential S	Residential S	C
577	911 Washington St.	JFCB-159	1850-1874	C		Residential S	Residential M	C
578	913 Washington St.	JFL-1081-EL			vacant since at least 1949		Vacant Site	NC
579	915 Washington St.	JFCB-160	1850-1874 (1870)	C		Residential M	Residential S	C
580	917 Washington St.	JFCB-161	1875-1899	C		Residential S	Residential S	C
581	919 Washington St.	JFCB-162	1875-1899	C		Residential S	Residential S	C
582	921-923 Washington St.	JFCB-163	1875-1899	C		Residential M	Residential M	C
583	923 Washington St.	JFCB-163	1875-1899	C	connected to 921 E Washington as rowhouse	Residential M	Residential M	C
584	925 Washington St.	JFCB-164	1875-1899	C		Residential S	Residential S	C
585	927 Washington St.	JFCB-165	1900-1924	C		Residential S	Residential S	C
586	929 Washington St.	JFL-1083-EL	1983				Residential M	NC
587	932 Washington St.	JFL-1084-EL	1984				Residential M	NC
588	933 Washington St.	JFCB-168	1875-1899	C		Residential S	Residential S	C
589	934 Washington	JFL-1085-EL	1984		connected to 932 E Washington		Residential M	NC
590	935 Washington St.	JFCB-169	1875-1899	C		Residential S	Residential S	C
591	936 Washington St.	JFCB-176	1875-1899	C		Residential S	Residential S	C
592	938 Washington St.	JFCB-177	1875-1899	C		Residential S	Residential S	C
593	939 Washington St.	JFCB-170	1875-1899	C		Residential S	Residential S	C
594	944 Washington St.	JFL-1086-EL			buildings demolished in 1960s		Vacant Site	NC
595	103 Webster St.	JFCB-709	1875-1899	C		Residential S	Residential M	C
596	120 Webster St.	JFCB-297	1850-1874 (1870)	C		Industrial M	Commercial P	C
597	126 Webster St.	JFCB-710	1875-1899	C		Residential S	Residential S	C
598	108 Wenzel St.	JFL-1087-EL			buildings demolished in 1960s		Vacant Site	NC

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NR#	Address_Location	Site_No	Constructed	1976	Notes	Orig_Function	Current_Funct	2019
599	111 Wenzel St.	JFCB-711	1925-1949	NC		Residential S	Residential S	C
600	113 Wenzel St.	JFCB-712	1925-1949	NC		Residential S	Residential S	C
601	115-117 Wenzel St.	JFCB-713	1875-1899	C		Residential M	Residential M	C
602	125 Wenzel St.	JFL-1088-EL			buildings demolished in 1960s		Vacant Site	NC
603	127 Wenzel St.	JFL-1089-EL			buildings demolished in 1960s		Vacant Site	NC
604	131 Wenzel St.	JFL-1090-EL			buildings demolished in 1960s		Vacant Site	NC
605	133 Wenzel St.	JFL-1091-EL			buildings demolished in 1960s		Vacant Site	NC

Properties Proposed for addition to the Butchertown Historic District

NR#	Address_Location	Site_No	Constructed	Orig_Function	Current_Funct	2018
606	237 Adams St.	JFL-1092-EL			Commercial B	C
607	240 Adams St.	JFL-1093-EL			Commercial B	C
608	242 Adams St.	JFL-1094-EL			Vacant Site	NC
609	243 Adams St.	JFL-1095-EL			Commercial B	C
610	244 Adams St.	JFL-1096-EL			Vacant Site	NC
611	245 Adams St.	JFL-1097-EL			Vacant Site	NC
612	245 Adams St.	JFL-1098-EL			Vacant Site	NC
613	247 Adams St.	JFL-1099-EL			Commercial B	C
614	247 R Adams St.	JFL-1100-EL			Vacant Site	NC
615	147 Clay St.	JFCB-614	1925-1949	Commercial B	Commercial B	C
616	147 Clay St.	JFL-1101-EL			Commercial B	C
617	149 Clay St.	JFL-1102-EL			Vacant Site	NC
618	153 Clay St.	JFL-1103-EL			Vacant Site	NC
619	155 Clay St.	JFL-1104-EL			Vacant Site	NC
620	157 Clay St.	JFL-1105-EL			Vacant Site	NC
621	159 Clay St.	JFL-1106-EL			Vacant Site	NC
622	163 Clay St.	JFL-1107-EL			Commercial B	C
623	711 Franklin St.	JFL-1108-EL			Vacant Site	NC
624	713 Franklin St.	JFL-1109-EL			Vacant Site	NC
625	1321 Main St.	JFCB-628	1875-1899	Residential S	Residential S	C

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626	1323 Main St.	JFCB-629	1875-1899	Residential S	Residential S	C
627	1325 Main St.	JFCB-630	1875-1899	Residential S	Residential S	C
628	1327 Main St.	JFCB-631	1875-1899	Residential S	Residential S	C
629	1329 Main St.	JFCB-632	1875-1899	Residential S	Residential S	C
630	1331 Main St.	JFCB-633	1875-1899	Residential S	Residential S	C
631	1421 Mellwood Ave.	JFCB-645	1950-1974	Commercial U	Commercial U	NC
632	1429 Mellwood Ave.	JFCB-646	1900-1924	Residential S	Residential S	C
633	1431 Mellwood Ave.	JFCB-647	1900-1924	Residential S	Residential S	C
634	1433 Mellwood Ave.	JFCB-648	1900-1924	Residential S	Residential S	C
635	1435 Mellwood Ave.	JFCB-649	1900-1924	Residential S	Residential S	C
636	1437 Mellwood Ave.	JFCB-650	1900-1924	Residential S	Residential S	C
637	1439 Mellwood Ave	JFL-1110-EL			Vacant Site	NC
638	1441 Mellwood Ave	JFL-1111-EL			Vacant Site	NC
639	1443 Mellwood Ave	JFL-1112-EL			Vacant Site	NC
640	1445 Mellwood Ave.	JFCB-651	1900-1924	Residential S	Residential S	C
641	1447 Mellwood Ave.	JFCB-652	1900-1924	Residential S	Residential S	C
642	1449 Mellwood Ave.	JFCB-653	1925-1949	Residential S	Residential S	C
643	1451 Mellwood Ave.	JFCB-654	1900-1924	Residential S	Residential S	C
644	1453 Mellwood Ave.	JFCB-655	1900-1924	Residential S	Residential S	C
645	1455 Mellwood Ave.	JFCB-656	1875-1899	Residential S	Residential S	C
646	1457 Mellwood Ave	JFL-1113-EL			Vacant Site	NC
647	1459 Mellwood Ave.	JFCB-657	1850-1874	Residential S	Unknown	NC
648	1463 Mellwood Ave.	JFCB-658	1900-1924	Residential S	Residential S	NC
649	1465 Mellwood Ave.	JFCB-659	1900-1924	Unknown	Commercial B	C
650	1467 Mellwood Ave.	JFCB-660	1900-1924	Residential S	Residential S	C
651	1501 Mellwood Ave.	JFCB-661	1925-1949	Commercial B	Commercial B	NC
652	1505 Mellwood Ave.	JFCB-662	1875-1899	Residential S	Commercial B	C
653	1507 Mellwood Ave.	JFCB-663	1850-1874	Residential S	Residential S	C
654	1509 Mellwood Ave.	JFCB-664	1850-1874	Residential S	Residential S	C
655	1511 Mellwood Ave.	JFCB-665	1850-1874	Residential S	Commercial B	C
656	1513 Mellwood Ave.	JFCB-666	1850-1874	Residential S	Commercial B	C
657	1515 Mellwood Ave.	JFCB-667	1925-1949	Commercial B	Commercial B	C
658	1519 Mellwood Ave.	JFCB-668	1850-1874	Residential S	Residential S	C
659	1521 Mellwood Ave.	JFCB-669	1850-1874	Residential S	Residential S	C

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8. Statement of Significance

Applicable National Register Criteria	Areas of Significance
<input checked="" type="checkbox"/> A Property is associated with events that have made a significant contribution to the broad patterns of our history.	ARCHITECTURE COMMUNITY PLANNING AND DEVELOPMENT
<input type="checkbox"/> B Property is associated with the lives of persons significant in our past.	ETHNIC HERITAGE/European
<input checked="" type="checkbox"/> C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.	INDUSTRY COMMERCE SOCIAL/HUMANITARIAN
<input type="checkbox"/> D <u>Property</u> has <u>yielded</u> , or is likely to yield, information important in prehistory or history.	Period of Significance 1800-1966
Criteria Considerations Property is:	
<input type="checkbox"/> A Owned by a religious institution or used for religious purposes. <input type="checkbox"/> B removed from its original location. <input type="checkbox"/> C a birthplace or grave. <input type="checkbox"/> D a cemetery. <input type="checkbox"/> E a reconstructed building, object, or structure. <input type="checkbox"/> F a commemorative property. <input type="checkbox"/> G less than 50 years old or achieving significance within the past 50 years.	Significant Dates 1931, 1937, 1948, 1966 Significant Person Cultural Affiliation
	Architect/Builder Druiding, Adolph D.X. Murphy & Co.

Period of Significance: The Period of Significance begins with the construction of the district's earliest extant property. The POS ends in 1966.

Criteria Considerations: N/A

Statement of Significance

Summary Paragraph

This nomination for the Butchertown Historic District proposed an expansion of boundaries of the original Butchertown Historic District, listed in 1976 (NRIS: 76000900), as well as expanding the period of significance. The expanded district is a mixed-use district located in Louisville, Jefferson County that is currently part of a local historic district and an integral part of the Butchertown neighborhood. This nomination seeks to unite previously listed resources within their common context, as well as better reflect the core of the neighborhood with appropriate boundaries.

When the first NRHP nominations in Louisville were prepared, there was no requirement that the proposed district be intensively surveyed. Thus, the surveyed resources were illustrative of the context of the district, not exhaustive. While the 1976 NRHP nomination of Butchertown encompassed some 460 buildings, only 64 of those were ever surveyed and placed in the Historic Sites Survey Database, nor a list prepared of contributing/non-contributing resources.

Butchertown Historic District was listed under NRHP Criteria A and C, and though there is no stated period of significance, it can be inferred from the nomination that it covers the period from 1800 to 1926.

The architecture of the district reflects the long development and decline of the district, from the early 19th century through the mid-20th century. The architecture of the district reflects the mix of uses from residential to industrial, the ebb and flow of investment in the neighborhood, and the industries that helped to establish the identity of the district, both at its founding and into the present. From nearly any vantage point within the district, each type of building is visible, giving the area a pedestrian scale and a clear sense of place.

HISTORIC CONTEXT: THE DEVELOPMENT AND DECLINE OF BUTCHERTOWN, 1790-1961

Research Note:

The developmental history of Butchertown was found mostly in the Survey Update of Butchertown, Phoenix Hill, Downtown Louisville, and River Road report completed as a stipulation in the Louisville Southern Indiana Ohio River Bridges (LSIORB) Project Memorandum of Agreement.¹ Other portions of the context were taken from the Butchertown Historic Preservation Plan created as a stipulation of the MOA for the Ohio River Bridges Project.

¹ Brother, Janie-Rice, Kennedy, Rachel, Ryall, Jennifer, and Stottman, Jay. *A Survey Update of Butchertown, Phoenix Hill, Downtown Louisville and River Road (KAS Report No. 181)*. Report on file at the Kentucky Heritage Council. November, 2010.

EARLY SETTLEMENT OF BUTCHERTOWN

Prior to the establishment of the Butchertown neighborhood, much of the area was farmland owned by Colonel Frederick Geiger, a veteran of the Revolutionary War, the 1811 Battle of Tippecanoe, and War of 1812. The Geiger family immigrated from Maryland to Kentucky about 1781 as part of a group of fifty settlers led by Geiger's brother-in-law Jacob Funk. Funk had purchased 763 acres of a 2,000-acre land grant awarded to William Henry Harrison, and the Funks and Geigers may have claimed land in the Louisville area that was awarded to them as compensation for military service.²

In 1790, Geiger bought land on Beargrass Creek and, by 1793, he owned 700 acres in the area that would become Butchertown. By 1797, he had petitioned the County for permission to erect a grist mill and saw mill on the "sinking fork" (Middle Fork) of Beargrass Creek, at the location of a previous mill constructed by David Barber. Local historians have tentatively identified the remnants of the mill's foundation along Beargrass Creek near present-day I-64. The mill was located near Geiger's Federal-style brick home that still stands near the corner of present-day Frankfort and Story Avenues. The front part of the home is reported to date from the 1790s and is likely the oldest brick structure in Butchertown.³

By 1802, Geiger also owned farmland fronting the Ohio River near Towhead Island. Geiger constructed a road (modern-day Geiger Street) from the Bardstown Turnpike north to the Ohio River. The orientation of this street is continued in the present-day street grid pattern of much of Butchertown.⁴

Beginning in the late-1820s, other Louisville entrepreneurs developed a network of turnpikes that reached out to the city's agricultural hinterlands. The area's early growth was closely linked to Frankfort Pike and Shelbyville Road, corridors that connected Louisville to the interior, and the forks of Beargrass Creek, which together nearly enclose the neighborhood and define its boundaries and character.⁵

IMMIGRATION AND GROWTH

What is now Butchertown was mostly annexed into Louisville in 1827, just as German immigrants began to trickle into the area. The area had been the focus of intense development for some time as credit had become available through local banks several years prior and the small city was expanding to the south and the east.⁶ Several years later the German trickle became a flood. By 1850, there were 7,537 German immigrants in Louisville. This influx of immigrants encouraged the development of large swaths of land in the burgeoning city of Louisville. In general, German peoples settled in newly developed neighborhoods near Phoenix Hill Knob, known as Phoenix Hill, Germantown, and Butchertown. Most of Phoenix Hill and Butchertown was annexed earlier as Preston's Enlargement, but Germans placed their own cultural stamp on the neighborhoods. Irish immigrants also located in Phoenix Hill and Butchertown; however, they tended to cluster in the West End. To accommodate the significant population in Butchertown, the remainder of the neighborhood was annexed to the city in 1854.⁷

Antebellum development by German immigrants was considerable. Several German churches, of either the Protestant or Catholic faith, were established in the Phoenix Hill area – many of which held services in their native tongue. St John's German Evangelical Church (JFCH-23, for example, was founded in 1843 and is

² Butchertown Historic Preservation Plan, 11/5/2012

³ Butchertown Historic Preservation Plan, 11/5/2012

⁴ Butchertown Historic Preservation Plan, 11/5/2012

⁵ Butchertown Historic Preservation Plan, 11/5/2012

⁶ Brother, p. 60.

⁷ Brother, p. 67.

represented today by an 1866 building at Clay and Market Streets in Phoenix Hill. Additionally, a new building for St. Boniface Catholic Church was dedicated in 1838 at Jackson and Greer, also in Phoenix Hill. Germans in Butchertown established the German-American Civic School in 1854. Social clubs, newspapers, and cultural societies were founded during this time period as well. Prominent among the newspapers was the Louisville Anzeiger (1849) and the radical Herold des Westen (1852). Singing societies, such as the Liederkrantz (1848), and gymnastic association, the Louisville Turngemeinde (Turners) of 1850, further added to the lively German cultural scene.⁸

German Americans established businesses and developed industry in early Louisville as well. German butchers built tidy homes that included slaughterhouses at the rear of their properties in Butchertown. In general, products of this small cottage industry, such as sausage, were marketed to local residents. Antebellum German butchers of significant note include: Leibold Kliesendorf, William and Gottfried Kriel, Conrad Schoel, Frank Hammer, and Fred Leib. Later in the nineteenth century, these smaller operations were consolidated into larger commercial enterprises.⁹

Germans also participated in various related industries, such as tanneries, soap and tallow factories, cooperages, wagon and harness shops, and feed stores. Breweries were among other operations dominated by Germans in mid-century Louisville. The Anglo-Saxon establishment looked on in wonder as Germans drank on Sundays and enjoyed live music at outdoor establishments such as the Woodland Gardens (1849) near Butchertown. Apparently, native-born Americans were joining in the fun, as the Louisville Daily Courier noted, “These make each Sunday a Saturnalia and with all their might are attempting to Europeanize our population. Americans are ever fond of novelties, especially if brought from across the water, and it is amusing to see how they perfectly adapt to enjoying German music and Lager Beer...in a pleasant retreat like that of the Woodland.”¹⁰

ESTABLISHMENT OF INDUSTRY

Whereas in 1839, only \$864,000 was invested in manufacturing, by the mid- 1850s, this number had risen to over \$4 million. The variety of operations in antebellum Louisville is impressive. Factories were established that produced goods such as jean cloth, carriages and wagons, farm implements, bricks, candles and soap, pork and beef products, lumber, flour, machinery, architectural ironwork, hemp rope and bags, pottery, railroad girders, steamboat engines, and boilers.¹¹

Butchering/Slaughterhouses

Most importantly to Butchertown's development were the skilled German butchers. Early on they set up shops along Frankfort Pike and Story Avenue. They built homes fronting the street with small slaughterhouses at the rear of their properties, alongside Beargrass Creek. Farmers and drovers delivered their herds to the slaughterhouses, which processed the animals, discarding of wastes into the nearby creek. Processed meat was then hauled to the wharves in Louisville for shipment to market by steamboat.¹²

Between 1834 and the Civil War, Louisville competed with Cincinnati for the title “Porkopolis.” In 1845, the city’s four largest slaughterhouses processed about 70,000 animals annually. By 1850, the city’s six largest plants processed nearly 180,000 animals per year. The Butchertown neighborhood prospered because of its

⁸ Brother, 67.

⁹ Brother, 68.

¹⁰ Brother, 69.

¹¹ Brother, 71.

¹² Butchertown Historic Preservation Plan, 11/5/2012

location near the northern terminus of the Louisville and Nashville (L&N) Railroad during the second half of the century. During the 1850s, Louisville was the nation's second-largest pork packing center, butchering over 300,000 hogs annually.¹³

After the Civil War, the gradual expansion of livestock production in the South, the development of the transcontinental railroad network, and the concentration of the livestock industry at new western railroad termini such as Chicago, Omaha, St. Louis and Kansas City cut into Louisville's shipping business and severely eroded the city's standing as a national meatpacking center. Nevertheless, the decades following the Civil War marked Butchertown's most successful years, as Louisville remained a regional packing leader.¹⁴

In the early twentieth century, Butchertown's family-owned meat packers faced increasing competition from large national packers who used mass production techniques. Indeed, by 1902, both the Swift and Armour corporations had established plants in Louisville. Local firms retained a significant share of the market, however, until well into the twentieth century.¹⁵

Livestock-related

Inns¹⁶

Inns were opened to accommodate drovers, with associated pens and corrals to hold the animals. One of these inns, the Bourbon House, built in 1834, eventually became the Bourbon Stockyards. Until its closure in 1999, it was the oldest operating stockyard in the United States.

Tanneries¹⁷

The historic Sanborn maps show numerous tanneries scattered across Butchertown in the late-nineteenth century. The Charles Stoecker Tannery was located on Lost Alley (now Stocker Alley), while the Frantz Tannery (noted as D. Frantz and Sons on the 1905 Sanborn) was located at the corner of Franklin and Buchanan Streets. The Ulmer Tannery was located on Story Avenue near Webster.

Tanneries, like commercial stockyards, tended to occupy a large footprint, with specialized structures housing the different functions of the tannery. Structures tended to be of frame or brick construction (concrete after the turn of the twentieth century), with clerestories or skylights providing light to the workers below. It is not clear how much fenestration was on the main elevations of processing structures; it is likely that fenestration was minimal, and natural light procured through skylights and the like. There would have been pens for the livestock, a space for slaughtering the animals, cold storage structures, ice-houses and rendering rooms.

Soap and Candle Fabrication¹⁸

The historic Sanborn maps provide some of the only evidence of these resources, most of which have long since disappeared from the landscape. For example, in 1892, the Fabel Soap and Candle Company at 79 Maiden Lane manufactured both products in a two-story brick structure with frame additions. The Ambrose Klug Soap Company operated at the back of the lots that today consist of 1647 through 1651 Story Avenue. The National Oak Leather Tannery at 1201 Story Avenue (JFCB-263) operated as the Magic Keller Soap Company for a

¹³ Butchertown Historic Preservation Plan, 11/5/2012

¹⁴ Butchertown Historic Preservation Plan, 11/5/2012

¹⁵ Butchertown Historic Preservation Plan, 11/5/2012

¹⁶ Brother, 335.

¹⁷ Brother, 340.

¹⁸ Brother, 344.

number of years in the twentieth century. The narrow design of the front portion of that structure, combined with the numerous windows, made it perfect for manufacturing.

Breweries¹⁹

Other early influences on the neighborhood were local breweries and beer gardens. Louisville breweries operated primarily on the local level throughout most of the nineteenth century. Beer production can even be seen as a neighborhood industry, rather than a city industry, as dozens of small neighborhood breweries produced beer that was consumed within that neighborhood. There several reasons for this very localized production model; beer was highly perishable, transporting beer by horse-drawn wagons limited distribution and many breweries combined their industrial production with on-site saloons.²⁰

Historically, breweries in Louisville were located in neighborhoods, among commercial and residential buildings. Breweries typically included several structures, usually constructed of brick, with a few frame buildings, each of which had specific production functions. Although some structures in a brewery complex may have been built as separate units, historic Sanborn maps show that the structures were usually all connected. Extant breweries, then, may appear to be composed of one structure when in reality that one structure consists of numerous continuous structures. Buildings found within a brewery complex would, of course, depend on the size and scope of the company, but examples include cold storage (and ice storage) buildings, brew houses, mill houses, engine houses, mechanical plants, warehouses, beer vaults, barrel wash structures, and bottling structures.²¹

Frank Rettig began operating a brewery at 1400 Story Avenue, at the corner of Story and Webster in Butchertown in 1865. He sold the venture to Charles Hartmetz in 1873; Hartmetz ran the business until 1887. Upon his death that year, his widow, Magdalena Hartmetz ran the brewery in conjunction with John F. Oertel, who had been brew master of the Franklin Street brewery. By 1892, Oertel owned the entire brewery, and in 1906, the Oertel Brewing Company incorporated. Oertel and two other men, William Rueff and Louis Bauer, owned all of the original stock. The brewery burned in 1908, was rebuilt in 1909, and in 1912, a new bottling plant was constructed at 1332 Story, on the other side of Webster Street from the brewery.²² The brewery operated until 1961 when it was purchased by Brown-Forman and then closed in 1967.²³

Bakeries

Like beer, bread products were highly perishable, and bakeries during the nineteenth century were localized and served small areas within neighborhoods. The structures that housed bakeries or bake houses from the nineteenth century were very similar to other commercial/residential structures, such as groceries. They were usually two stories, either frame or masonry, with a storefront on the ground floor for selling baked goods, and living quarters on the second story. The utilitarian spaces for preparing baked goods were confined to the rear of the main structure, usually in a series of additions.

¹⁹ Brother, 347

²⁰ Brother, 347

²¹ Brother, 347

²² Brother, 347

²³ Brother, 347

Manufacturing

Textiles

Toward the end of the 19th century, Louisville was a national leader in textile production. Most of the production centered around wool, which was easy to get into Louisville, the same way cattle and hogs were and came from the same areas. Once wool production shifted from the northeast to the southeast most of the mills went out of business, but some shifted to cotton production and were quite successful. Butchertown was as good for these industrial businesses as others, bringing raw cotton from the south and shipping finished products up and down the Ohio River or putting it back on the railroad to anywhere else in the country.

GROWTH AND DEVELOPMENT OF THE NEIGHBORHOOD 1870-1900

Population growth throughout the late nineteenth century was steady in the city and county. Louisville reported a 22.8 percent growth rate in 1870, as opposed to the 48.1 percent rate from the 1860s. Louisville's overall population was 68,033 in 1860 and the century closed with 204,731 persons in residence, ranking it eighteenth among all U.S. cities. Jefferson County grew as well from 89,404 in 1860 to 232,459 in 1900. If adjusted to subtract Louisville from the county enumeration, the figures would reflect 21,371 in 1860 and 27,728 in 1900. Much of the county population growth in the late nineteenth century, however, reflects suburbanization, as many smaller suburbs surrounding Louisville, such as Crescent Hill, would be included in county population figures.²⁴

As before the war, Louisville's economy was focused on commerce with a greater number of new enterprises involved in manufacturing. In 1869, at the height of southern reconstruction and thus a weak economy, Louisville's exports were valued at \$137million. Among the items dominating this trade were: alcohol, beer and ale, barley and barley malt, butter, brooms, cotton, coal, livestock, meat, corn, coffee, dry goods, flour, hops, oats, rye, wheat, and tobacco. Tobacco trade formed a large portion of Louisville's commercial economy in the late nineteenth century with over one-third of the national crop output handled in the city in 1885-86. Along with this continuity in exports and imports, there was a sharp decline in commission merchants. They were replaced by wholesale and retail stores. Between 1871 and 1883, wholesale and retail stores expanded from 276 to 1,555, while commission merchants declined from 107 to 60.²⁵

Louisville became a strong manufacturing town in this time period, as "the number of manufacturing establishments spiraled upward from 436 in 1860 to 1,108 in 1880, while capital investment jumped from \$5 million to \$21.67 million." As a result, employment in manufacturing rose from 7,396 in 1860 to 17,448 in 1880 with an output value estimated at \$14.2 million in 1860 and \$35.4 million in 1880.²⁶

In general, industry was located in the same areas as before the war: east and west of the central business core. It was not until the early twentieth century that industrial operations moved to newly developed suburban areas. To the east, the Point was transformed to serve as an industrial and working-class residential district with the addition of new sawmills, shipyards, and railroad-related commercial endeavors. As a result of encroachment as well as frequent flooding, the Point's former residents moved from their sylvan retreat in the late 1860s/early 1870s to property along the bluffs on River Road beyond the new water works.²⁷

In addition to booming industry along the Point, Butchertown was the new central manufacturing focus east of downtown. "The post-war years brought a wave of new development [to Butchertown]: Louisville's largest

²⁴ Brother, 79.

²⁵ Brother, 80.

²⁶ Brother, 80.

²⁷ Brother, 82.

woolen mill, a chair factory, breweries, and a distillery.” Louisville was one of the largest wool producers in the country during the nineteenth century; the woolen mill in Butchertown was likely the Kentucky Woolen Mills, located on Story Avenue (Hadley Pottery Building, JFCB-401).²⁸

Diversity

One of Butchertown’s most distinctive characteristics is the diversity of the area’s land use and the close juxtaposition of residential, commercial, and industrial buildings. Within the neighborhood residential, commercial, and industrial buildings of historic and architectural significance create a cohesive mid-nineteenth to mid-twentieth century urban setting. The district’s boundaries provide clear dividing lines between areas of mixed-use, with substantial surviving historical fabric, and blocks that are either completely industrial-commercial in character or comprised entirely of post-1950s construction.²⁹

The mixing of residential, commercial, and industrial architecture goes as far back as the beginning of the neighborhood when the original German butchers arrived and ran slaughterhouses from the rear of their residential lots. This early mix is visible in the earliest Sanborn maps and continues to the most recent maps, updated as recently as 1951. Further evidence is spelled out in the city directories, with street listings alternating between commercial and industrial businesses and residences.

Core Areas

Despite the mix of each use at the block level, there are some generalizations that can be ascertained from district level mapping. This mapping, done as a part of the Ohio River Bridges Project survey in 2010 through 2012 reveals that there are certain areas that are predominantly residential and that these areas, have survived being located between the industrial areas to the north, which benefits from railroad access, and the commercial areas along the south of the district, which benefit from the main corridors running into downtown.

PERIOD OF STAGNATION, GROWTH, THEN COLLAPSE 1900-1931

Setting the Stage

Along with population, industrial growth slowed in early twentieth century Louisville. Before the First World War, there was an annual increase in manufacturing production with over \$100 million invested by 1910. Additionally, wages and salaries doubled, “rising to nearly \$28 million.” On the other hand, there were fewer factories and industrial employment decreased. These statistics indicate that the forces of consolidation were at play. In other words, fewer unskilled workers were using machinery to do the job of numerous skilled workers. Competitively, this meant that larger, national corporations bought up smaller local enterprises and either shut them down or retooled them for higher efficiency and better profits. An example of a Louisville-based consolidated enterprise was Ahrens and Ott Manufacturing Company. Under the leadership of Theodore Ahrens, the company consolidated nine smaller plumbing fixture manufacturers across the country to form the locally-based Standard Sanitary Manufacturing Company in 1900. Other small local industries were consumed by large national corporations. Local papermaking and leather work, for example, were no longer performed in the city after the turn-of-the-century, due to consolidations. This trend continued throughout the twentieth century.³⁰

²⁸ Brother, 82.

²⁹ Butchertown Historic Preservation Plan, 11/5/2012

³⁰ Brother, 98.

In addition to nineteenth-century commodities, new factories were established to produce diverse goods in the early 1900s. These items include: “brass and copper products, cider vinegar and pickles, chewing gum, plumber’s supplies, monuments and tombstones, brick and paving materials, wooden and paper boxes, tool handles, and electrical and surgical instruments.” However, Louisville capital remained invested largely in whiskey distilling and tobacco products, which proved to be less than fruitful, given the impact of national prohibition in 1920 and the earlier limited wartime prohibition. Also, tobacco markets were moving closer to the associated fields, possibly due to the flexibility furnished by the motor car/truck, leaving Louisville coffers somewhat bare.³¹

World War I, along with the efforts of the LIF, brought renewed economic prosperity after a prolonged period of stagnation. The First World War played an important role in the city’s economic increases. “In 1916, bank clearings totaled approximately \$942.4 million, an increase of nearly \$300 million since 1914, the depth of the city’s mid-decade recession. But during the war years, clearings surpassed the billion dollar mark, reaching \$1.03 billion in 1917 and nearly \$1.2 billion in 1918.” Though clearings were significantly less following conclusion of the war, the stage had been set to move forward.³²

Suburbanization

New middle-class white suburban areas developed exponentially in the 1920s. Subdivisions, such as Audubon Park, Edgewood, Schnitzelburg, and Parkway Village to the east and south of downtown, became high growth areas in the 1920s. The former Camp Zachary Taylor property was also a fashionable residential locale. Interestingly, the camp property was sold in small pieces in order to dispose of it rapidly. As a result of this and the lack of a centralized administrative body, the area developed in a “scattered and disorderly” pattern. Fifteen small subdivisions, some of which only contained a few blocks, were platted during the 1920s. Other parcels were small enough to have been developed for the use of a single individual. Water and other utilities became a difficulty due to issues with pre-existing lines used by the Army as well as a lack of adequate planning.³³

The result of the enormous population shift to the suburbs was disinvestment in central city neighborhoods. The downtown remained healthy in terms of commerce and entertainment, as witnessed by a significant 1920s building boom along Broadway and Fourth Street, which included the 1923 Brown Hotel (JFCD-174), the 1928 Heyburn building, and the 1921 Rialto Theatre. The neighborhoods surrounding the core, though, experienced significant population loss. Former middle-class white residents increasingly found it affordable to move to the new suburbs to the east and south of the city. Historian Kramer notes, “Data compiled by the City Planning and Zoning Commission in 1932 indicate that nearly every census tract between 10th Street, the Ohio River, Wenzel Avenue, and Broadway lost one-fourth to one-half of its population between 1910 and 1930.” Neighborhoods, such as Butchertown, Phoenix Hill, Limerick, and portions of Old Louisville were affected. As noted previously, this movement left the core residential areas to indigent families and absentee landlords. Properties began to decline in appearance.³⁴

³¹ Brother, 98.

³² Brother, 102.

³³ Brother, 106.

³⁴ Brother, 107.

Streetcars and the Automobile

Among the rationales for moving to the new suburban areas was the ability to commute easily to and from the city core. Transportation in the 1910s and 1920s across the dispersed metropolitan area was accomplished through the streetcar, the interurban train, and increasingly the personal automobile.³⁵

Automobiles became more affordable in the early twentieth century, due to mass production methods introduced by Henry Ford. The other factor necessary to the widespread use of the car was the availability of good roads. By the 1920s, the popularity of the automobile and state/federal policies fostered the construction of new, evenly paved roads. In Louisville, in fact, there were 291 miles of paved streets within city limits and another 306 miles that remained unpaved in the mid-1920s. Downtown streets were overtaken by the car as early as the 1910s. It became such a problem that parking was limited to one hour in the city center. Other measures taken were installation of the first semaphores (early traffic controls) in town to regulate traffic and safety islands at streetcar stops to protect pedestrians exiting trains.³⁶

New Zoning in 1931

In 1927 an ordinance was passed to create a City Planning Commission. However, the state had failed to pass enabling legislation during its previous session, which meant the new commission had no power to actually zone or plan anything. Nonetheless, consultants were hired to begin addressing the growth issues of Louisville and the mass use of the automobile.

The legislature soon passed enabling legislation and the Planning Commission's designs were put into affect. In 1931, Louisville's new zoning laws designated the entire Butchertown neighborhood as industrial. Following the devastating flood of 1937 many houses in the area were demolished. Housing stock in the neighborhood continued to deteriorate during the 1940s and 1950s, as area residents moved to the suburbs.³⁷

The Great Depression

Louisville of the early 1930s was severely impacted by the Great Depression. Some observers, such as LIF president Frank Ayres, felt that the situation was akin to the numerous panics of the nineteenth century that would surely be righted in good time. Historian Yater notes that many Louisvillians thought the affair would be brief and was only, "a healthy corrective to an overheated market." Others were less hopeful.³⁸

Statistics indicate that, while Louisville did continue to attract new businesses, the phenomenal growth rate of the 1920s was preserved solely in memory. During the worst three years of the downturn (1930-1933), "bank debits to individual accounts stood at \$1.24 billion, a mere 49 percent of the peak level attained in 1929...Similarly, the recession which had hit the building industry during the mid-1920s became a depression in the early 1930s. The number of building permits issued annually dropped from an already low figure of 1,107 in 1930 to 675 in 1931, 516 in 1932, and 293 in 1933." The total value of buildings constructed also declined from \$6 million in 1930 to approximately \$1 million in 1933.³⁹

Though the LIF recruited small industries to the city each year, albeit in reduced numbers, manufacturing was also impacted by the Great Depression. In 1930, for instance, "11 manufacturing firms with net liabilities of

³⁵ Brother, 109.

³⁶ Brother, 109.

³⁷ Butchertown Historic Preservation Plan, 11/5/2012

³⁸ Brother, 117.

³⁹ Brother, 117.

over \$1.3 billion went bankrupt. Industrial losses by fire also increased substantially..." Given a diminished industrial sector, unemployment soared throughout the early 1930s. The official unemployment count for 1932, which probably does not reflect all Louisvillians looking for work, hovered at 23.5 percent for white workers and a whopping 37.2 percent for African Americans.⁴⁰

As a political consequence of the effects of the depression, Louisvillians voted for the Democratic candidate for president in 1932, Franklin Delano Roosevelt. Before Roosevelt could take office in March 1933, the state ordered all banks closed so that the new administration could stave off a potential collapse of the banking industry. Among the first items of business, the Roosevelt administration pushed through the Volstead Act to allow for the manufacture and sale of beer with a 3.2 percent alcohol content. By November 1933, Kentuckians voted overwhelmingly to repeal prohibition, joining a two thirds national majority needed for repeal of the Eighteenth Amendment. Distilleries and breweries opened nearly immediately. Stitzel Distillery on Story Avenue in Butchertown was among the first distillers to renew production of whiskey for public consumption. During the prohibition era, they had survived by selling medicinal whiskey.⁴¹

Flood of 1937

The flood of 1937 could not have occurred at a worse time in Louisville history. The city was beginning to recover from the effects of the Great Depression and scarcely needed a natural disaster to impede economic and social progress. Historian Yater describes the flood as follows: "On January 6, 1937, scarcely a week into the year when Louisville's economic recovery would become apparent, it began to rain. Nearly an inch fell that day. Three days later the rains began in earnest up and down the Ohio Valley; more showers one day, torrential downpour the next... Nearly half the rainfall for a full year fell during one month... The muddy water left a bedraggled community that counted ninety flood-related deaths, nearly \$50 million in property damage, and a giant clean-up job... Most shotgun houses in areas near the river had been lifted off their foundations, tossed about, and deposited every way, but right side up."⁴²

The entire central portion of the city was inundated, along with the west end and portions of south Louisville, the south end west of Beechmont; and the low-lying areas along Beargrass Creek, "except for an island bounded roughly by Market, Sixth, Chestnut, and First Streets." Broadway became a raging torrent from Barrett Avenue on the east to the Ohio River on the west."⁵³² Electrical power to the entire city/county failed due to flood waters and water from the tap was unsafe for consumption. High ground was sought in non-flooded areas, such as the Highlands, Germantown, Audubon Park, and Crescent Hill—all outside the central residential neighborhood districts.⁴³

By February 1937, flood waters receded, but the damage had not. Physical damage included a need for \$6-\$10 million for sewer repairs, removal of water from downtown basements, and restoration of electricity. To a certain extent, the psychological effects were more troubling for residents of the central city. There was a recession not only of floodwaters but of faith in living so near the beloved Ohio River. Father Diomedé Pohlkamp of St Joe's in Butchertown noted in 1946, "the big floods of the years 1884-1907-1913-and the largest one of them all, the flood of 1937, were the cause of Butchertown's decline as a business and meat center. After the flood, old and new families sought homes in higher localities outside the flood zone." The

⁴⁰ Brother, 117.

⁴¹ Brother, 118.

⁴² Brother, 127.

⁴³ Brother, 127.

floods, then, contributed to the desire to move to suburban areas on high grounds and further spelled a period of decline for Butchertown and other downtown neighborhoods.⁴⁴

Encapsulating a Neighborhood

Though the majority of traditional manufacturing was still occurring within the Watterson Expressway, most was being done by small business with only a few employees. Similar to the movement of residential areas, manufacturing was also moving to the suburbs. As the city became more focused on the automobile and trade depended more on interstate highways, Louisville had choices to make in the direction of development, which was increasingly outside of the downtown core.

Interstate-65

Concurrent with the growth of industry and population in outlying areas was the development of a modern highway system that allowed for more efficient automobile and truck use. Although a network of modern expressways had been discussed since the late 1920s, it was not until the end of World War II and the depression that a funded highway system could proceed. The central focus of the city's highway efforts was the construction of two expressways through town and a beltline expressway to serve outlying areas.⁴⁵

The city also proceeded with the development of a major north-south expressway. This highway, known now as I-65, was called the North-South Expressway and was meant to connect southern Kentucky at Elizabethtown to downtown Louisville with a series of limited-access interchanges. While all agreed on the importance of such a thoroughfare to Louisville's future growth, there was little concurrence on a route through the downtown area. Many contemporary observers, including Mayor Andrew Broaddus, were wary of introducing the expressway into the downtown area, due to aesthetic concerns as well as a desire to prevent division of the core into isolated, nonviable sections. Highway construction began in 1955 with the downtown route still undecided. By 1958, however, federal funds were available through the Interstate Highway program and a decision was made to follow the recommendations of the state highway department. The expressway was developed along a western path through downtown which angled east at the river to connect with the new John F. Kennedy Bridge (JFCB-722). Interstate-65 was completed from Upton, Kentucky, to Taylorsville, Indiana, in late 1963.⁴⁶

Interstate-65 severed the downtown core from Butchertown visually and in many places physically. The noise created by the highway has meant that few residences, which were near the path of the highway, remain now. In the place of many of these residences are commercial and industrial operations, which have no objection to the sound or the visual of an interstate.

Flood Wall

A flood control system was among the recommendations to protect central and western portions of the city. The US Army Corps of Engineers (USACE) Louisville District office was asked to develop an effective flood control plan, which included "4.5 miles of concrete wall in the downtown area, 12.5 miles of earthen levee, 13 pumping stations, and 50 street closures." This first phase was begun in 1948 and completed in 1957. The impact of the floodwall was to firmly establish the northern boundary of Butchertown visually. A number of homes and businesses found themselves located outside of the wall and in some instances with it nearly directly in front of their homes.

⁴⁴ Brother, 127.

⁴⁵ Brother, 137.

⁴⁶ Brother, 137.

1966

“Faced with even further encroachment by industry, a few remaining homeowners finally banded together in the mid-1960s to fight for neighborhood preservation. Their first success came in 1966 when they persuaded the city to switch the neighborhood’s zoning to commercial and residential.”⁴⁷ Residents argued that the industrial zoning placed on the properties in 1931, had created a “hodge-podge system of land use in the area” and that continued encroachment of industry would lead to a blighted area or a slum.

The rezoning proposal according to city staff, “will make it an area the city can be proud of, rather than one of disgrace and shame.” Few industries opposed the rezoning, however, an industrial zone was also carved out to protect small industry already located in the neighborhood.

“A new corporation, Butchertown, Inc., began buying dilapidated structures to renovate for resale. The result was a more stabilized community that was quieter, yet energetic. Butchertown’s remarkable preservation movement was inspired by the revitalization efforts of Old Louisville, and its success led to further renewal in other areas.”⁴⁸

EVALUATION OF SIGNIFICANCE WITHIN THE CONTEXT

Butchertown is significant as a small neighborhood along the eastern edge of Louisville's downtown core. The neighborhood reflects the influences of its development from its origins in the meatpacking industry and German immigrants to the exodus of residents to the suburbs, paving the way for additional industrial development. This development mirrors much of the history of Louisville generally.

The architecture of the district reflects these influences in the varied scale of residential buildings, which range from simple framed shotguns to several brick mansions. The commercial buildings represent the wide array of services a neighborhood would rely upon at a scale that matches the pedestrian scale of the rest of the neighborhood. The industrial buildings and operations also reflect the development of the area, with the oldest focusing on the livestock industry and newer buildings reflecting a more diverse industrial establishment, survivors of the consolidation of the local meatpacking industry, and reflecting wider Louisville's diverse manufacturing base.

EVALUATION OF INTEGRITY

The Butchertown Historic District’s significance is mostly closely associated with Criterion C, with a focus on the way that residential, industrial, and commercial uses mixed within blocks and along streets to create a viable and harmonious mixed-use neighborhood. All seven integrity factors of the Butchertown Historic District are evaluated below. The Butchertown Historic District as an entity retains integrity as a historic mixed neighborhood in all of these aspects.

Design

The inventory of the Butchertown Historic District possesses a high level of integrity of design. The residential core of the neighborhood retains a high level of integrity, even with the unusual material changes of siding, windows, and new porches. The majority of surveyed resources were residential: 102 shotguns, 72 side-passage dwellings, 59 camelback shotguns, and 22 double shotguns and 10 double-side passage dwellings. There were 33 surveyed dwellings whose form and plan could not be ascertained. Twenty-three structures were constructed

⁴⁷ Butchertown Preservation District, A Brief History

⁴⁸ Butchertown Preservation District, A Brief History

as commercial/residential buildings; only nine of those resources appear to currently function as multi-use structures. The industrial and commercial buildings retain much of their original design, if not also their original use.

Location and Setting

The district retains strong integrity in location and setting. The district's location directly adjacent to downtown allows the skyline of the downtown core to be an ever-present visual connection to the commercial identity of the neighborhood. Integrity of setting is also strong, despite the neighborhood being somewhat enclosed by the interstate highway system on the east and west and the floodwall to the north.

Workmanship and Materials

The district retains fair integrity of workmanship and materials. Many of the industrial and commercial buildings were refinished on the exterior, but much of this was done within the period of significance and the buildings retain their industrial or commercial appearance. After the district was locally designated as a preservation district in 2002 many of the residential buildings have been restored to their original appearances using compatible materials or repairing the original materials.

Feeling

The district has excellent integrity of feeling. The area has retained not only its mix of buildings but also its mix of uses. Many of the original industrial buildings are still used for manufacturing and some businesses have expanded in the area, helping to secure the commercial and industrial mix of uses scattered around the residential areas.

Association

The district has good integrity of association. Originally associated with German immigration in the 19th century, the two world wars caused much of this initial association to fade as the residents sought to reflect their status as Americans first. Remaining is a strong association with industrial production and with the meatpacking business. JBS Swift & Co. maintains a very large slaughterhouse and packing plant along Story Avenue, very near the junction with Interstate-64. Many of the surrounding businesses still support this industry and their building signs and facades still strongly indicate their association with the meatpacking industry.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Brother, Janie-Rice, Kennedy, Rachel, Ryall, Jennifer, and Stottman, Jay. *A Survey Update of Butchertown, Phoenix Hill, Downtown Louisville and River Road (KAS Report No. 181)*. Report on file at the Kentucky Heritage Council. November, 2010.

Butchertown Historic Preservation Plan, Gray & Pape, Inc., 2012.

Butchertown Local Designation Report for Louisville Metro Planning and Design, 2002.

Butchertown Preservation District, A Brief History. Adapted from the Encyclopedia of Louisville.

Langsam, Walter E. "Butchertown Historic District." *Nomination to the National Register of Historic Places*. Copy on file at the Kentucky Heritage Council. Listed August, 1976.

Name of Property

County and State

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been requested)
☒ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒ Local government
☐ University
☐ Other
 Name of repository: _____

10. Geographical Data**Acreage of Property** Approximately 6 acres

(Do not include previously listed resource acreage.)

Jeffersonville quad

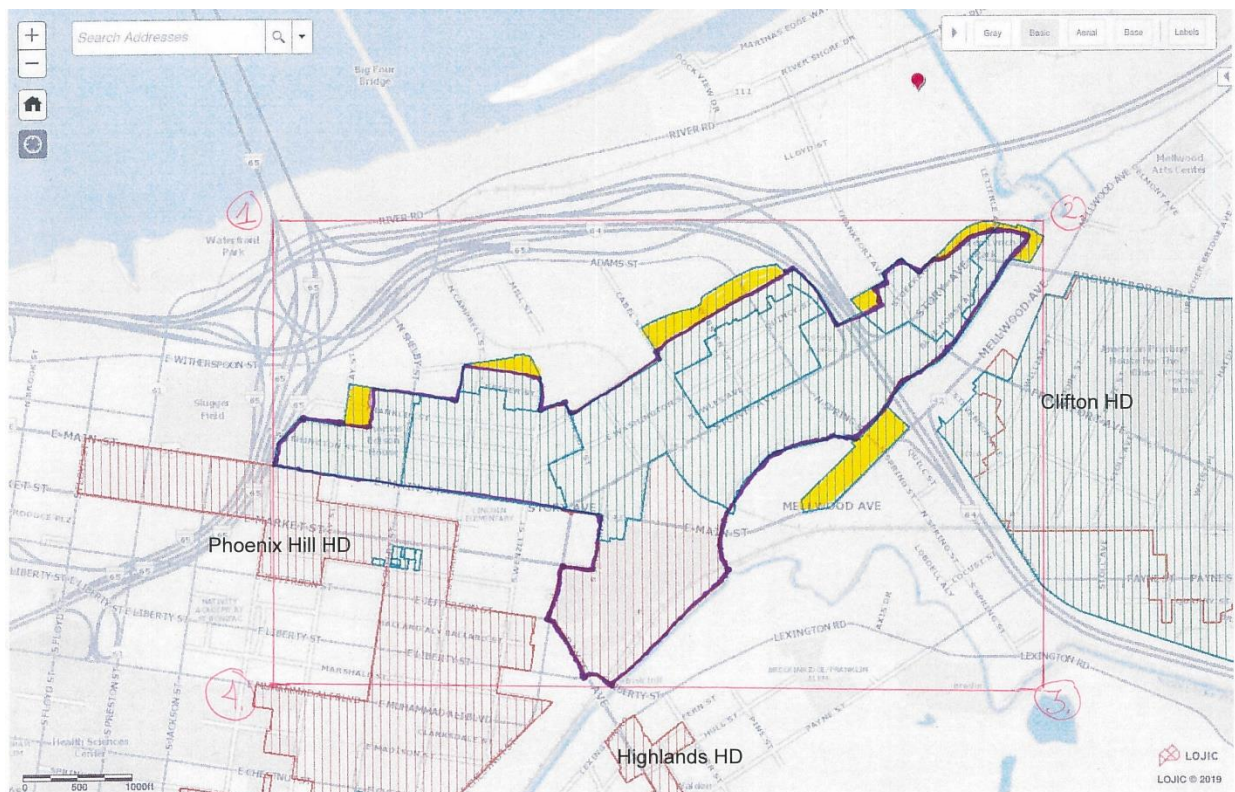
Latitude and Longitude Coordinates calculated via Google Earth

All coordinates in Zone 17

The Latitude/Longitude value for the 4 coordinates are stated below. The 4 coordinates appear on the map below, with Coordinate 1 at the northwest corner, and the other 3 coordinate clockwise from the starting point.

Latitude/Longitude Coordinates (decimal degrees)

1. Latitude 38.2609974	Longitude -85.7417307
2. Latitude 38.2614275	Longitude -85.7187755
3. Latitude 38.2501932	Longitude -85.7174143
4. Latitude 38.2478772	Longitude -85.7474737



Name of Property

County and State

Verbal Boundary Description

The boundaries of the district here described consist of the center line of Main Street east from Hancock Street (at the I-65 overpass) to Johnson Street, then west one block on Market Street to Baxter Avenue and around the south property line of the former Bourbon Stockyards; east to Beargrass Creek; along the northern bank of the south fork of the Creek northeast to the Pumping Station. The north side 1300 block of Main Street, and north side 1400 and 1500 of Mellwood, south of Beargrass Creek are also included. From the Pumping Station the boundary follows the floodwall embankment along the rear (northwest) of the properties on the north side of Story Avenue and the east side of Ohio Street. The northern boundary follows approximately the floodwall from Ohio Street to Hancock, but includes on the north side of the floodwall the properties on both sides of Ohio Street above Washington; directly north of Quincy Street; north of Geiger; properties directly west of Campbell north of Geiger; those on the north side of the 700 block of Franklin Street; and thence west along the floodwall to the Penn Central right-of-way and along the latter to the starting point.

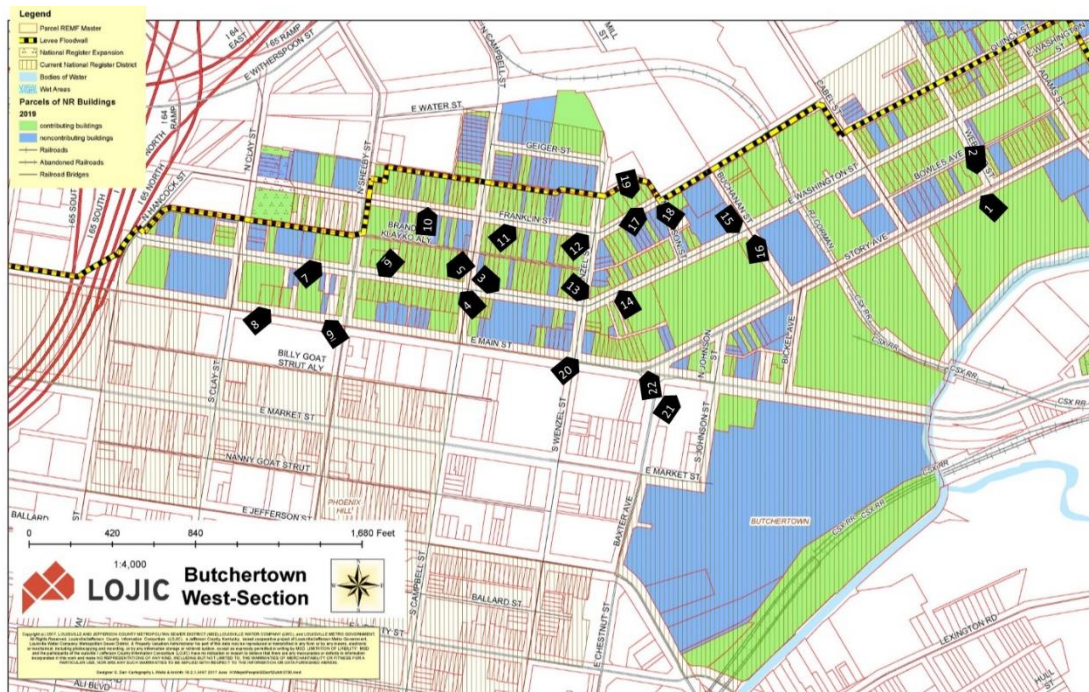
Boundary Justification

The proposed boundaries are the same as the original National Register nomination boundaries and are increased to match the Louisville Preservation District. These boundaries roughly correspond to the original neighborhood as well as the area where associated industries spread until they were enclosed by the interstate system and the floodwall.

11. Form Prepared By

name/title Joseph C. Piersonorganization Pinion Advisorsdate December 2018street & number 1501 Morton Avenuetelephone (517) 862-7333city or town Louisvillestate KYzip code 40204e-mail JPierson@PinionAdvisors.com

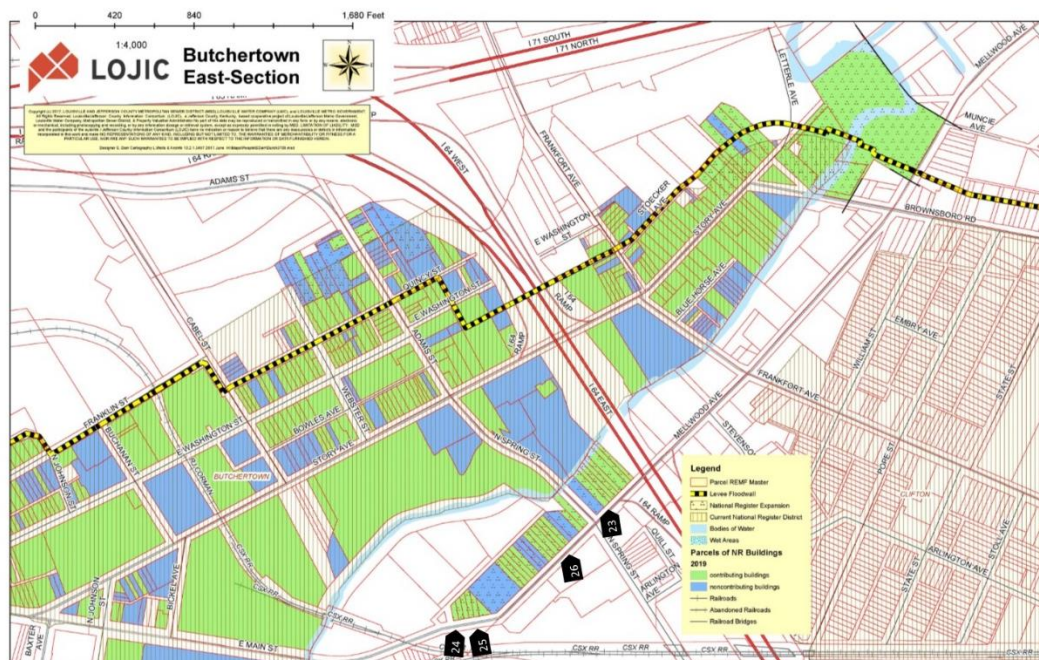
Additional Documentation



Sketch map, Photos 1 - 22

Name of Property

County and State



Sketch map, Photos 23-26.

Photographs:**Photos 1 to 22:**

Name of Property: Butchertown Historic District
City or Vicinity: Louisville
County: Jefferson
State: Kentucky
Photographer: Joseph C. Pierson
Date Photographed: 3/1/2017

Photos 23 to 26 :

Name of Property: Butchertown Historic District
City or Vicinity: Louisville
County: Jefferson
State: Kentucky
Photographer: Lisa M. Thompson
Date Photographed: 3/1/2019

Description of Photograph(s) and number:

1 of 26: 1300 block of Story Avenue, north side, looking west from the corner of Webster Street.

2 of 26: 1300 Story Avenue, south side, showing the remaining building of Oertel's Brewery, now used for catering and events, as seen from the corner of Webster Street.

3 of 26: 900 block of East Washington Street, south side, facing east from the corner of Campbell Street. The mix of house scales and the warehouse in the middle of the block are common in the neighborhood.

4 of 26: 800 block of East Washington Street, north side, facing west. The mix of single-family and multi-family residential is typical throughout the neighborhood.

5 of 26: 800 block East Washington Street, south side, facing west. The homes represent a mix of rehabbed, deteriorating, single-family, and multi-family residences, which is typical of the neighborhood as it rebuilds.

6 of 26: 700 block of East Washington Street, south side, at the corner of North Shelby Street. This commercial block building is common for the area, particularly in the rear of buildings fronting on East Main Street.

7 of 26: 700 block of East Washington, north side, facing east. The duplex home on the left is the Thomas Edison House, where he lived while working in Louisville. The storage yard beyond it is typical of the neighborhood and replaced single-family residences.

8 of 26: 700 block of East Main Street, north side, facing east, from the corner of North Clay Street. The commercial buildings were constructed over the course of the 19th and 20th centuries.

9 of 26: 700 block of East Main Street, north side, facing west, from the corner of North Shelby Street. The commercial enterprises represent less industrial uses, but still a mix of commercial production enterprises.

10 of 26: 800 block of East Franklin Street, north side. These houses represent a mix of typical houses in the neighborhood.

11 of 26: Northeast corner of East Franklin Street and North Campbell Street, facing northeast. The combined commercial-residential corner building is now completely residential.

12 of 26: 900 block of East Franklin Street, north side, facing east. The gray building complex was the Bauer Brewery, though it has been used for different commercial enterprises over the last century.

13 of 26: 1000 block of East Washington, south side, facing southeast. This view of the street represents a very typical streetscape in Butchertown, with a single-family residence, a duplex, and a provisioning company all in a line.

14 of 26: 1000 block of East Washington, north side, facing northeast. This view shows the assortment of residential buildings found in the area, including a number of shotguns, duplexes, framed buildings, and brick buildings.

15 of 26: View of the 1200 block of Story Avenue, from the 1100 block of East Washington Street, facing south. The building on the left was original a manufacturing building now used for retail and offices. Across the street, visible on the right is the JBS Swift meatpacking plant.

16 of 26: 1100 block of East Washington, north side, facing northeast. This building is now a theater and club but was originally a manufacturing facility.

17 of 26: View of the floodwall from Johnson Street, facing east. The building on the right is a multi-family residence. The floodwall caused considerable destruction in the area when it was installed.

18 of 26: Floodwall and residence at the corner of Johnson and East Franklin, facing north. The floodwall completely enclosed two sides of the residence.

Name of Property

County and State

19 of 26: 1000 block of East Franklin Street, south side, facing west. Visible are a number of smaller residences and a contributing warehouse on the far right.

20 of 26: 1000 block of East Main Street, north side, facing northeast. This series of shotguns and a welding shop have been rehabilitated into housing, retail, and restaurants, which is emblematic of the development of the rest of the neighborhood during the first half of the 20th century.

21 of 26: 1000 block of East Main Street, north side, facing northeast from the corner of Baxter Avenue, East Main Street, and Story Avenue. The existing businesses have been in their present location for nearly all of the last century.

22 of 26: 1000 block of Story Avenue, north side. The two residences exist next to a storage depot and scrap yard, which is typical of the blend of uses in the neighborhood.

23 of 26: 1500 block of Mellwood Avenue, north side. These houses represent a mix of typical houses in the neighborhood.

24 of 26: 1400 block of Mellwood Avenue, north side. These houses represent a mix of typical houses in the neighborhood.

25 of 26: 1400 block of Mellwood Avenue, north side.

26 of 26: 1400 block of Mellwood Avenue, north side. These houses represent a mix of typical houses in the neighborhood.

Groskreutz, Katherine H.

From: Bame, Jennifer L. <jbame@fbtlaw.com>
Sent: Monday, June 7, 2021 2:01 PM
To: Groskreutz, Katherine H.
Cc: Kari Haan
Subject: 835 East Main project

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Kat,

I live at 806 East Washington Street in Butchertown. I cannot attend the meeting on June 9th concerning the 835 East Main project because it conflicts with a different meeting. But I wanted to share my thoughts and concerns.

On my block, parking has already become a problem on the weekend as a result of the soccer games. The new 835 East Main project has 141 dwelling units but only 122 parking spots. That doesn't seem to provide enough spots for the residents, as it is fewer than the number of units, and I imagine some units will house couples with 2 cars. Where will all those other cars park?

I am also concerned about the proposed height of the new build and the effect on the historical nature and integrity of the neighborhood. A large, imposing structure will dwarf the surrounding properties, and it will eliminate the quaintness that we currently enjoy.

I am in favor of the project, but oppose the height variance and need an explanation regarding the parking. How do we ensure those residents do not take up parking spots on our street and make parking impossible for us?

I appreciate your response.

Thanks,
Jen

Jennifer L. Bame
Frost Brown Todd LLC
jbame@fbtlaw.com
(502) 779-8131 (work)
(305) 710-6914 (cell)

Groskreutz, Katherine H.

From: Kari Haan <butchertownpres@gmail.com>
Sent: Tuesday, June 8, 2021 12:03 PM
To: Groskreutz, Katherine H.
Subject: Add to comments- Regarding 835 East Main Project

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Dear Katherine,

I live in a single family home at 824 East Washington Street. My partner and I have been homeowners in Butchertown for over 10 years. I am an artist and public school educator, and I have been actively involved in volunteer work, planning neighborhood fundraisers and events, as well as serving on the board of directors in the Butchertown Neighborhood Association for over 5 years.

I am passionate about Butchertown's rich history and the efforts of many in preserving its landscape amidst the growth around us.

I have been actively participating in the calls and following this development, since plans were first introduced in March 2020. Through the 3 plans proposed, this project has always been out of scale compared to all the homes in the residential character area in which it lies. The current plan and those previously presented leave adjacent neighbors without any sense of privacy. This current plan, at its height will block out evening sun on backyards and private recreation spaces, while the parking decks allow for car head lamps to shine through the bedrooms at all hours of the night..

Construction of this scale is a detriment to the property value of ALL homeowners on the 800 block of East Washington Street. Losing our privacy will impact the quality of life for residents closest to this.

There isn't enough parking to support everyone that will be visiting or living in this space, and parking is already a major concern, and homeowners only have access to their homes through street parking. This project will further create a struggle to reasonable access to our homes..

This project was not presented to the neighborhood to provide clarity or allow discussions, and it violates the historic guidelines put in place to protect the character of our neighborhood, potentially setting a dangerous path for future developers.

Please consider my comments as this plan is not appropriate at this scale for an historic preservation area.

Truly,
Kari Haan
824 E. Washington Street
Louisville, KY 40206

Groskreutz, Katherine H.

From: Kate Janke <knjanke@gmail.com>
Sent: Monday, June 7, 2021 11:01 AM
To: Groskreutz, Katherine H.
Subject: 835 E Main Street Development

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Good Morning,

I am a Butchertown resident and home owner, specifically on E. Washington Street, which is directly affected by the building project on 835 E Main Street. I have learned that the plans include a proposed height that is 25 feet higher than what is currently allowed in this historic district. I have also learned that the plans would build closer to adjacent properties than the current 15 foot buffer.

If these variances are accurate, and if there are any other variances, I would like to submit my objection and concern as a local resident. The architectural restrictions in this historic district have been put in place for a reason, and they should be upheld. It is socially unjust to grant passes to people with wealth and influence, while the rest of the residents are forced to adhere to the restrictions. If the restrictions are truly a burden, they should be lifted for everyone. However, I believe that they contribute to the beauty and appeal of the Butchertown neighborhood. If the variances of the 835 E Main St. development are allowed to go through, they will be a burden to the other residents of the neighborhood, who have worked hard to make Butchertown special.

Thank you very much for your attention to these objections. I am hoping to be able to attend the public meeting on June 9th, but I would like this email to be filed/recorded in case I cannot attend.

Kate Janke

From: [Brandon Jagers](#)
To: [Groskreutz, Katherine H.](#); clifford.ashburner@dinsmore.com; [Lockett, Jay P](#)
Subject: Letter of Support - 835 E. Main Street case #21-COA-0079
Date: Friday, June 11, 2021 4:23:34 PM

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Hello Kat, Cliff, and Jay

I am in support of the project on 835 E. Main Street case #21-COA-0079. I think this project has all the ingredients for success including terrific, proven, local principals in the Louisville community. I Appreciate you filing my e-letter in support of this project. I hope we can do more projects like this in our City and CBD.

Thank you,

Brandon A. Jagers
4516 Cordova Road
Louisville KY 40207

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Williams, Julia

From: Luckett, Jay P
Sent: Tuesday, June 15, 2021 1:39 PM
To: Williams, Julia
Subject: FW: Butchertown 835 East Main St and case # 21-COA-0079 .

Follow Up Flag: Follow up
Flag Status: Flagged

From: Rick Murphy <rick.murphy@jebadvertising.com>
Sent: Tuesday, June 15, 2021 1:03 PM
To: Groskreutz, Katherine H. <Kat.Groskreutz@louisvilleky.gov>; Luckett, Jay P <Jay.Luckett@louisvilleky.gov>
Cc: clifford.ashburner@dinsmore.com
Subject: Butchertown 835 East Main St and case # 21-COA-0079 .

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Dear members of the Butchertown Architectural Review Committee,
I joined last week's virtual meeting reviewing the project at 835 East Main Street, Case 21-COA-0079. The meeting, which was extraordinarily lengthy, covered the development plans well, but spent little of the time discussing all of the positive aspects of the project. It did spend way too much time repeating the only two positions of the opposition. We heard two hours of residents, some not even adjacent to or affected by the project saying they thought it was too big and didn't allow for enough parking. Both of those points are not realistic or forward thinking. They are antiquated and counterintuitive.

I've owned property in Butchertown and in Nulu on Story Avenue and East Market since 1992. Members of my family have lived in Butchertown since the 1860's. I say that, only to reinforce my connections with and love of these neighborhoods. As a Board member and current President of the Nulu Business Association since 1999, I've observed and been part of the incredible revitalization of this area, while preserving the history and historical structures that are at its core. It has only happened because of creative and forward thinking individuals that led the development.

Main Street and Market Street are the two most important corridors for our neighborhoods and for their connections to downtown. Our neighborhoods share Main Street and that is why I'm so excited about the proposed 835 Main project. It will bring new, younger, residents to our neighborhoods and increase residential density, which will bring amenities like grocery stores, restaurants, salons, all within walking distance. The 835 property and the Service Tank property are the last two, large undeveloped areas in our shared neighborhood. We now have a local developer ready to start on Service Tank and with the 835 project, also a local development group, the 700 and 800 blocks of Main will become a vibrant, attractive addition to our neighborhood and Louisville as a whole.

For this to happen, it is critical that the 45' height restriction, adopted for residential property be waived. It is completely unreasonable for a commercial area, like Main Street, to be restricted to the same standards as 2 and 3 story houses. The previous review of the proposed construction for the Service tank property had a height waiver for 6 stories and I'm sure that will be the same for the new project. Once these two projects are complete, we will see property values throughout the area increase, including those of the project opponents, You'll see fewer and fewer cars because everything residents need will be in walking distance. One thing I've learned after nearly 30 years here in the neighborhood, is the supposed lack of parking is an absolute myth and as ride sharing services become more popular and amenities are in walking distance, finding parking close to your destination, will become even easier.

The 835 Main development was painstakingly planned and designed by local people that have the highest regard for Butchertown and Louisville as a whole. You have the opportunity to build a better future, create new jobs and improve our neighborhoods.

I offer my strongest support for the project and implore you to allow them to move forward as soon as possible.

Richard Murphy
President
Nulu Business Association
616-618 East Market St.
502-551-5798

From: [Lauren Floden](#)
To: [Lockett, Jay P](#); [Groskreutz, Katherine H.](#); clifford.ashburner@dinsmore.com
Subject: Local Development Support
Date: Saturday, June 12, 2021 2:33:15 PM

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Good Afternoon,

I am writing as a resident of Louisville to say I support the development at 835 East Main St case # 21-COA-0079.

Thank you

My name is Mark Traughber. For the past 10 years, I have lived at 827 E. Washington Street, almost directly across from where the proposed development will sit on Washington Street. I live here with my wife and 3 year old son.

My primary objection to the design is the height. While I understand it is the job of the zoning board to specifically rule on the height variance request that would allow it to surpass the 45' height restriction, it is certainly within the purview of the Architecture Review Committee to review the height in considering if the design is appropriate for the historic neighborhood. Guidelines NC3 and NC4 of the New Construction Guidelines specifically address this, stipulating that new construction must reflect the height, scale and massing established by surrounding structures, and the scale must not conflict with the historic character of the district. The proposed height on Washington Street is a glaring non conforming feature. At 70' tall, it would be egregiously out of place on a block where there is nothing near that height, and highly unsympathetic in design to the historic character of the street and neighborhood. While the height may closer correspond in the context of Main Street, this does not hold true to Washington Street. The 800 block of Washington Street, where a large portion of the building would be, is comprised entirely of historic 1, 2 and 3 story homes. Butchertown as a whole has nothing of this height, save the Main and Clay apartments which sit at the westernmost edge, blocks away from nearly all the homes of Butchertown, and the St. Joseph Catholic Church, which dates to 1866, and is in no way comparable. To place a 6 story contemporary building on Washington Street in the middle of a high intensity residential part of the neighborhood would severely compromise it's historic integrity, and I fear set precedent for other developments down the road.

And while the portion of the building sitting directly on Washington Street is the most obvious concern, the height of the building sitting behind the homes on Washington Street is also problematic. The lots on the south side of the street are shallow to begin with, with no alley. At 70' tall, the building will tower over these homes, some of which are 1 story shotguns, and will be obviously visible in the skyline above them from Washington Street. The historic integrity of the street is severely compromised when multiple stories of contemporary architecture can be seen looming over the top of historic, 100+ year old homes. The height would also have a severe effect on the 5 or 6 homes whose property line in back directly adjoins that of the proposed building. On these shallow lots, their back doors sit approximately 30' from the property line, with no alley. A 6 story building would dominate the back yards and back portions of these houses, no matter what the proposed screening. I fail to see how this is not severely compromising to the character of these historic homes, and of the experiences for those living there. All this is even more true considering the developers are seeking to build closer than the 15' landscape buffer currently allows. The rendering from above Washington Street illustrates well how the structure would dominate the landscape.

When we moved here 10 years ago, we realized there would be future development. But we reasonably expected this development to have to abide by the historic guidelines and standards in place, just as we had to abide by them in the reconstruction of our house. We bought our home here, which was badly neglected, gutted it and painstakingly restored it over years, doing most of the work ourselves. And we did so according to all the historic standards that dictated what we could and could not do to our home. And we have seen many others doing the same over the years. Because of the historic standards and guidelines in place, I never imagined a 70' tall structure could be built across from my house. Facing that possibility now, it feels as though the rug has been pulled out from beneath me. The old historic neighborhoods like Butchertown, Germantown, Old Louisville, Portland and the Highlands are treasures for this city, and should be protected as such. Their character, history and architecture have been preserved because of the historic standards and guidelines put in place, and which has helped shield them from the unchecked commercial interests that often render historic neighborhoods generic. Butchertown has a profound and proud residential history, dating back 200+ years. After the flood of 37, this was almost lost to the forces of industry. Only through the hard work of preservationists and homeowners decades ago was this historic legacy preserved. It would be a shame to see it sullied by a structure so obviously non conforming in height with the character of the neighborhood. I don't oppose development, I only ask that it abide by the guidelines established to protect the historic integrity of our neighborhood.

On a side, not I am dismayed that the developers seemingly chose not to reach out to the neighborhood much, if at all, despite what I understand, the urging to do so by the ARC staff. They did with their original plans, which met with opposition, but after a year of silence and nothing happening, most of us thought the project dead. Now they have a completely new plan, and there has been no presentation or announcement to the neighborhood association, nor any meaningful announcement directly to the neighbors of the upcoming hearing outside the bare minimum required. Even if you noticed the relatively inconspicuous sign on their property that appeared only a week before the meeting, to access the plans and renderings required a good deal of investigation and ability to navigate a dense and difficult city website. I have been trying to let my neighbors know of the upcoming meeting since I learned about it last Wednesday, but most I have talked to knew nothing about the new plans. You would hope that with a project of this size, you would reach out to neighbors with transparency and expediency so they are not caught off guard. I am

convinced that if the ARC reaches a decision on the plans as scheduled, they will do so with most of the neighborhood knowing very little to nothing of the project.

Thank you for your consideration.

Groskreutz, Katherine H.

From: Mary Jane Emrich <mjemrich827@gmail.com>
Sent: Tuesday, June 8, 2021 4:07 PM
To: Groskreutz, Katherine H.; Lockett, Jay P
Subject: 835 E. Main St.

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Dear Katherine,

We are writing this letter to express our opposition to the proposed new development at 835 E. Main St. While progress is important, the various features of the project are not compatible with our historic preservation district--in particular the height of the structure will conflict in scale and height with the character of the district.

As long time residents of Butchertown, my husband and I appreciate the scale of our neighborhood, and the sense of privacy each of us enjoys in our homes. Six stories, overlooking the homes on Washington Street is intrusive and we feel will generate interest in further such developments.

Claud, my husband, is a retired architect and served on Butchertown's ARC for several years. He, and others on the board, strove to maintain the character of the neighborhood, through reviews of all proposed projects.

Please do not waive the standards of the historic preservation district, height and landscape variances. At an earlier meeting of the Butchertown Asso., there was also an issue raised about the location of the project dumpsters on Washington Street. What a noisy smelly thing our Washington Street neighbors would have to live with.

Thank you for this opportunity to express our opposition to the proposed project as planned.

Mary Jane and Claud Emrich
827 Franklin St.

Williams, Julia

From: Luckett, Jay P
Sent: Wednesday, June 16, 2021 8:44 AM
To: Williams, Julia
Subject: FW: Butchertown 835 East Main St case # 21-COA-0079

Follow Up Flag: Follow up
Flag Status: Flagged

From: Jim McGuire <jim@ten20brewery.com>
Sent: Wednesday, June 16, 2021 8:41 AM
To: Groskreutz, Katherine H. <Kat.Groskreutz@louisvilleky.gov>; clifford.ashburner@dinsmore.com; Luckett, Jay P <Jay.Luckett@louisvilleky.gov>
Subject: Butchertown 835 East Main St case # 21-COA-0079

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Kat, Clifford, and Jay,

I am reaching out to express our strong support for the development at 835 East Main St. We have carefully reviewed the proposal; the bottom line is that this will bring strong economic growth to our neighborhood, e.g. entertainment dollars, jobs, working professionals, etc. Additionally, after discussing the project at length with one of the partners of this project, we understand the sincere and genuine care and concern for the existing neighborhood that the development team has put towards this project, e.g. beautification of the landscaping around the building, architectural design, adequate parking, etc.

We think this will be a great development in our neighborhood and wholeheartedly support this project. We ask that you please approve this project.

Thank you for your consideration...

Jim

--

Jim McGuire
CEO/Founder
TEN20 Craft Brewery
1020 E. Washington St.
Louisville, KY 40206
847-858-4869
jim@ten20brewery.com

Groskreutz, Katherine H.

From: Merrill Simmons <MerrillSimmons@hotmail.com>
Sent: Monday, June 7, 2021 2:27 PM
To: Groskreutz, Katherine H.; Lockett, Jay P
Cc: butchertownpres@gmail.com; John Valentine
Subject: 835 East Main Project

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Dear Katherine and Jay,

I live in a condominium at 911 East Washington Street. This year is my 14th year as a homeowner in Butchertown. Previously, I was employed by the Historic Homes Foundation as director of Thomas Edison House located at 729 East Washington Street. This neighborhood has long been dear to me - for both professional and personal reasons.

The 835 East Main Street project is grossly out of scale for East Washington Street. In particular, the homes adjacent to the project on the 800 block of East Washington would lose any sense of privacy they may have hoped to have in their own backyards. I am also very concerned that construction on this scale would be detrimental to property value of those homeowners in the immediate vicinity.

The historic Butchertown neighborhood has survived - and thrived - through many changes. In recent years, we have experienced unprecedented growth with the addition of many new businesses, most of which have breathed new life and vibrancy into our neighborhood. But this project would not represent positive change for Butchertown. It would be in opposition to the very guidelines in place to help protect the character of our neighborhood, setting a dangerous precedent for future development.

Thank you for your consideration. My partner John Valentine, also a resident of 911 East Washington Street, would like to be added to the public comment list for this Wednesday's ARC meeting.

Sincerely yours,

Merrill Simmons
911 East Washington Street #2
Louisville, KY 40206

From: [Nick Campisano](#)
To: [Groskreutz, Katherine H.](#); clifford.ashburner@dinsmore.com; [Lockett, Jay P](#)
Cc: [Earl Winebrenner](#); mitchell@workad.org; [Jamie Campisano](#); [Hordern Farr](#); [Mark Campisano](#); "[Lindsey Miller \(lindseymiller1@aol.com\)](mailto:lindseymiller1@aol.com)"; kevin@bellenoble.com; [Dan Kimball](#); [Stacy Griggs](#); [Sean O'Leary](#); gillholland@gmail.com; [Ankur Gopal](#); [Cheryl Farr](#); mmaier@nmcpas.com; [Justin Roberts](#)
Subject: Message in Strong Support of 835 East Main
Date: Friday, June 11, 2021 2:26:39 PM

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Louisville Team,

(I am copying several of my close industry partners, in case their opinion is relevant.)

I would like to express my overwhelming support for this project. On Wednesday I participated on the call from 530p est until 8p est but unfortunately had to drop prior to having the opportunity to voice my opinion. In summary, it is my view that this project, on a net basis, creates immense value for Butchertown, NuLu, and the city of Louisville as a whole. I echo Earl's comments about the lack of supply of this category of mixed-use apartments and the demand from a generation of users that desires this type of facility. I completely hear and understand the opposition, but respectfully feel that the development team and program have made ample adjustments to comprise to any negative impacts endured. The opposition will enjoy the benefits of various property taxes, increase in property value, local amenities, and collective neighborhood engagements.

Please feel free to call if you have any questions.

Very best regards,

Nick Campisano

Nick Campisano | 212.203.2224 | Nick@Campisano.com
Campisano Capital **DESIGN | INVEST | BUILD**

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Williams, Julia

From: Lockett, Jay P
Sent: Wednesday, June 16, 2021 8:26 AM
To: Williams, Julia
Subject: FW: Email of Support

Follow Up Flag: Follow up
Flag Status: Flagged

From: Jean Michalak <jmichalak@heavenhill.com>
Sent: Tuesday, June 15, 2021 10:24 PM
To: Groskreutz, Katherine H. <Kat.Groskreutz@louisvilleky.gov>; clifford.ashburner@dinsmore.com; Lockett, Jay P <Jay.Lockett@louisvilleky.gov>
Subject: Email of Support

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Good evening,

I'm writing in support of the following project: Butchertown 835 East Main St case # 21-COA-0079. Winebrenner Capital Management has been an attentive, engaged, and valuable neighbor to our Louisville business on West Main. If you have any specific questions don't hesitate to reach out.

All the best,

Jean Michalak, Sales Manager

CTA - CTIS

[Evan Williams Bourbon Experience](#) in Louisville, KY

[Heaven Hill Bourbon Experience](#) in Bardstown, KY

Groskreutz, Katherine H.

From: Jones, Neal <Neal.Jones@kyvenues.com>
Sent: Tuesday, June 8, 2021 11:30 AM
To: Groskreutz, Katherine H.; Luckett, Jay P
Subject: 835 E Main Project concerns from Resident Of Nulu Lofts

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Good Morning Ms. Groskreutz and Mr. Luckett

Hope all is well with you. I received your information from the NULU lofts HOA in regards to the 835 East Main project. I really appreciated your time, patience, and communication in distributing information regarding this project. Though I am greatly value what the developers are doing in making our neighborhood more attractive, lucrative, and continuing to establish retention, I am a little concerned about the scale and model of the project in regards to parking, sound, privacy, and the scale of the project itself .

Knowing that there are between 4 to 6 units facing main Street within the NULU Lofts condo complex, it seems that that vast majority of proposed units are designed to directly face our owners who live on the other side of the street. Of course this may obviously cause concerns in privacy, but the scale of the project may cause a barrier of sound that will increase from the street up. With the proposed plans of having Campbell become a two way street, and more businesses being developed around our area, there will be more sound increasing not only from the multiple balconies facing our building but also from the ground up which may act as somewhat of a "tunnel of sound" between both units on either side of the street. Having somewhat of a compromise in the 835 East main 's model to be of equal or less size in height may alleviate this problem.

It also seems the 835 East Main's Model will attract more businesses, which is great for our area, but a congestion of parking my affect our own access point in entering our units from the Campbell Street Side. We have a problem of people parking within the area of our gates, where we may not be able to get out from either side of our condos entrances and exits. If more businesses or units are planned for the 835 East Main Project, the neighborhood needs to be reassured that there is enough internal parking within their building in order to prevent parking congestion within Campbell, Washington, and even Franklin Streets.

Thank you both form listening to my concerns and I appreciate all the work you do. I know that there are talks of vast number of projects being proposed in the area directly next to Lynn Family Stadium, which may cause similar concerns with the developers of the 835 East Main Project after their own project is complete, and these areas start beginning to get developed.

So thank you again for listening, and have a wonderful rest of the week.

Sincerely,
Neal

NEAL JONES

Customer Experience Coordinator

May 13, 2020

To whom it may concern;

I am writing this letter in support of the proposed development project at 835 E Main Street (corner of Campbell St and Main St).

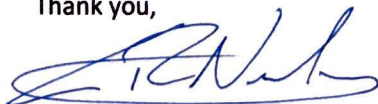
I have lived in Butchertown for 10 years, having purchased my home (which sits at 130 N Campbell St, not more than a couple hundred feet from the proposed development) in 2010. In that time, I've witnessed the growth and expansion the NuLu District, the Butchertown neighborhood, and the Waterfront create and evolve this area into one of the most vibrant hubs of excitement, opportunity, and community in the region. I am tremendously excited for this development as not only a continuation of, but also a unique catalyst for, that evolution.

Butchertown holds the potential to not only be one of the most vibrant neighborhood communities in the city, but also sits in a position to perfectly connect the East Downtown/NuLu Districts with the wonderful Waterfront developments and the new Lou City soccer stadium and Botanical Gardens. In that context, the specific activation of Campbell St is very valuable, as it draws a direct line from the Eastern side of NuLu, through Butchertown, directly past the western side of the soccer stadium, and right to River Rd at the foot of the Big Four Lawn/Bridge. It is also one of the first natural connector spots for someone coming down Story Ave from the eastern part of the city towards downtown. An activated and developed Campbell St will connect these hubs of activity in a way that will make each of them stronger and enriching to those who live, work, and play in and around them.

As a resident on Campbell Street, I recognize that this will increase foot traffic and activity on and around my residence. I welcome that. Vibrant mixed-use residential/commercial neighborhoods are a very strong attractor to the type of top talent that Louisville's largest employers are looking to retain and that will continue to strengthen our small business and entrepreneurial communities (both as consumers and as owners). It also brings with it the very likely potential for many historic buildings in Butchertown to be revitalized back to their original mixed commercial uses from the 1800s and 1900s.

I will end by saying that while I feel these types of projects are valuable regardless, I was extremely impressed to see the effort and care with which this project was designed, with many elements adjusted and altered for the explicit purpose of meshing with the Butchertown neighborhood and its residents. They were also very receptive to feedback at the Butchertown Neighborhood Association presentation. It's wonderful to see the leaders of this project so intent on being good stewards of the DNA of Butchertown and working to be a part of that.

Thank you,

A handwritten signature in blue ink, appearing to read 'Andy Nichols', with a stylized, flowing script.

Andy Nichols

Groskreutz, Katherine H.

From: newtype001 <newtype001@yahoo.com>
Sent: Monday, June 7, 2021 11:32 AM
To: Groskreutz, Katherine H.
Subject: Concerns about the 835 E. Main project

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Hello,

My name is Nick Terrell. My wife and I own a 4/5th floor loft unit in the Nulu Lofts condo building that faces north on Main street. We as well as numerous other owners in our building are concerned about the proposed 835 E. Main Project, which is across the street from us. I have heard that the project has had a number of iterations, but that the latest is a 6 story, 141 unit apartment building. If the building is 6 stories tall, we will not only lose our view of the trees and rooftops of historic Butchertown, as well as the bridges in the distance, but also the ability to see the sky. Such a simple thing has a huge influence over our moods. Next is privacy. Our unit is only 900 square feet but has four 5'x6' north facing windows. If the new building is built without any regard for this, people will have a direct line of sight into our living room, kitchen, and bedroom. I do not want to live in my home with the curtains and blinds shut all the time. Can there be something done to increase the privacy for everyone? A thought I had was to angle the units in the proposed apartments so that we aren't directly staring at each other. My next concern is noise. The noise from main street is already bad. Modified cars, motorcycles, as well as emergency vehicles and police cars are a constant annoyance, and a giant building across the street is going to further amplify the noise, as it will create a wall for sound to bounce off. In tandem with the privacy, could the south facing wall of the apartment building be built in such a way to dissipate the noise?

Everyone here is concerned about property values. If the North facing units become undesirable, and the owners have to sell at a loss, it will result in the overall loss of property value for our entire building.

While these concerns may be an annoyance, I believe that taking them into account will also increase the desirability of the proposed apartments as well. Nobody wants to live in a space that has no privacy, and is loud all of the time.

Personally I'm not sure a big apartment building is a good fit for the location. Apartments aside, I think it's too big. If it were a more reasonable size I don't think there would be much of an issue. There are so many other uses of that land that could be successful in the area, take the Nulu marketplace for instance. One could build plenty of shops, possibly some condos, etc. Parking is sure to be a huge necessity as well. There is already next to no parking here on the weekends, and it gets even worse when there are events going on such as soccer games, or concerts at the waterfront. I understand that these other uses aren't as simple as a giant apartment building, but I do believe they fit the area much better, and probably wouldn't garner as much concern from all of the surrounding residents.

I wish my concerns to be noted, and to be added to the roster to voice them at the upcoming June 9th ARC meeting at 5:30.

I appreciate your time,
Nick Terrell / Nulu Lofts unit 401

From: kahuffman@twc.com
To: [Groskreutz, Katherine H.](#); clifford.ashburner@dinsmore.com; [Lockett, Jay P](#)
Subject: NuLu Development @ 835 East Main St Case #21-COA-0079
Date: Friday, June 11, 2021 3:36:57 PM

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Kat, Clifford & Jay,

Good afternoon. I wanted to inform you that my husband (Dennis) and I support the Nulu development project. This will be great for the City of Louisville and it's growth. The apartment building will give the Nulu area a great curb appeal and will help to make the neighborhood safer and improve the property values. We understand there are additional Nulu streetscape plans in the works that will also improve our sidewalks, provide shorter pedestrian crossing, curb extensions and a bike lane. We look forward to your review of this exciting development.

Sincerely,

Karen & Dennis Huffman
2517 Newburg Road
Louisville, KY 40205

From: gvgaines@gmail.com
To: [Lockett, Jay P](#)
Subject: NULU
Date: Saturday, June 12, 2021 11:21:38 AM

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This is just a brief email about the new development at 835 East Main St. case # 21-COA-0079. I am really looking forward to seeing this project take off because of what it has to offer to the downtown area. It will bring new housing and great dining for the workers in that area, and the new look of the building will add a great value to our great city.

Your review of the NULU development plan is greatly appreciated

Thank you,
Glenn Gaines

Sent from my iPhone

From: [David Kittle](#)
To: [Lockett, Jay P](#); clifford.ashburner@dinsmore.com; [Groskreutz, Katherine H.](#)
Subject: NULU Proposed Apartments
Date: Friday, June 11, 2021 4:03:58 PM
Attachments: [image001.png](#)

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Jay, Cliff & Kat,

I am writing to you in support of the proposed development at 835 East Main St / #21-COA-0079. As a native of Louisville and lifelong resident, I believe this to be in the best interests of our city. Louisville needs new, positive growth and investment. This fits perfectly in that scenario.

Best,

David

David G. Kittle, CMB
Cypress Mortgage Capital
CEO
Former Chairman, MBA
M 502-609-7139
david.kittle@cypressmortgage.com
www.cypressmortgage.com



Groskreutz, Katherine H.

From: info kopilotpress.com <info@kopilotpress.com>
Sent: Monday, June 7, 2021 9:43 AM
To: Groskreutz, Katherine H.
Subject: Fwd: 835 E Main project- Neighborhood call to action

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Hello Kat, Nick asked me to pass this along.

Priscilla Summers
Kopilot Press Custom Screenprinting
743 E Washington Street Unit #1
Louisville Ky 40202
502-295-7914
www.kopilotpress.com
Thank you for supporting your local small business!

Begin forwarded message:

From: Kari Haan <butchertownpres@gmail.com>
Subject: Re: 835 E Main project- Neighborhood call to action
Date: June 7, 2021 at 9:24:26 AM EDT
To: "info kopilotpress.com" <info@kopilotpress.com>

Would you be willing to send this to Kat Groskreutz who is the case manager for this project? I want to make sure that all neighbors in opposition are heard, and I don't know if they will accept them to the formal record if they don't come from each person. Your words are very powerful and the more individuals submitting these comments, the better for our protection!

Thank you,
Priscilla!

On Mon, Jun 7, 2021, 9:20 AM info kopilotpress.com <info@kopilotpress.com> wrote:

Guys - this sounds like a whole lot of Bullshit! Why even submit this plan. Just stick to the guidelines! Can you imagine how awful this is gonna be for that block and this lovely street? Most neighbors only have off street parking as it is - how the hell are we supposed to sustain 140 new residents when said residents have company over. This sounds like a gross abuse of power and resources to me. Rich people always want to get theirs at the expense of everyone and our neighborhood is such a sweet place right now. This is so unacceptable. I am just a renter. I am not sure how long I will be in this neighborhood, but I hope that someone goes to this meeting and puts their BITCH HAT on, because this is a HARD NO from me. They need to scale this whole thing down, keep it in the guidelines and stop being Greedy. Y'all need to bring the heat. Also you guys may need to Canvas the neighborhood door to door and speak to every neighbor ahead of this meeting and see how they feel and try to get some support. You are gonna need a group (mini mob) there and someone with a BIG Mouth (preferably a lawyer or neighborhood advocate in a position of authority)! I am not trying to be the spokesperson for the neighborhood, but I hope this does not get

approved. These developers have money, resources, know all the right people in power (or are the people in power) and will probably win - it makes me sick.

Peace out,

Priscilla Summers
Kopilot Press Custom Screenprinting
743 E Washington Street Unit #1
Louisville Ky 40202
502-295-7914

www.kopilotpress.com

Thank you for supporting your local small business!

On Jun 5, 2021, at 8:29 PM, Butchertown Neighborhood Association
<butchertownsec@gmail.com> wrote:

835 E. Main Street development

This letter is to inform you of the upcoming meeting of the Architectural Review Board to rule on the appropriateness of the new development at 835 E. Main Street. It takes place on June 9th, at 5:30 pm, and is being held virtually.

The proposed development is a 149,000 sq/ft mixed use building, including 141 apartments, restaurant space and retail space. It faces Main Street, backing up to the easternmost houses on Washington Street, wraps around on Campbell Street, and faces Washington Street. It takes up the whole of the former Barry Wooley Designs buildings, as well as the vacant lot directly to the West of it on Main Street.

Among the notable features of the building is the proposed height of 70' (6 stories), including the section that faces Washington St. This exceeds the currently allowed height of 45', and requires the blessing of the Architectural Review Committee, plus a granted height variance by the Zoning Board. Guidelines NC3 and NC4 of the New Construction guidelines to be considered by the ARC stipulate that structures should reflect and not conflict in scale and height with the character of the historic district.

They are also seeking a landscape buffer variance, which would allow them to build closer to other zoned properties than the currently required 15' buffer.

Despite the encouragement by the ARC to do so, the developers have done little to reach out to the neighborhood with updates or to solicit concerns with the new plans, which have changed significantly since the initial plans announced last year. With the upcoming meeting of the Architectural Review Committee, it is important that neighbors are aware of the details of the proposed development and are given ample opportunity to express any concerns before then.

Details about the project can be found at <https://louisvilleky.gov/government/planning-design>. Go to "View Meeting Agendas", then click on the June 9th meeting of the Butchertown Architectural Review Committee to see meeting details, including applications, site plans and elevations and renderings, as well as the ARC staff report.

If you have questions, concerns or comments about the proposed development, please email them to Katherine Groskreutz, who is the case manager for the ARC. Her email address is Kat.Groskreutz@louisvilleky.gov. They must be submitted by June 8th to be considered. And if you would like to make public comment at the June 9th meeting before the Architectural Review Committee, ask her to add you to the list.

Jay Lockett (Jay.Lockett@louisvilleky.gov) is the case manager for the zoning board meeting, which is yet to be scheduled. Questions, concerns and comments can additionally be directed to him. His phone number is (502) 574-5159.

The upcoming June 9th ARC meeting at 5:30 pm can be joined at <https://louisvilleky.gov/government/planning-design/upcoming-public-meetings>

<2a.jpg><2b.jpg>

From: [Karen Banks](#)
To: [Luckett, Jay P](#)
Cc: butchertownpres@gmail.com
Subject: Re: 835 E. Main St.
Date: Monday, June 14, 2021 10:49:35 AM

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Thank you!

On Jun 14, 2021, at 10:33 AM, Luckett, Jay P <Jay.Luckett@louisvilleky.gov> wrote:

Karen,

The proposal is not yet approved. I do not know if they have a plan or time frame for the demolition of the existing structures yet at this time. I will recommend that you contact Cynthia Johnson for demolition related questions. She processes those permits and would be able to answer general questions about that process.

Cynthia.johnson@louisvilleky.gov 502-574-2868

-----Original Message-----

From: Karen Banks <ktbanks1@me.com>
Sent: Monday, June 14, 2021 9:58 AM
To: Luckett, Jay P <Jay.Luckett@louisvilleky.gov>; Groskreutz, Katherine H. <Kat.Groskreutz@louisvilleky.gov>
Cc: butchertownpres@gmail.com
Subject: 835 E. Main St.

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Good morning,
I left Jay a VM earlier this morning regarding a target demolition date for the 835 E. Main St. property. I live next door at 828 E. Washington so this demo will have a significant impact on my household. Thanks so much for your help!
Kind regards,
Karen

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Groskreutz, Katherine H.

From: robin russo <rrusso@iglou.com>
Sent: Monday, June 7, 2021 4:44 PM
To: Groskreutz, Katherine H.
Subject: 835 E Main 21-COA-0079

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Ms. Groskreutz,

This note comes to voice my opposition to the current proposal for development at 835 E. Main St. I am a home owner living in the 900 block of E. Washington St. I have lived here, in this historic district, for 15 years.

The current proposed development is not in line with preservation principles and is not compatible with its neighbors in size and scale. It is visually overpowering and destroys neighborhood continuity. It does not contribute to the unique character that is Butchertown's.

I ask the Butchertown Architectural Review Committee to deny this proposal.

regards,

Robin Russo
933 East Washington St
502-693-5800

Williams, Julia

From: Haberman, Joseph E
Sent: Tuesday, June 29, 2021 12:22 PM
To: Owen R
Cc: Williams, Julia; Johnson, Cynthia E; Groskreutz, Katherine H.; French, Christopher S.
Subject: RE: 21-COA-0079 Appeal

Owen,

The variance and COA procedures are legally separate and not reliant on each other. Therefore unless agreed upon with the applicant, we cannot stay the variance application while an appeal related to the COA is ongoing. Further, there is not a required/codified sequence of events and the applicant can choose to proceed with the COA or variance first (or simultaneously to a degree). In this case, the applicant chose to proceed with the COA first and has requested that we docket the variance (presumably understanding that the COA decision could be appealed).

To your request for minutes, we do not compile minutes for ARC meetings. For their review, the Landmarks Commission rely on a meeting recording, the committee report (an edited version of the staff report), and the record below. I can send you links to the 2 video recordings and we can directly provide you copies of the staff/committee reports and the action summary (a document which only memorializes the vote(s)) upon completion. Most, if not all, of the other file documents subject to open record are available on Accela. If you need us to compile that other information for you, we need you to submit an open records request.

Accela:

<https://aca-prod.accela.com/LJCMG/Cap/CapHome.aspx?module=Planning&TabName=Planning&TabList=Home%7C0%7CAPCD%7C1%7CBuilding%7C2%7CEnforcement%7C3%7CLicenses%7C4%7CPlanning%7C5%7CPublicWorks%7C6%7CAMS%7C7%7CCurrentTabIndex%7C5>

Open records:

<https://louisvilleky.gov/government/management-budget/services/submit-open-records-request>

Please give me a call if you want to talk about this, Joe 502-574-5178

From: Owen R <owen.ronald@gmail.com>
Sent: Tuesday, June 29, 2021 10:34 AM
To: Groskreutz, Katherine H. <Kat.Groskreutz@louisvilleky.gov>
Subject: 21-COA-0079 Appeal

Good morning Kat,

I plan to appeal the Butchertown ARC's decision in the above-referenced case to the Historic Landmarks and Preservation Districts Commission. I spoke with Cynthia Elmore about this issue and she indicated that I have thirty days from the ARC Meeting to file my appeal. I'm dismayed that your office scheduled the BOZA Meeting for July 12th when my appeal period does not close until July 16th.

According to LMCO §32.257(K), "[u]pon the receipt by the staff of a timely appeal, the staff *shall* schedule a meeting of the Commission to consider the appeal." [emphasis added]. It seems unduly expedient to schedule the BOZA Meeting

for a time when the appeals window is open, particularly considering that the appeal must be heard by the Landmarks Commission.

At your earliest convenience, will you please forward me the minutes for the June 16th Butchertown ARC meeting so I can get the formal appeal letter to you before the BOZA Meeting. Please also attach any other relevant documents, as well as any documents received from the Applicant since the ARC Meeting. I found the Wrecking Permit on Accela, but I never feel like I can find everything on that portal.

Thank you in advance for your time, attention, and assistance. I look forward to hearing from you soon.

Best,
Owen

Williams, Julia

From: Luckett, Jay P
Sent: Tuesday, June 15, 2021 2:36 PM
To: Williams, Julia
Subject: FW: 835 E Main Support

Follow Up Flag: Follow up
Flag Status: Flagged

From: Sam Seigle <samuelseigle@gmail.com>
Sent: Tuesday, June 15, 2021 2:25 PM
To: Luckett, Jay P <Jay.Luckett@louisvilleky.gov>; clifford.ashburner@dinsmore.com; Groskreutz, Katherine H. <Kat.Groskreutz@louisvilleky.gov>
Subject: 835 E Main Support

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Hi Jay, Cliff and Kat,

I was told the results of the meeting last week, and I feel the need to reiterate my support for the mixed-use project at 835 E Main. Projects like this are vital to the continued development of our downtown and are often what set our neighboring cities apart from us. We cannot continue to fall behind cities like Cincinnati and Indianapolis.

I am a proud Louisvillian who has the benefit of a 4-year New York City experience that showed me how a first class city should operate and grow. Our consistent resistance to change and development will only continue to hurt our recovering downtown area. Let's think bigger and challenge what Louisville can be in the next decade.

Best,

Samuel T. Seigle
Louisville, KY

From: [Ned Booker](#)
To: [Groskreutz, Katherine H.](#); clifford.ashburner@dinsmore.com; [Lockett, Jay P](#)
Subject: Support of 835 East Main St case# 21-COA-0079
Date: Friday, June 11, 2021 3:33:00 PM

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All:

I am writing to you in full support of the above referenced project. As an 84-year downtown employer, I see this is another wonderful opportunity to reinvigorate the urban core with the ability to live/work/play in a centralized area. Winebrenner Capital Management has a strong track record locally of top-notch property management, and we at Sterling Thompson are proud to serve their insurance needs. Looking forward to seeing the bold impact this development will have for years to come in the Nulu neighborhood.

Thanks,



Ned Booker, CIC
Business Insurance Advisor
nedbooker@sterlingthompson.com
(o) 502.585.3277 (m) 502.396.3934 (d) 502.736.6976
545 S. Third St. ste 300, Louisville, KY 40202
sterlingthompson.com

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Groskreutz, Katherine H.

From: Todd Turner <thetoddler@aol.com>
Sent: Tuesday, June 8, 2021 1:44 PM
To: Groskreutz, Katherine H.
Subject: 835 E. Main Street development

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Kathryn Groskreutz:

I'd like to register my concern for the affect of the 835 E. Main Street development on the Butchertown neighborhood.

My wife Julie and I have been fortunate to enjoy Butchertown's renewal over the last nine years, with many wonderful developments, improvements and additions.

There is concern the 835 E. Main Street projects requested variances — particularly with the height and the property setback — will do a disservice to the area, particularly the homes on that block of East Washington Street.

Because the project has been somewhat overshadowed during Covid with a single Zoom meeting for neighbors (and, as I understand, many changes in the plans since we saw that last year), there is a feeling that the developers are trying to sneak past the approval of the neighborhood.

I'm not anti-development at all, but I do caution the Architectural Review Board about making sure that developments abide by existing parameters and fit the spirit of the neighborhood.

Thanks for you consideration, time and service to the city.

Todd Turner
1402 Quincy St.
309-212-7894

Williams, Julia

From: mark traughber <mark@bloodle.com>
Sent: Friday, June 18, 2021 2:43 PM
To: Williams, Julia
Subject: 835 E. Main Street development
Attachments: IMG_7463.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Julia,

I understand that you are the new case manager for the proposed development at 835 E. Main Street. I am a homeowner here on the 800 block of E. Washington St., which will be greatly affected by this structure. I plan on sending a more thought out list of my concerns with the project when I have some time to put them down. But I wanted to make sure and reach out to you early on and implore you to come by the house we own at 820 E. Washington Street, and take a look at the proposed building site to get a good idea of how it will look in person to the neighbors directly adjoining it. Plans and renderings can only show so much.

I'm attaching a photo from the backyard. In it, I'm standing even with the back of my 900 sq/ft house, which sits just over 30 feet from the property line on this shallow lot. The structure would sit 8' back from the fence. The tallest tree to the left in the photo is perhaps 35' tall, so the building would double this. And the photo doesn't really do it justice. It would completely dominate the landscape. Please, before you make any recommendations ahead of the Zoning Board hearing, come and take a look in person.

Thank you,
Mark Traughber
(919) 649-1215

Williams, Julia

From: Luckett, Jay P
Sent: Tuesday, June 15, 2021 1:39 PM
To: Williams, Julia
Subject: FW: 835 E. Main Project

Follow Up Flag: Follow up
Flag Status: Flagged

From: Davena Vowels <dvowels1@gmail.com>
Sent: Tuesday, June 15, 2021 12:41 PM
To: Luckett, Jay P <Jay.Luckett@louisvilleky.gov>; clifford.ashburner@dinsmore.com; Groskreutz, Katherine H. <Kat.Groskreutz@louisvilleky.gov>
Subject: 835 E. Main Project

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Good afternoon,

The project at 835 E Main needs to go through as proposed. These types of projects (and others like it) are essential to the continued development of our downtown. Being the parent of young professionals I can assure you that these are the types of projects which will keep my children in Louisville and attract their friends from other cities to move here. We need to be forward thinkers as they are in Nashville, Cincinnati, and Indianapolis. Louisville needs these types of projects to catch up and then pass by these other cities. Be forward thinking to help our city move forward!

Regards,
Davena Vowels

Groskreutz, Katherine H.

From: Wade Lemke <wadeivan77@aol.com>
Sent: Tuesday, June 8, 2021 11:41 AM
To: Groskreutz, Katherine H.
Subject: 835 East Main Street - Construction Project

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Katherine:

I am the treasurer of the Butchertown Neighborhood Association. I've lived in Butchertown for 11 years and have a vested interest in preserving the historic integrity of the neighborhood. As you well know, Butchertown is a historically preserved area. As such, I am writing to provide my observations about the proposed construction project at 835 E. Main Street.

Throughout the development stage, the project parameters have changed several times. The BNA has received the initial plans for the project - and had the ownership/development team meet with the BNA during one of our monthly meetings. Since the original plan, substantial changes have been introduced that have completely changed from the original disclosure.

The footprint of this building is going to be massive. The proposed building and parking structure are going to substantially change the location. There are several problems with the current design:

1. Most importantly is the height of the proposed structure. The proposed height is going to exceed the existing limitation of 45 feet by 25 feet, making the building height 70 feet, some 6 stories. This height violation is going to impact the NuLu Lofts, completely obscuring the waterfront / bridge / neighborhood views. And, closer to home (literally) the residences that abut this massive proposed structure are going to experience irreparable harm. There will be a total lack of privacy at the rear of these residences. I am baffled that an outside entity can apply to exceed the height restriction and so easily obtain an exemption. Why is there a height restriction in place if it can seemingly be exempted? I know the height restriction is in place because of the historic nature of Butchertown. Since it is in force, it needs to be enforced.

2. There will be noise pollution issues with the parking garage, dumpster servicing and with the addition of so many residential and commercial spaces proposed. Vehicles make noise. People make noise. Service providers - such as dumpster services as well as other service providers and delivery services - make noise. As you can imagine, there are already urban noises within Butchertown, as we abut the Interstates, Main Street, Skate Park, Waterfront Park and other surrounding area activities. However, the proposed encapsulated development is going to be its own multi-faceted noise polluter.

3. With people comes litter / trash / vandalism. Again, being a downtown urban community we experience these types of issues. As a neighborhood, we are very responsive in taking actions in communicating with the police department, perform neighborhood cleanup's and communicating experiences within our beloved Butchertown via online social media and in person at our monthly BNA meetings. We have a great, cohesive group of diverse neighbors. And we openly welcome any new neighbors to our association.

These are my most urgent issues with this construction project. There are many others, however, I do not want to overwhelm you.

I appreciate your time and review of my concerns herein. I am hopeful that yet another draft of this proposed structure can be submitted that will be within the parameters of the restrictions of the property location.

Wade Lemke
1331 E Washington Street
Louisville, KY 40206
859-619-7831

Williams, Julia

From: Lockett, Jay P
Sent: Wednesday, June 16, 2021 11:37 AM
To: Williams, Julia
Subject: FW: Butchertown 835 East Main St. Case # 21-COA-0079

Follow Up Flag: Follow up
Flag Status: Flagged

From: Lee Weyland <Lee@core502.com>
Sent: Wednesday, June 16, 2021 11:36 AM
To: Groskreutz, Katherine H. <Kat.Groskreutz@louisvilleky.gov>; clifford.ashburner@dinsmore.com; Lockett, Jay P <Jay.Lockett@louisvilleky.gov>
Subject: Butchertown 835 East Main St. Case # 21-COA-0079

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I am unable to attend the meeting tonight, so I am writing as nearby business owner to express support for the project at 835 East Main. The developer appropriately responded to the concerns raised at the June 9th meeting about the relationship between the proposed building and the single family homes on Washington St. The step back on the upper floors creates a buffer for those structures, and the improvements to the aesthetics on Main street are enhancements to the project that comply with the design guidelines.

I am excited and supportive of the investment in the neighborhood, additional quality housing, and believe these projects help improve the neighborhood, create jobs, and increase opportunities and confidence in our city. I applaud the development team for a thoughtful project, and for working with the committee to respond to the concerns. I wish to express my support that the committee approve this project.

Lee Weyland, **CCIM**
CORE Real Estate Partners
1013 East Main St.
Louisville, KY 40206
502-387-2476
lee@core502.com



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