

# **HISTORIC LANDMARKS AND PRESERVATION DISTRICTS COMMISSION**

## **MINUTES**

**October 17, 2024**

A meeting of the Louisville Metro Historic Landmarks and Preservation Districts Commission was held on October 17, 2024, at 9:00 a.m. at the Old Jail Auditorium, 514 W. Liberty Street, Louisville, KY.

### **Commission Members Present:**

Morgan Ward, Chair  
Ashlyn Ackerman, Vice Chair  
Kate Meador  
Amin Omidy,  
Richard Price  
Brian Davis  
Howard Rosenberg  
Stefanie Buzan  
Christopher Fuller  
Jennifer Adams Tucker (arrived 9:30am)  
Doug Owen  
Tom O'Brien III  
Lori Stahlgren

### **Commission Members Absent:**

### **Staff Members Present:**

Joe Haberman, Planning Manager  
Savannah Darr, Historic Preservation Officer  
Kat Groskreutz, Senior Planner  
Laura Ferguson, Assistant County Attorney  
Mary Willis, Management Assistant

The following matters were considered:

**HISTORIC LANDMARKS AND PRESERVATION DISTRICTS COMMISSION**

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**SEPTEMBER 19, 2024, HISTORIC LANDMARKS AND PRESERVATION DISTRICTS  
COMMISSION MEETING MINUTES**

00:02:22        On a motion by Commissioner Fuller, seconded by Commissioner O'Brien, the following resolution was adopted:

**RESOLVED**, the Louisville Metro Historic Landmarks and Preservation Districts Commission does hereby **APPROVE** the Minutes of the meeting conducted on September 19, 2024.

**The vote was as follows:**

**Yes: Commissioners Price, Buzan, Meador, Davis, Omidy, Ackerman, Owen, Stahlgren, O'Brien, Rosenberg, Fuller, and Ward**

**Absent: Commissioner Tucker**

**HISTORIC LANDMARKS AND PRESERVATION DISTRICTS COMMISSION  
MINUTES**

**October 17, 2024**

**OLD BUSINESS**

**24-LANDMARK-0002**

Request:	Metro Council resolution requesting Wheelmen's Bench be considered for Individual Landmark designation
Project Name:	Wheelmen's Bench
Location:	3190 S. 3rd Street
Owner:	Louisville Metro Government
Applicant:	Jennifer Chappell, Council District 15
Representative:	Jennifer Chappell, Council District 15
Jurisdiction:	Louisville Metro
Council District:	15- Jennifer Chappell
Case Manager:	Savannah Darr, Historic Preservation Officer

The documentation prepared for this was incorporated into the record. The Commissioners received this in advance of the hearing, and it was available to any interested party prior to the public hearing. The documentation is part of the case file maintained at the Office of Planning, 444 South 5th Street.

A recording of the Historic Landmarks and Preservation Districts Commission meeting related to this case is available on the Office of Planning website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

00:05:33      On a motion by Commissioner O'Brien, seconded by Commissioner Owen, the following resolution was adopted:

**RESOLVED**, the Louisville Metro Historic Landmarks and Preservation Districts Commission does hereby **APPROVE** the request to designate Wheelmen's Bench as an Individual Landmark. It retains sufficient integrity and meets criteria A and E.

**The vote was as follows:**

**YES: Commissioners Price, Meador, Buzan, Fuller, Rosenberg, Davis, Omidy, Ackerman, O'Brien, Owen, Stahlgren, and Ward**

**Absent: Commissioner Tucker**

# HISTORIC LANDMARKS AND PRESERVATION DISTRICTS COMMISSION

## MINUTES

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### NEW BUSINESS

#### 24-LANDMARK-0001

Request: Metro Council resolution requesting Manual Stadium be considered for Individual Landmark designation

Project Name: Manual Stadium

Location: 1230 E. Burnett Street

Owner: Louisville Metro Government

Applicant: Jennifer Chappell, Council District 15

Representative: Jennifer Chappell, Council District 15

Jurisdiction: Louisville Metro

Council District: 15- Jennifer Chappell

Case Manager: Savannah Darr, Historic Preservation Officer

The documentation prepared for this was incorporated into the record. The Commissioners received this in advance of the hearing, and it was available to any interested party prior to the public hearing. The documentation is part of the case file maintained at the Office of Planning, 444 South 5th Street.

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#### Agency Testimony:

00:07:35 Savannah Darr provided an overview of the request and presented a PowerPoint presentation. Darr responded to questions from Commission Members (see recording for details).

#### The following spoke in support of the request:

Amy Luckett, 1427 Christy Ave, Louisville, KY 40204

Dr. Michael Newman, Dupont Manual High School, 120 W Lee St, Louisville, KY

Martina Kunnecke, 311 Northwestern Pkwy, Louisville, KY 40212

#### Summary of those in support:

00:18:49 Amy Luckett spoke in support of the proposal. Luckett stated that the Manual Stadium is part of a Council District 15 project that is proactively trying to designate landmarks. Luckett mentioned that the Manual Stadium is historically significant to students who attended the school over the last 100 years (see recording for details).

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### NEW BUSINESS

#### 24-LANDMARK-0001

00:21:03 Dr. Michael Newman spoke in support of the proposal as the principal. Dr. Newman stated he believes they have a very collaborative proposal that would meet their needs and still honor the history of the stadium (see recording for details).

00:24:43 Martina Kunnecke spoke in support of the proposal. Kunnecke stated that she was incredibly pleased to see a nomination for creating the Manual Stadium a historic landmark and is in full support of the designation (see recording for details).

#### **The following spoke in opposition:**

None

#### **Deliberation:**

00:24:07 Commission Deliberation

00:24:15 On a motion by Commissioner O'Brien, seconded by Commissioner Owen, the following resolution was adopted:

**RESOLVED**, the Louisville Metro Historic Landmarks and Preservation Districts Commission does hereby **APPROVE** the request to designate Manual Stadium as an Individual Landmark. It retains sufficient integrity and meets criteria A and B.

#### **The vote was as follows:**

**YES: Commissioners Price, Meador, Buzan, Fuller, Rosenberg, Davis, Omidy, Ackerman, O'Brien, Owen, Stahlgren, and Ward**

**Absent: Commissioner Tucker**

# HISTORIC LANDMARKS AND PRESERVATION DISTRICTS COMMISSION

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### NEW BUSINESS

#### 24-LANDMARK-0004

Request: Petition requesting two buildings be considered for Individual Landmark designation  
Project Name: Designation Request  
Location: 749 E. Jefferson Street and 223A S. Clay Street  
Owner: Rabbit Hole Spirits, LLC  
Applicant: Kevin Dohn  
Representative: Kevin Dohn  
Jurisdiction: Louisville Metro  
Council District: 4- Jecorey Arthur  
Case Manager: Savannah Darr, Historic Preservation Officer

The documentation prepared for this was incorporated into the record. The Commissioners received this in advance of the hearing, and it was available to any interested party prior to the public hearing. The documentation is part of the case file maintained at the Office of Planning, 444 South 5th Street.

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**Commissioner O'Brien recused himself from this case.**

#### **Agency Testimony:**

00:27:45 Savannah Darr provided an overview of the owner's objections to the petition and the result of the Technical Review Committee meeting (see recording for details).

00:29:42 Laura Ferguson elaborated on the process of having two or more properties on one petition (see recording for details).

#### **The following spoke in opposition to the petition:**

Jon Baker, Wyatt, Tarrant, & Combs, 400 W. Market St., Louisville, KY 40202

Kaveh Zamanian, Rabbit Hole Distillery, 1452 Cherokee Rd, Louisville, KY 40204

#### **Summary of those in opposition:**

00:31:38 Jon Baker spoke in opposition to the petition Baker mentioned that his team did not agree with the Technical Review Committee's decision to objection one. Baker

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#### 24-LANDMARK-0004

stated that he believed the petition was flawed because the narrative asserted to the petition and used to gain signatures asks to individually designate two separate properties based on one set of signatures. Baker questioned if the signatures on the petition were focused on two properties or one individual property (see recording for details).

#### **The following spoke in support of the petition:**

Kevin Dohn, 181 William St, Louisville, KY 40206

#### **Summary of those in support:**

00:39:12 Kevin Dohn spoke in support of the petition. Dohn elaborated on the process of setting up the petition and the steps that were taken to receive signatures. Dohn mentioned that when he received the notice of demolished through GovDelivery on the two properties, he believed they were the same parcel and not two different properties. Dohn stated that with the information he received, he provided an accurate petition and would like to move forward with the plan (see recording for details).

00:48:16 Jon Baker responded to Mr. Dohn's comments pertaining to the demolition of the two properties in question. Baker stated that with the project moving simultaneously forward with a development in a zone change that the notice for demolition per the ordinance was intertwined with the change in zoning (see recording for details).

#### **Deliberation:**

00:48:54 Commission Deliberation

00:55:04 On a motion by Commissioner Omidy, seconded by Commissioner Stahlgren, the following resolution was adopted:

**RESOLVED**, the Louisville Metro Historic Landmarks and Preservation Districts Commission does hereby **DENY** the request to reject the petition.

#### **The vote was as follows:**

**YES:** Commissioners, Meador, Buzan, Fuller, Davis, Omidy, Ackerman, Stahlgren, and Ward

**NO:** Commissioners Price, Owen, and Rosenberg

**Absent:** Commissioner Tucker

**RECUSED:** Commissioner O'Brien

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### **NEW BUSINESS**

#### **24-LANDMARK-0004**

##### **Agency Testimony:**

00:57:10 Savannah Darr provided an overview of the request for Individual Landmark designation. Darr responded to questions from Commission Members (see recording for details).

##### **The following spoke in support of the request:**

Kevin Dohn, 181 William St, Louisville, KY 40206

##### **Summary of those in support:**

01:09:29 Kevin Dohn spoke in support of the request and presented a PowerPoint presentation. Dohn clarified that those who signed the petition are focusing more on 749 E Jefferson St. Dohn elaborated on the criteria that are required by Landmarks but also discussed his three reasons for creating the location a historic landmark. Dohn responded to questions from Commission Members (see recording for details).

##### **The following spoke in opposition of the request:**

Jon Baker, Wyatt, Tarrant, & Combs, 400 W. Market St., Louisville, KY 40202

Patrick Nall, DKN Architects, 716 E Market St, Louisville, KY 40202

Kaveh Zamanian, Rabbit Hole Distillery, 1452 Cherokee Rd, Louisville, KY 40204

##### **Summary of those in opposition:**

01:47:32 Jon Baker spoke in opposition to the request and presented a PowerPoint presentation. Baker elaborated on how the petition does not meet the petition requirements of LMCO Section 32.260 (I) and how the two buildings being considered for Individual Landmarks Designation do not meet the applicable standard of designation. Baker stated that per Logic the Jefferson St building is not within the National Register or the Preservation District (see recording for details).

01:57:14 Patrick Nall spoke in opposition to the request and presented a PowerPoint presentation. Nall provided a walk-through pertaining to the two structures that were subject to the petition and discussed from an architect's point of view on how the structures do not warrant designation. Nall provided an overview of properties that no longer exist and that will be created within the NuLu District (see recording for details).



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#### **24-LANDMARK-0004**

02:04:03 Jon Baker continued his presentation. Baker provided the dates and types of meetings that were conducted pertaining to the Rabbit Hole and elaborated on how the project would bring an urban feel to the NuLu District (see recording for details).

02:09:09 Kaveh Zamanian spoke in opposition of the request and presented a PowerPoint presentation. Zamanian stated that Rabbit Hole has been a catalyst for nearly \$500 million dollars in development within NuLu and that Rabbit Hole is one of the fastest growing Bourbon brands in the country. Zamanian went into detail about the vision he has for the Rabbit Hole (see recording for details).

#### **The following audience members spoke in support of the request:**

Debra Harlan, 1734 Chichester Ave, Louisville, KY 40205

#### **Audience in support of the request:**

02:14:47 Debra Harlan spoke in support of the request. Harlan provided reasoning as to why the committee should make 223 S Clay St. and 749 E Jefferson St. a Individual Landmark (see recording for details).

02:20:37 Kevin Dohn read a statement on behalf of Gary Kleier who had been present but had to leave. Dohn elaborated on the inspection that Mr. Kleier had performed and mentioned the attributes that the building retained and could be preserved (see recording for details).

#### **The following spoke in opposition of the request:**

Nick Campisano, 620 E Market, Apt. C, Louisville, KY 40202

Bill Weyland, 706 Hollingsworth Dr., Louisville, KY 40207

#### **Audience in opposition to the request:**

02:25:13 Nick Campisano spoke in opposition of the request. Campisano provided reasoning as to why the committee should deny the petition and allow Rabbit Hole to expand their development (see recording for details).

02:31:07 Bill Weyland spoke in opposition of the request. Weyland provided his perspective on the two buildings and the criteria it would take to become Individual Landmarks (see recording for details).

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**NEW BUSINESS**

**24-LANDMARK-0004**

**Deliberation:**

02:35:29 Commission Deliberation

02:41:36 On a motion by Commissioner Owen, seconded by Commissioner Rosenberg, the following resolution, was adopted:

**RESOLVED**, the Louisville Metro Historic Landmarks and Preservation Districts Commission does hereby **DENY** the request to designate 223A S Clay St. as an Individual Landmark because it does not meet the designation criteria.

**The vote was as follows:**

**YES: Commissioners Price, Meador, Buzan, Fuller, Davis, Omidy, Ackerman, Stahlgren, Owen, Rosenberg, and Ward**

**NO: None**

**ABSTAIN: Commissioner Tucker**

**RECUSED: Commissioner O'Brien**

02:44:40 On a motion by Commissioner Owen, seconded by Commissioner Rosenberg, the following resolution, was adopted:

**RESOLVED**, the Louisville Metro Historic Landmarks and Preservation Districts Commission does hereby **DENY** the request to designate 749 E Jefferson St. as an Individual Landmark because it does not meet the designation criteria.

**The vote was as follows:**

**YES: Commissioners Price, Meador, Buzan, Omidy, Ackerman, Owen, Rosenberg, Davis, Fuller, and Ward**

**NO: Commissioner Stahlgren**

**ABSTAIN: Commissioner Tucker**

**RECUSED: Commissioner O'Brien**

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**ADJOURNMENT**

The meeting adjourned at approximately 11:45 a.m.

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**Chair**

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**Planning Director**