



Historic Landmarks and Preservation Districts Commission

MEMORANDUM

To: Historic Landmarks and Preservation Districts Commission
From: Savannah Darr, Historic Preservation Officer
Date: October 11, 2024

Case No: 24-LANDMARK-0001
Property Address: 1230 E. Burnett Avenue

Case Summary/Background

The Technical Review Committee of the Historic Landmarks and Preservation Districts Commission met on June 12, 2024 to conduct the technical review of the request for Individual Landmark designation. Commissioners Ashlyn Ackerman, Kate Meador, and Amin Omidy were in attendance. After hearing from Staff and other interested parties, Commissioner Omidy made a motion to continue the case to a date uncertain so that staff can work with the property owners on the designation boundary, character defining features, and review thresholds, and explore the role of the stadium in the neighborhood's development. Commissioner Ackerman seconded the motion. It passed unanimously.

On June 27, 2024, Staff met with the members of the DuPont Manual High School administration and JCPS to discuss the designation boundary, character defining features, and review thresholds.

The Technical Review Committee met on August 14, 2024. Commissioners Ashlyn Ackerman, Kate Meador, and Amin Omidy were in attendance. The proposed designation boundary and the character defining elements were discussed with the Committee and property owner's representatives. Those suggestions and changes are reflected in this new memorandum document. Commissioner Ackerman made a motion to advance this case to the full Commission for review. Commissioner Omidy seconded the motion. It passed unanimously.

Proposed Designation Boundary

Based on direction from Commissioners and the property owners, Staff has created a new option for a designation boundary that includes only the brick portion of the main entry gate and the sign above (**Figure 1**). Manual Stadium and its layout has undergone many changes over the years to accommodate fans and modern facility needs. The stadium needs further changes to modernize and maximize its use for Manual's various athletic needs, which could include a complete redesign.

When thinking about the structure that truly embodies the history of Manual Stadium, it is the gate house. It is the permanent fixture to the site that is easily identifiable and used to describe the stadium. As such, the designation boundary was scaled to only include the main entry gate. By narrowing the designation boundary to the gate, the rest of the athletic facility can continue to be altered based on the needs of Manual and JCPS.



Figure 1. Designation Boundary.

Proposed Review Thresholds

With the new option for a designation boundary, the review thresholds for any proposed exterior changes would be straightforward as the entry gate is a structure. Changes to the character defining elements below would be reviewed with the applicable Design Guidelines. As the viewshed from Burnett Avenue is a character defining element of the site, any future building development that could be located behind the gate house would need to be sensitive to the viewshed and not overwhelm or block it. This does not include stadium required items like goalposts, scoreboards, signage, etc. as those are already existing in the viewshed. General maintenance work, such as tuckpointing, cleaning, and repainting previously painted surfaces, would not require a review.

Proposed List of Character Defining Elements

Based on direction from Commissioners and the property owners, Staff has compiled the following

- Brick entry gate structure
- White stone "M" in the brick
- Wall openings for ticket sales
- Wall openings for entry into stadium
- Metal sign above the gate
- Viewshed from Burnett Avenue of the gate

Role of the Stadium in the Schnitzelburg Neighborhood's Development

In 1866, David H. Meriwether platted and planned portions of the Schnitzelburg Neighborhood. In 1884, 95% of the neighborhood was owned by only four individuals, heirs of Meriwether—Emma Milton, Lydia Carter, David McHenry, and Mary Jane McHenry. Most of the area was used for dairy farming. With the construction of the railroad, industries began moving into Germantown and Schnitzelburg. Louisville Textiles, American Woolen Company, and Hope Worsted Mills were among those in the area. These companies also constructed homes in the surrounding neighborhoods for their workers. In 1891, the Louisville Railway Transit Company extended the street car tracks south on Shelby Street, east on Stonewall Street (Burnett Avenue), north on Texas Avenue, and west on Goss Avenue, creating the Shelby Streetcar Loop. This led to a second boom in housing development in the neighborhood. By the beginning of the twentieth century, Schnitzelburg continued to grow rapidly with more commercial, institutional, and industrial developments in the area. It wasn't until the 1930s, when the neighborhood's growth slowed as almost all of the vacant land had been fully built and developed (Haag 2015).

In 1923, when the property was purchased for Manual Stadium, it was known as "Milkman's Field" as it was leased to cattle owners for their grazing herds. This portion of the neighborhood had not yet been fully developed as it was near the southern outskirts. The 1928 Sanborn Fire Insurance Maps show the stadium and the surrounding development, which is a mix of built housing and vacant lots (**Figure 2** and **Figure 3**). It is unclear if the development of Manual Stadium played a part in the continued growth of Schnitzelburg or if it was just one of the numerous developments happening at the time. However, the neighborhood continued to grow around the stadium, which has become a piece of the development history of the neighborhood.

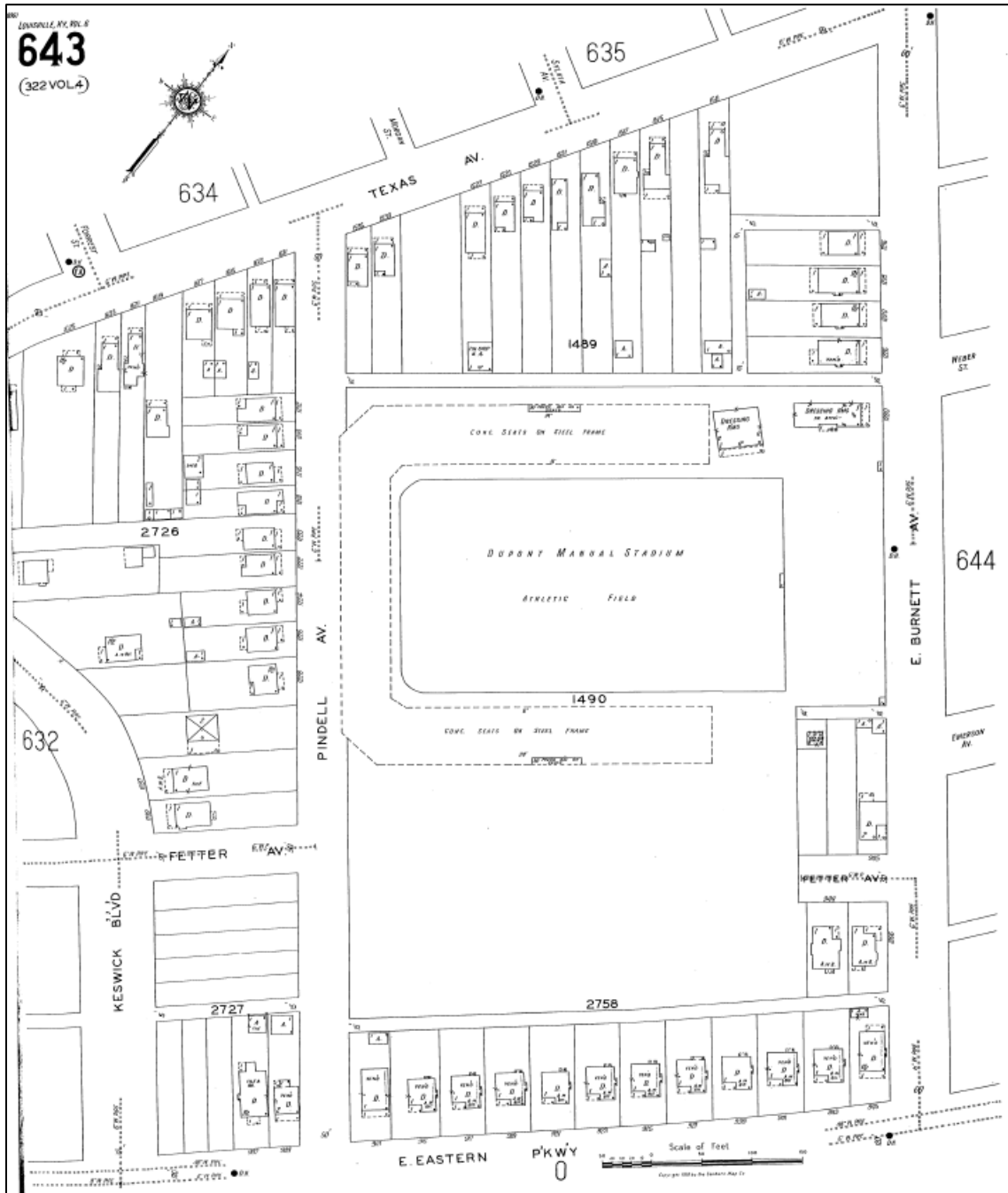


Figure 2. 1928 Sanborn Fire Insurance Map (Volume 6, Page 643).

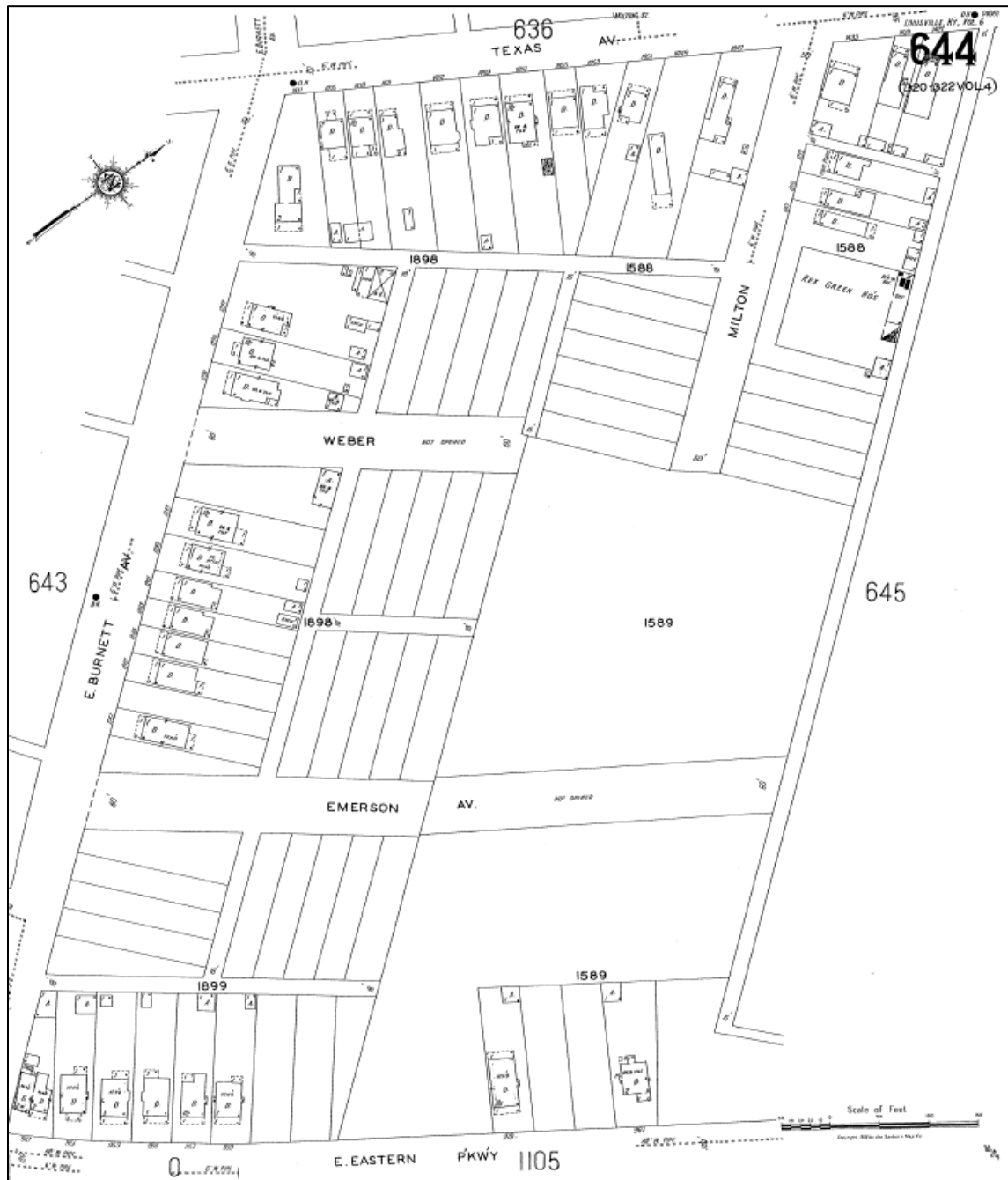


Figure 3. 1928 Sanborn Fire Insurance Map (Volume 6, Page 644).

Sources

Haag, Jr., Donald A. "Germantown and Schnitzelburg." *Germans in Louisville: A History*, edited by C. Robert Ullrich and Victoria A. Ullrich, 2015.