



Louisville Historical League

2008

Ten Most Endangered Properties in METRO LOUISVILLE

The “Endangered Properties” list was established by the League in 1999. Prior to this time, the former Preservation Alliance organization publicized this list. When PA went out of existence, the League took over this valuable program of highlighting historic properties that were being considered for demolition or were in danger of severe deterioration.

Since 1999, 28 properties have appeared on the list. Of these, 16 have been saved. Only one has been demolished: the Brinly Hardy Warehouse at Preston and West Main (a new residential and retail complex is currently being built in this location.)

Unlike other “Endangered Lists”, this list does not have a new listing of properties each year. Once placed on this list, properties are not removed until a final resolution has been determined.

The criteria used to determine if a property is added to this list is as follows:

1. Must be on the National Register of Historic Places or be eligible
2. Must be within the metro Louisville region (Jefferson County; Floyd and Clark counties of southern Indiana)
3. Must be in imminent threat of demolition or in severely deteriorated condition.

The League takes great pride in this effort to preserve the cultural and historic heritage of the Louisville metro region.

On the next several pages are the Endangered Properties, as well as a listing of previous properties and their condition.

1. Inner City ‘Contextual’ Buildings

Listed in 2007: While not as architectural or historically significant, these buildings provide the background and ‘fabric’ of Louisville’s inner city neighborhoods. They are simple, basic

structures that give a sense of place to their community. These buildings are currently being demolished without much notice or concern. But, with their continued loss, Louisville is losing its distinctive character and uniqueness.



At left is the Strathmoor Building which was demolished in 2005. It was located on Bardstown Road. It represents many low-profile neighborhood buildings that are being lost due to neglect and demolition.

2. Water Co. Block Historic Buildings

Listed in 2005: Located in the downtown block bounded by Third, Muhammad Ali, Second, and Liberty Streets. This block was originally scheduled to be the new arena locations, which has since been relocated to Third and West Main district. These structures are architecturally and historically significant.



3. Victorian House on Frankfort Avenue

Listed in 2005: 2225 Frankfort Avenue, adjacent to Ginny's Diner, in the Clifton neighborhood. In 2000, this house was in decent, livable condition. But, by 2004, the owner had allowed it to greatly deteriorate and has attempted to demolish it. It currently is for sale by calling 797-8770. The Clifton neighborhood has vigorously opposed its destruction and views it as a significant part of the historic Frankfort Avenue commercial corridor.



Above is the current appearance of the Victorian building.



Above is how the Victorian building appeared in year 2000.

4. Oeschli House in St. Matthews

Listed in 2005: Located in St. Matthews, at the corner of Westport Road and Ridgeway. Built in 1840, this two-story brick house is listed on the National Register of Historic Places. It was originally constructed by Dr. John Lewis and purchased in 1893 by Joseph Oeschli. Several renovation attempts have been proposed in recent years. Currently it is for sale by calling 897-1051.



5. Park Hill District / Industrial Buildings

Listed in 2008: The Park Hill district (bounded by Algonquin Parkway to the south; Sixth Street on the east; Fifteenth Street on the west; and Broadway to the north) was once Louisville's manufacturing and industrial heartland. Thousands of Louisvillians worked here and created products used by millions of Americans. Companies like: American Standard, Henry Vogt, and Mengel. Now this district lays dormant awaiting revitalization. In the interim though, beautiful substantial structures are being threatened with deterioration and demolition. A masterplan is currently underway for this area which hopefully will provide a blueprint to save these buildings and provide economic stimulus for rebirth.



Above and right: American Standard Building which was threatened with demolition in 2007. But, with League support, this demolition was avoided.

6. Tyler Settlement Rural Historic District

Listed in 1999: this area is in the Taylorsville Road and Tucker Station Road area of southeastern Jefferson County. It is near the Blackacre nature preserve. While the Tyler homestead is not immediately threatened, the surrounding countryside is being rapidly developed with residential and commercial properties. Residents in the area are working to preserve the scenic character and beauty of this district.



7. Colgate Building and Clock in Jeffersonville

Listed in 2006: In 2005, the Colgate Company announced that it would close this landmark Jeffersonville, In., facility. The fate of the brick buildings (which were once a state prison) and the signature clock were in doubt. Since this announcement, Colgate has indicated it would allow the Clock to remain in Jeffersonville. Until a final resolution of the buildings reuse and the Clock's permanent home, this property will remain on the list.



8. Historic Properties within the Proposed New Bridge Route

Listed in 1999: Since the announcement that a major overhaul of the interstate and bridge transportation system, all of the historic properties within the proposed routes were placed on this list. The League continues to monitor this process and attend hearings where necessary to assist in protecting these structures. This entry will remain on the list until a final proposal has been determined and all of the buildings fate has been resolved.



9. Kosmosdale Depot

Listed in 2002: This is the last remaining remnant of a once thriving residential district that served as home to workers for the nearby Kosmosdale cement company. All of the other houses and buildings have since been demolished. Through the efforts of River Fields, this structure has been saved for now and the League continues to monitor its status. An adjacent land-owner seeks to have it demolished. It is owned by the railroad company whose tracks are next to this old depot.



10. Ouerbacker House

Listed in 2005: the Samuel Ouerbacker House at 1735 West Jefferson in the Russell neighborhood is a beautiful landmark structure. Designed by noted local architect Arthur Loomis, this building is in very poor condition. It is owned by the City of Louisville and is for sale. You can call 574-6929 for more information regarding this exquisite building's condition.



Provided below is a description of how the Endangered list has changed since its inception in 1999.

1999 Original List

U. S. Marine Hospital (currently being restored.)

North Side 100 Block of West Main Street (A development proposal has been made and is awaiting implementation. However, the League remains concerned as to its status.)

Historic School Buildings (JCPS has stated that no historic school buildings will be endangered)

Paget House / Heigold façade (Waterfront Development Corp. is planning to have Heigold façade relocated to a new position and restored. Paget House is to be part of a new residential development in this area.)

Gardencourt Carriage House (once threatened with demolition, this building on the Presbyterian Seminary campus has been beautifully restored.)

Tyler Settlement Rural Historic District (still on the list, but a masterplan proposal is pending for development guidelines within this area.)

Henry Clay / Old YWCA (Restored in 2006)

Historic Upper River Road Corridor: This designation is still on the list, but renamed to "Historic Properties with the Proposed Bridge Route".)

Reynolds Building / Ford Motor Assembly Plant (This building was renovated in 2006)

Waverly Hills Sanitarium (Current owners are saving and stabilizing the building).

2000 Changes

Buildings added to the list:

- Vogue Theater
- Shelby Park

Buildings removed from the list:

- Henry Clay / YWCA removed.

2001 Changes

Buildings added to the list:

- The Gardens of Louisville

Buildings removed from the list:

- Gardencourt Carriage House removed

2002 Changes

Buildings added to the list:

- James Funk House
- Hurstborne Country Club stone cottage
- Kosmosdale Depot

Buildings removed from the list:

- North Side of 100 Block of West Main, Historic School Buildings; and Reynolds building removed.

2003 Changes

Buildings added to the list:

- Coleman Building
- Confederate Place Sorority and Fraternity Houses

Buildings removed from the list:

- James Funk House (building was moved and renovated), and The Gardens of Louisville (removed from county demolition plans) removed.

2004 Changes

Buildings added to the list:

- Brinly Hardy
- Henry Clay / Old YWCA

Buildings removed from the list:

- Coleman Building (Façade was incorporated into the new Marriott Hotel)
- Hurstborne Country Club Stone Cottage (Building was saved and stabilized)

2005 Changes

Buildings added to the list:

- Camp Taylor 'Old Barn' near Collins Estate
- Victorian House on Frankfort Avenue
- Proposed Arena Site Historic Buildings
- Ouerbacker House
- Oeschli House in St. Matthews

Buildings removed from the list:

- United States Marine Hospital (Building is being restored)
- Henry Clay/ Old YWCA (Building was renovated)
- Brinly Hardy (Building was demolished)
- Waverly Hills Sanitarium (Owners are saving and stabilizing structure)
- Paget House / Heigold House façade (Plans are underway to save these structures)

2006 Changes

Buildings added to the list:

- Historic firehouses
- Colgate Building and Clock in Jeffersonville

Buildings removed from the list:

- UL fraternity and sorority houses (These properties were saved)
- Vogue Theater (Building was saved and renovated into a upscale retail complex)

2007 Changes

Buildings added to the list:

- Inner City 'Contextual' Buildings

Buildings removed from the list:

- Camp Taylor 'Old Barn' near Collings Estate (parks department has indicated that they will not remove this historic structure)

2008 Changes

Buildings added to the list:

- Park Hill district / Industrial Buildings

Buildings removed from the list:

- Historic Firehouses: the city's plans to replace these landmark structures do not include their demolition. The new firehouses will be built in other locations.