

RURAL HERITAGE DEVELOPMENT INITIATIVE  
CASE STUDY

*Preservation/Restoration of Historic Rural Structures*

THE LOUISVILLE STORE



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LANDSCAPE ARCHITECTURE, HISTORIC PRESERVATION

May 17, 2010

## PROJECT LOCATION

101 W. Main Street

Springfield, Kentucky 40069

Located on the north corner at the intersection of Main Street and State Highway 528.

This site stands within a National Register historic district.

## PROJECT TYPE

Two-story commercial building with a full first floor, a second level mezzanine in between the first and second floors, and a second floor, which overlooks the mezzanine.

## GOAL OF THE PROJECT

To restore the Louisville Store to its original state and have it be a functional building for commercial, retail, and/or residential use (second floor only) for events such as organizational meetings, weddings, and receptions.

## BRIEF HISTORY OF THE SITE

In 1878 the structure that stands today was constructed; it was a three-story brick structure with stucco on the east side. Until 1896 the building had three partitions on the first floor, which divided the space into separate retail stores. The second floor was used as office space, and the third as residential. A 1925 newspaper article about the Louisville Store in the *Springfield Sun* states that German-born G. L. Heyman, who already owned 16 stores in Kentucky, opened what would become the Louisville Store on January 1, 1896. The original partitions were removed to open up the first floor and create a single department store. The mezzanine in between the first and second floors, as well as the second floor was also part of the department store. The third floor continued to be used for residential purposes.

In 1910 the Shapira family became involved in running the department store, and named it the Louisville Store. They sold a wide variety of things such as men's and women's clothes, peace goods, bed, bath, and table linens, lawn mowers in the spring, etc. (Springfield Sun, 1925). Business prospered and the Shapira family eventually purchased the Louisville Store from G. L. Heyman in 1919. One year later the patriarch of the family, Max Shapira, passed away leaving her husband, Harry, and her five teenage sons to continue the business. The family lived on the third floor of the building, and when the sons were old enough they expanded the business to cities around the state: Bardstown, Louisville, Lawrenceburg, and Elizabethtown. The five brothers made so much money from their stores they decided, shortly after the prohibition, to invest in a distillery in 1934 with a group of Bardstown investors. The Shapira brothers eventually bought what is now America's seventh-largest supplier of distilled spirits, Heaven Hill Distilleries, Inc. It is also America's largest independent, family-owned and operated producer and marketer of distilled spirits (About Heaven Hill Distilleries, 2010).

The original Louisville Store in Springfield experienced a fire in 1938, which caused damage to the third floor. The business ran as usual for many years afterwards, but structural damage to the third floor continued to increase and in 1986 the third floor had to be removed. In the early 1990s the Shapiras decided to rent the building to separate business owners. Mary Haydon operated a dress shop in the building before it became a video store in the late 1990s. In 2001, second generation family members Max and Harry Shapira decided to sell the original and only remaining Louisville Store to former U.S. Senator, Ed O'Daniel. Mr. O'Daniel also served as president of the Kentucky

Distillers' Association from 1991-2008. It was through his work with the Kentucky Distillers' Association, which he became friends with the Shapiras. The video store stayed in business for six years after Mr. O'Daniel purchased the former Louisville Store, but compounding deterioration of the building forced Mr. O'Daniel to shut it down in 2007 and begin restoration.

## **EXISTING CONDITIONS BEFORE THE PROJECT STARTED**

When Mr. O'Daniel decided it was time to renovate the old Louisville Store, it was because the interior was in disrepair. Moisture from a natural spring running underneath the building had caused the floor joists to rot and the first floor to begin collapsing into the basement. Leaks in the roof had caused parts of the ornate tin ceiling on the first floor to have considerable damage. The walls had been covered with fake wood paneling that was not true to the original building and the heating, plumbing, and electric were outdated. However, the original brick on the building was in good condition as well as the stucco on the east side of the building.

## **WORK DONE TO ACCOMPLISH THE PROJECT**

For approximately two and a half years Mr. O'Daniel has worked and has commissioned others to help him restore the Louisville Store. The water problems were taken care of first: a roofing company fixed the leaking roof by covering it entirely with a foam sealant. The first floor was completely removed and the spring was sealed from running under the building. After everything was completely dried out, Mr. O'Daniel had new floor joists installed and a reconditioned hundred-year-old maple floor from a warehouse laid on the first floor of his building. The ceiling was repaired under the second floor, and a new ceiling was added underneath the mezzanine.

All of the heating, plumbing, and electric were completely redone including separate air conditioning units and furnaces for the first and second floors. The fake wood paneling that was covering the walls was stripped and replaced with new drywall. Woodgrain panelling was also covering the railing around the mezzanine; this was removed and the original woodwork was restored. A commercial kitchen was added with the intention of use by catering companies for food preparation. Two half bathrooms were added on the first floor with one additional half bath and one full bathroom on the second floor.

A stairwell to the mezzanine was added near the rear entrance/exit for fire-safety purposes. Treads for this staircase were made from the original poplar floor joists that could be salvaged. The floor of the mezzanine and second-story floor were refinished and the interior of the building was painted. The side of the building with stucco got cleaned and repainted as well. The windows, which had been restored in the early 1900s, needed only a little help. Mr. O'Daniel replaced the glass with newer, insulated, glass for higher efficiency. While replacing the glass Mr. O'Daniel noticed that the window frames were copper, which had been painted over; the paint was removed to expose the valuable copper.

### **How the Project achieved its Goals while meeting the Secretary of the Interior's Standards:**

The brick on the second floor was discolored where the old stairs led to a door on the third floor. Mr. O'Daniel wanted to keep the brick exposed to show this part of the building's history, however, by the Secretary of the Interior's Standards, the wall had to be dry-walled. The door, which adjoined the Louisville Store with the three-story victorian building next door was bricked over after the fire. Mr. O'Daniel converted it into a window to allow natural light into the building, otherwise there are no other windows along that wall.

On the second floor, Mr. O'Daniel left one wall exposed to the brick. He treated the brick with four coats of linseed oil to seal the joints and keep the brick from crumbling.

## DESCRIPTION OF COMPLETED PROJECT

In the small town of Springfield, KY across State Highway 528 from the courthouse stands the former Louisville Store, the second story built to look just like the third story that was removed in 1986. From the exterior the building looks just like it did in the old pictures, with the exception of the third floor and the huge sign that read, "The Louisville Store." The lower front facade is almost entirely glass, which shows off the newly renovated interior of the building. A spectacular dark maple floor sets off the light blue walls with white accents on all of the woodwork and trim. The ornate tin ceiling underneath the second floor opens up towards the back and reveals the mezzanine. This loft type structure provides a level that segues the first and second floors. Mezzanines were once a common feature in buildings, however, are very rare today. Underneath the mezzanine level on the first floor is a commercial kitchen fit for catering to large groups of people. Also on the first floor are a pair of men's and women's bathrooms, which feature a locally made faux marble slab accent on the wall behind the sink and toilet.

Up the front or the rear set of stairs is the mezzanine. The height of the ceiling gives it a very open-air feel. A white, wooden railing surrounds the side that overlooks the first floor. Windows allow natural sunlight to illuminate most of the building without the need for artificial lighting. A small set of steps leads to the second floor, which includes a two separate spaces, one open to the mezzanine, and one more private room with a full bathroom. The second floor provides an area which could serve nicely as space for an office, conference room, or a residence, like it would have had when it was originally built. Overall, the building has the potential for a wide variety of events, and would be a wonderful place to have any function.

## HOW TAX CREDITS HELPED THE PROJECT

The restoration of the Louisville Store to its safe and authentic nature cost Mr. O'Daniel approximately \$200,000. To help offset this cost, Mr. O'Daniel applied to receive Federal and State tax credits available for the rehabilitation of qualifying historic structures. The Federal government offers a tax credit equal to 20% of the costs attributed to the project; this awarded Mr. O'Daniel with a tax credit equal to approximately \$40,000. The state offers up to a 20% tax credit for qualifying historic restorations based on the number of people who have applied for the year. Mr. O'Daniel received a tax credit from the State government for 5.5% of the cost of the project, or \$11,000.

### SOURCES:

(2010). *About Heaven Hill Distilleries - Kentucky bourbon whiskey and other fine spirits*. Retrieved from <http://www.heaven-hill.com/aboutheavenhill.shtml>

O'Daniel, Edward. (2010, May 14). Personal communication with James Calitri.

Unknown. (1925). Louisville Store: 212 W Main Street. *The Springfield Sun*.