

STARKS BUILDING

LOUISVILLE'S LANDMARK LIVE/WORK
ARTIST LOFT COMMUNITY

STARKS REDEVELOPMENT COMPANY, LLC



HISTORICAL CONTEXT

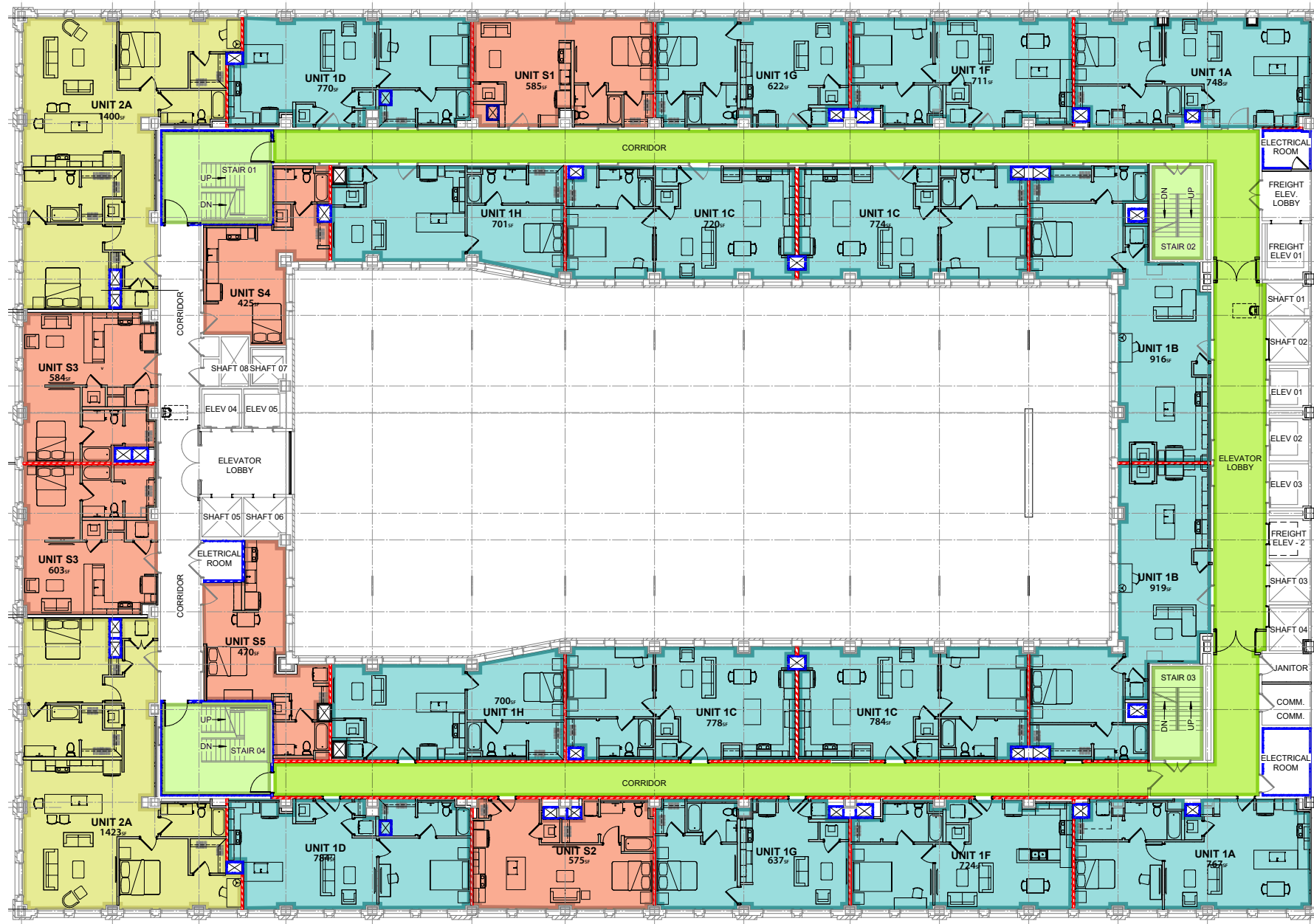
Located in the heart of Louisville's Central Business District, The Starks Building is a fourteen-story building designed by Daniel Burnham, the architect known for designing the iconic New York City Flatiron Building. The building was commissioned by local businessman John Starks Rodes in the early 1900s and was designed in the Chicago School of Architecture Beaux-Arts detailing.

The Starks building's beauty is immediately obvious from the existing exterior elevations that face 4th Street and Muhammad Ali Blvd. In addition to the cream-colored brick, the structure is accentuated with classical motifs, including acanthus leaves, lion heads, and urns. The building is constructed of steel-reinforced concrete with clay tile infill and brick and terracotta veneer. The building was built in stages starting in 1913. The original building configuration was a "U" shaped structure. In 1927, the architectural firm Graham, Anderson, Probst & White designed an addition that created rectangular shaped building creating a central sunlight well.

In 1953, the building was renovated once again and a parking garage was added. This parking garage, the first in the city to be constructed, added 700 spaces and was built on adjoining lots and fronts Third Street. In 1982, the central sunlight well was modified adding a glass skylight at the roof level. The second and third floors were converted into a mixed-use retail space that was connected to the various surrounding buildings with pedestrian bridges. In 1985 the building was added to the National Registry of Historic Places, largely in part to its architectural and engineering significance.

Starks Redevelopment Company, LLC is dedicated to the adaptive reuse and preservation of the historic qualities that are unique to the era in which the Starks building was constructed.





Bldg Area Legend

1 BEDROOM

2 BEDROOM

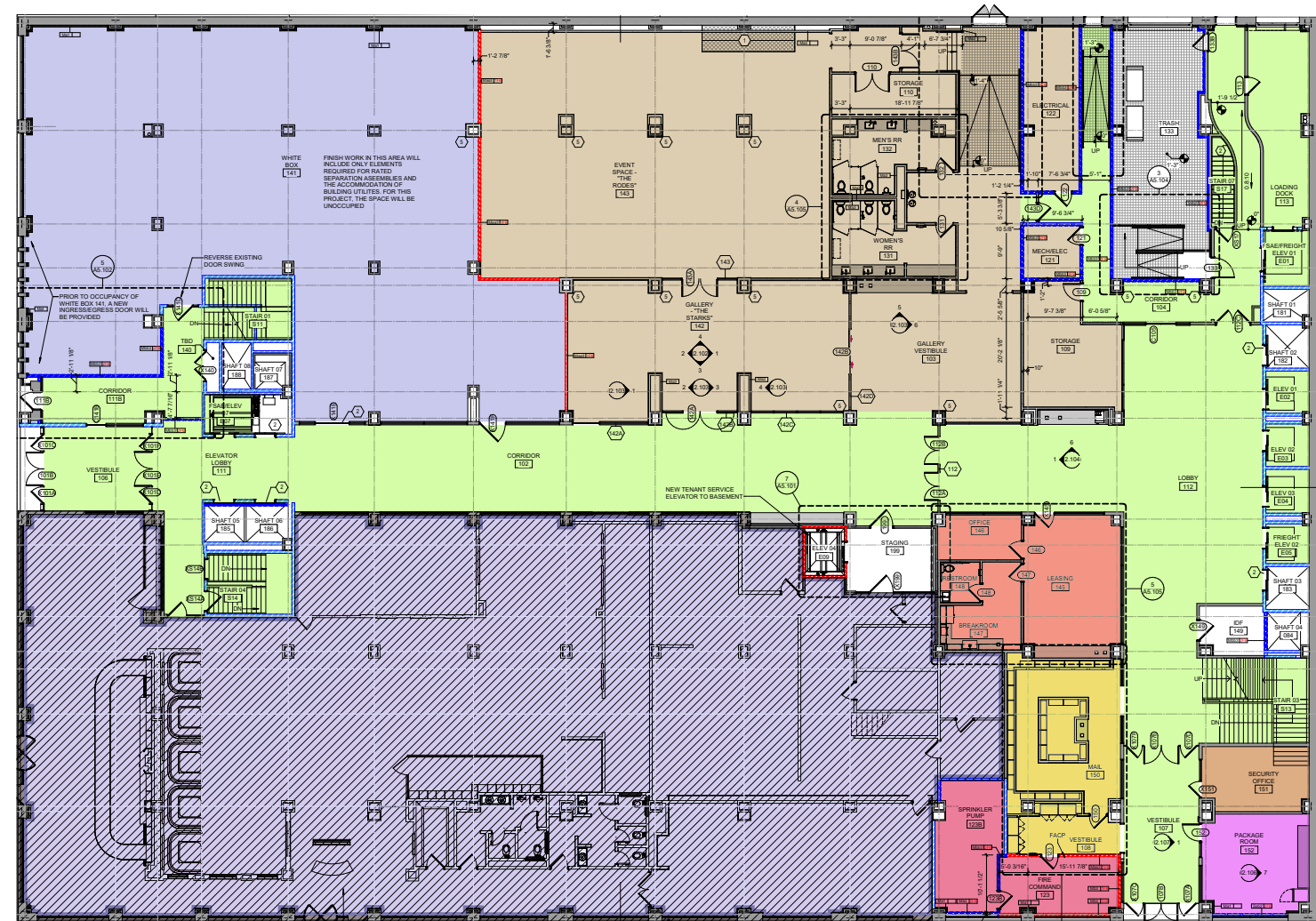
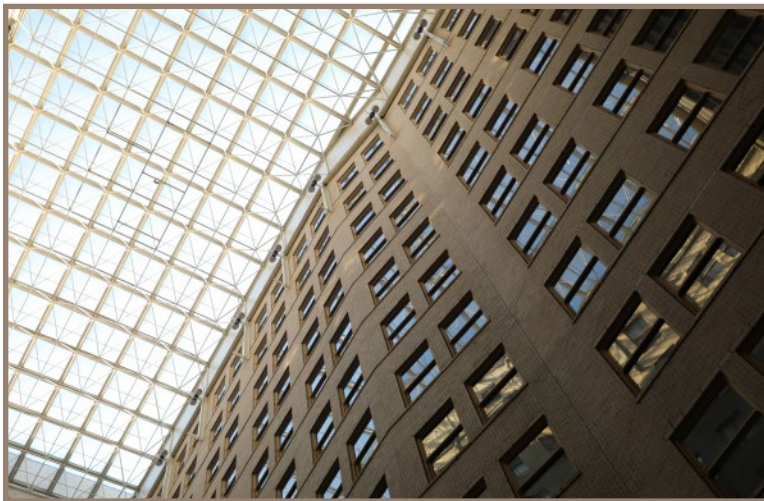
STUDIO

CIRCULATION

TYPICAL FLOORPLATE

The Second Floor through the Fourteenth Floor are to be designed as typical residential floors. On each floor, there are twenty-four units per floor. This includes six Studio, sixteen 1-Bedroom, and two 2-Bedroom units. This will provide a total of 288 residential units for the entire building.

UNIT MATRIX		(FLOORS 2-14 SAME TYPICAL FLOOR PLATE)
TYPE	TOTAL	Sq. Ftg. RANGE
STUDIO (6 Per Floor)	72	425-603
1 BEDROOM (16 Per Floor)	192	637-919
2 BEDROOM (2 Per Floor)	24	1400-1423
		288 TOTAL

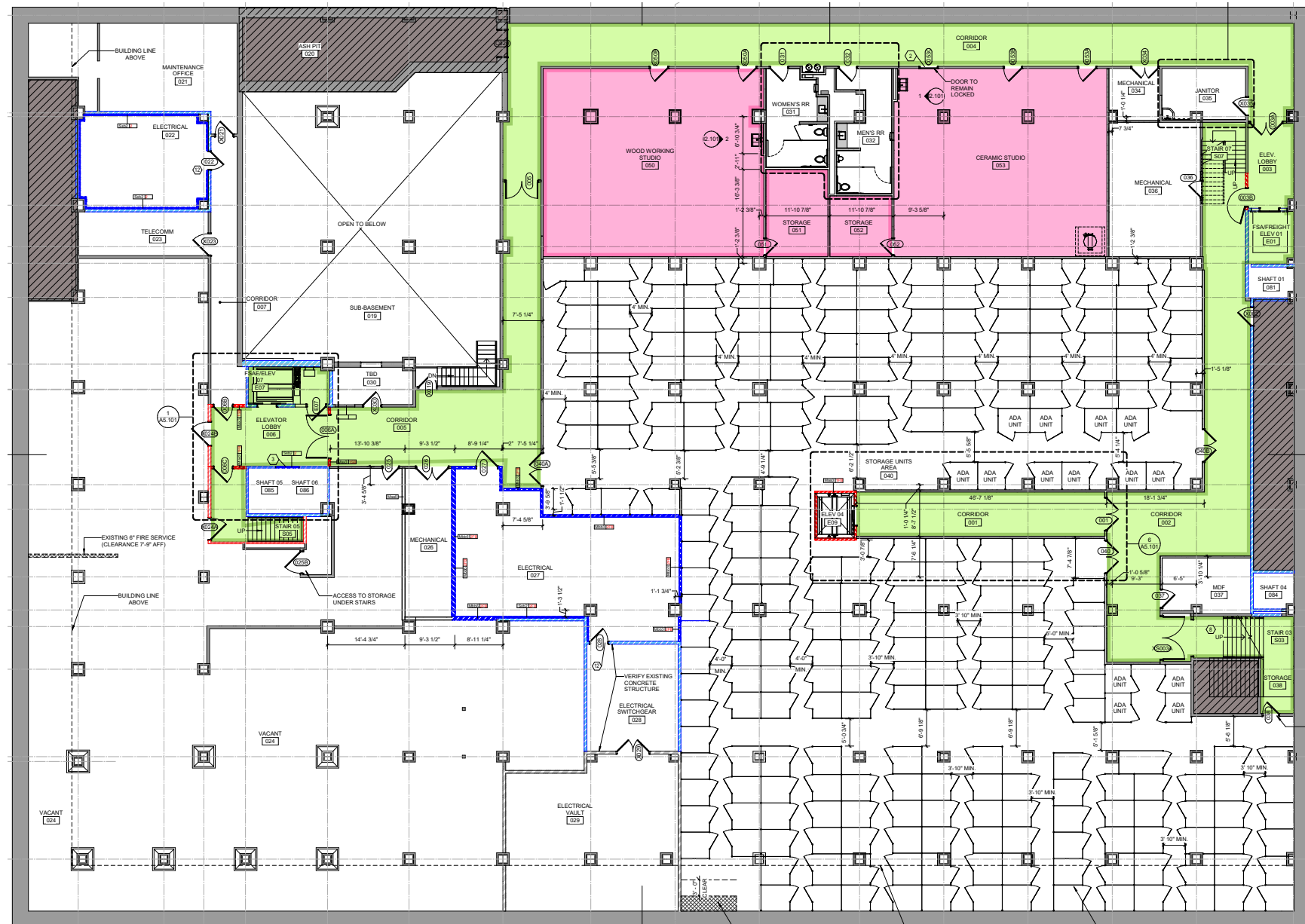


Bldg Area Legend

- SHIPPING CENTER
- CIRCULATION
- ELECTRICAL
- FIRE COMMAND CTR
- FUTURE COMMERCIAL
- FUTURE TENANT AMENITY
- LEASING OFFICE
- TENANT MAIL CENTER

1ST FLOOR

The First Floor will retain the historic main arcade appearance and feel. Eddie Merlot's, an upscale contemporary American steakhouse, is slated to return to the corner retail space located at the intersection of 4th Street and Muhammad Ali Blvd. The internal storefronts will be transformed into the building's leasing office, tenant mailroom, fitness center, with space allocated for a future development.



Bldg Area Legend

- ARTIST WORKSHOP
- CIRCULATION

BASEMENT

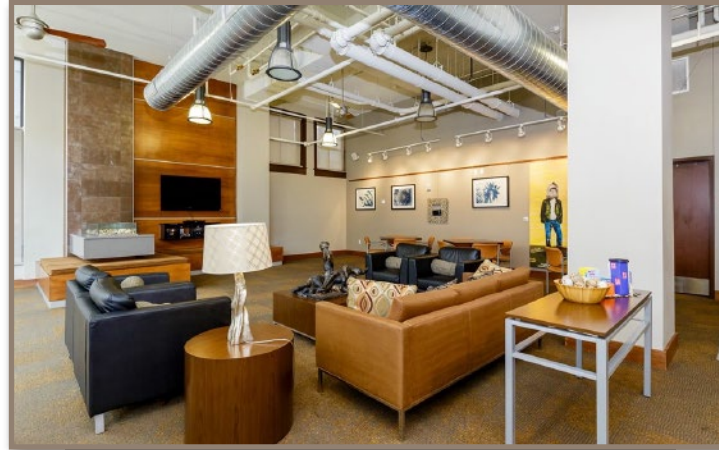
The Basement level in the adaptive reuse project is being designed to house the building's main mechanical and electrical services, tenant storage, and also accommodate additional future growth for the Artist Workshops and other tenant amenities.

AMENITY SPACE EXAMPLES

ARCADE APARTMENTS



METROPOLITAN ARTIST LOFTS

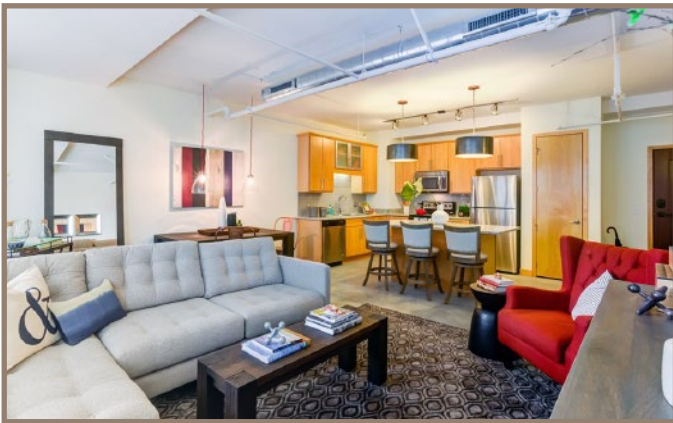


LEATHER TRADE APARTMENTS



EXAMPLES OF TYPICAL UNIT DESIGNS

ARCADE APARTMENTS



METROPOLITAN ARTIST LOFTS



LEATHER TRADE APARTMENTS

