



Historic Preservation Narrative:

Project Description:

“700 East Main” is a proposed mixed-use development featuring multi-family residential, commercial, and structured parking components across a two (2) parcel site. Parcel A is located at 700 East Main Street and is 2.46 acres in size. Parcel B is located at 121 South Clay Street and is 0.24 acres in size.

Existing Conditions:

Parcel A was operated by the Service Welding and Machine Company. It functioned as their primary facility for industrial and manufacturing operations. The parcel currently consists of five (5) metal manufacturing buildings and a single three (3) story brick office building. The remainder of the parcel is either gravel, asphalt, or concrete. Access to the site is provided from Main Street, South Clay Street, South Shelby Street, and Billy Goat Strut Alley.

Parcel B was similarly operated by the Service Welding and Machine Company. The parcel functioned as an additional manufacturing facility. It currently consists of a one (1) story brick building. Access to the facility is provided from South Clay Street and Billy Goat Strut Alley.

Development Plan:

Parcel A is proposed to consist of multi-family, commercial, and structured parking components. The multi-family portion is comprised of approximately 300 units. Units will range in size between about 460 square feet and about 1,300 square feet. The parcel is proposed to include several outdoor spaces consisting of an interior pool courtyard and two (2) private external courtyards facing Main Street. Amenities are anticipated to include an outdoor pool, fire pits, grilling stations, fitness facility, clubroom, private bike storage, electric car charging stations, pet spa, and rooftop resident lounge with deck.

The commercial component of Parcel A will total approximately 10,300 square feet. The corner space of Main Street and South Clay Street will consist of approximately 5,400 square feet with an additional 4,900 square feet of Live-Work units along East Main Street. The corner space will include outdoor seating spaces along both Main Street and South Clay Street.

The structured parking component of Parcel A will support parking spaces for both residential & commercial users of both parcels. The garage will be accessible from East Main Street, South Shelby Street, and Billy Goat Strut Alley. The structure is lined by multi-family units along both Main Street & South Shelby Street.

The current architecture places a strong emphasis on the corner of East Main Street & South Clay Street. It is a focal point of the new design. This is the corner that currently features the three (3) story brick office building. Based on the Historic Preservation Guidelines of the Nulu Review Overlay District, strong consideration was given to incorporating this structure with the site. After further review, it was determined that the structure could not be used for several reasons.

This building has been remodeled and renovated several times throughout its lifespan. As a result, the existing structure is not consistent with current construction practices. Floor to floor heights in the office building vary from twelve (12) feet to fourteen (14) feet. Modern design & code requirements would require these heights to be both shorter and more consistent. If this structure were to be preserved, it

would have to remain independent from any new construction on site. Even as an independent structure, these renovations have created new issues and violations with modern accessibility code standards.

Additionally, these renovations carry implications for the foundation system for the existing building. Because of the age of the structure, the foundation system cannot be tested nor confirmed as safe for further renovation and reuse. Furthermore, it is unclear whether the proposed adjacent construction would damage the existing structure causing unsafe conditions for users.

Parcel B will specifically feature approximately 10,000 square feet of commercial space in addition to Parcel A. Because the existing building on this parcel is a contributing historic structure, it is the intent to this project to rehabilitate and renovate the structure to serve this modern purpose. To date, an existing survey and three-dimensional scan of the property have been completed. With this information, the building can be further assessed and marketed for potential future uses in the Nulu neighborhood.



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The NULU District has already established itself as a cultural and creative gathering place for Louisville residents and visitors. Our approach to public art for this project will be unique and authentic to its surroundings and the NULU neighborhood. We have identified several locations for art installations with the focus on a statement piece located on the rooftop terrace (northwest corner) that pays homage to the historic site location. We see an opportunity to activate the Billy Goat Strut Alley as an urban canvas for pedestrian traffic. Green spaces along the East Main Street corridor are also opportunities for public art as part of the landscaped environment.

