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60 new downtown dwellings planned

Two developments join mix along Main

By **Sheldon S. Shafer**
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The Courier-Journal

Two major housing developments planned across from each other at Main and Campbell streets are expected to continue the momentum of improvements along the Main-Market corridor east of downtown.

Architect and developer Mark Isaacs and his Legacy Homes company plan to clear a tract on the southwest corner of the intersection to build 40 condos. The site is occupied by a truck-weighing facility.

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In addition, real estate agent Dan Dunlevy and Robert Zax, a physician, plan to develop some new space and also renovate the historic DeHart Paint Co. building, to create a total of six condominiums and 14 apartments on the southeast corner of Main and Campbell streets.

The planned developments "show that

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all the good activity downtown is marching our way," said Butchertown activist Jim Segrest, also head of Neighborhood Planning and Preservation Inc. "This is exactly the type of developments we have been wanting. They are appropriate for the neighborhood and will help satisfy the demand we have for new housing units."

The preservation group two years ago opposed

demolition of the old Brinly-Hardy complex on East Main near Slugger Field, where more than 70 new condos are planned. Segrest praised Dunlevy's commitment to renovate the DeHart building, which dates to the late 1890s and is on the National Register of Historic Places, saying the combination of renovation and new construction "is going to be great."

Here are details of the two projects:

Legacy Homes: Isaacs, whose projects have included Highland Terrace town homes on Baxter Avenue, has a contract to buy the nearly 1-acre site for an amount he wouldn't disclose from a group that owns it. He said he plans to remove the old truck scales and small building on the property.

The plans, still under design, call for a new three-story building, with ground-floor storefronts facing Main Street. The 40 condos would be on the upper floors. Some studio lofts will sell for \$100,000 and larger units will go for as much as \$250,000, Isaacs said.

He said the project will be energy efficient, with solar energy providing both hot water and some of the electricity.

The Metro Planning Commission needs to review the project, but Isaacs said rezoning is not required. He said construction should begin this fall and take about a year. He estimated the cost to be \$8 million.

Isaacs sees a strong market for moderately priced housing in an area that he said has become vibrant with the recent development of new restaurants, galleries and residential projects. He said what has become "a pretty solid night life" has helped improve the neighborhood's security.

DeHart Paint building: Bill Weyland, who developed Glassworks and is



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converting the old downtown YWCA into apartments, is the project architect and development consultant. He said the DeHart building will be the first major development of Dunlevy and Zax, who own the three-quarter-acre tract just west of Lincoln Elementary School. The cost estimate is \$4.5 million.

The financing plan will include use of federal historic-preservation tax credits, which are intended to bring down the developers' actual cost under a complicated formula that will involve a partnership with a lender, Weyland said.

The three-story DeHart building has been vacant for several years. Windows long bricked shut will be reopened and the structure's interior demolished and rebuilt. The ground floor will have three or four commercial spaces, and the rest of the structure will be redeveloped into 16 apartments, with average rents of around \$750 a month.

A new four-story addition with commercial space and two condos will be connected to the old structure. A new detached, three-story building, designed as carriage houses, will be built in the rear. Four two-level condos will be built atop four parking garages. The six condos in the development will sell for \$150,000 to \$250,000, Weyland said.

Weyland said rezoning by the Planning Commission and Louisville Metro Council is needed but shouldn't be a major hurdle with what appears to be the neighbors' backing.

The development boom along East Main "has really cleaned up" the area, Weyland said.

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