

CORE Principles



Vital Sites is a new organization focused on revitalizing Louisville through strategic redevelopment of abandoned or neglected spaces.

Vital Sites harnesses the power of building reuse and small-scale development to create a connected, healthy, and resilient city.

SUSTAINING HEALTHY COMMUNITIES

Vital Sites is a new voice in this era of asset-based redevelopment in Louisville.

Our mission is proactive—targeting investment in vacant, undervalued, and endangered properties.

Our story is to promote and strengthen sustainable patterns of growth and investment.

Our message is to diversify our range of partnerships and to generate new opportunities for property development and reuse.

Our team of experts is dedicated to sharing their broad technical and policy expertise to produce effective redevelopment solutions.

The ‘vital site’ signifies the authenticity of our local community, and serves as a visible anchor for economic momentum.

FACTS for Reference

Official Title: Louisville Preservation Fund (dba Vital Sites) **Structure:** Licensed 501(c)3 Not-For-Profit
Positioning Slogan: *Original character. New Stories.* **Our website:** www.vitalsites.org
Founded: October 2014 **Pilot Project:** 111 Whiskey Row **Current Project:** ‘East Broadway Row’ Shotguns
Board members: 9 **Part-time staff:** 1
Board Members: Anne Arensberg, Charles Cash, Jr. (chair), Carolle Jones Clay, Amy Curry, Todd Irvin, Julie LaValle Jones, David Ritchay, Kimberly Stephenson, Thomas Woodcock **Staff:** Jessica McCarron
Where we meet: Community Foundation of Louisville **Meeting Schedule:** Every second Friday
Subscribe to Updates: www.vitalsites.org/subscribe **Social:** @f @vitalsites

For information / media placements: Contact Jessica McCarron, 502.356.5090 - info@vitalsites.org

PROJECT

EAST BROADWAY ROW SHOTGUN HOUSES



FIVE HOUSES | FIVE OPPORTUNITIES

The Louisville Preservation Fund – now **Vital Sites** – was established as a 501(c)(3) in 2014 as a revolving fund focused on undervalued historic properties in Louisville. *East Broadway Row* is our first major project and its success will serve as a demonstration vehicle for future revolving fund projects. We will leverage resources from private developers, private landowners, and nonprofits to formulate creative solutions for the reuse and preservation of historic structures. We’re launching this project in October 2017.

East Broadway Row includes five ca. 1890 shotgun houses on East Broadway near the intersection with Baxter Avenue. The houses were donated to our organization in November 2016. Shotgun houses were a very popular house type in the southern United States, particularly from the end of the American Civil War until the 1920s, and there is a large concentration across the city. The *Encyclopedia of Louisville* states that these houses are “tangible reminders of solidly built, attractive, late-nineteenth- and early-twentieth-century worker housing. They remain one of our most viable and adaptable local house types.” All five houses are currently vacant and were previously used as offices, for storage, or as residences. They will all be rehabilitated and sold as affordable housing as part of this project, and we are in communication regarding funding with the **Louisville Affordable Housing Trust Fund**.

As part of the historic renovation, we will work with the Kentucky State Historic Preservation Office to ensure architectural details are preserved according to the Secretary of the Interior’s Standards and anticipate utilizing state historic tax credits as an incentive for prospective homebuyers. Revitalizing vacant properties maintains the character of the neighborhood and streetscape, brings residents back to the community, and recognizes the value of these historic houses.

After completion of this project, **Vital Sites** will have a basic operating procedure to replicate this model on similar undervalued and at-risk historic structures. *East Broadway Row* will serve as an example of how developers can work cooperatively with property owners and nonprofits to ensure preservation of historic properties in our community.