

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

Historic name: Avenue Plaza

Other names/site number: JFL 9096

Name of related multiple property listing: Urban Renewal-era Resources in the US MPS

2. Location

Street & number: 400 South 8th Street

City or town: Louisville State: KY County: Jefferson

Not For Publication: NA Vicinity: NA

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

X A B C D

Signature of certifying official/Title: **Craig Potts/SHPO** Date _____
Kentucky Heritage Council/State Historic Preservation Council _____
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official: Date _____

Title : State or Federal agency/bureau or Tribal Government

Avenue Plaza (Urban Renewal-era Resources in the US MPS)
Name of Property

Jefferson County, Kentucky
County and State

4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

- Private: ☐
Public – Local ☒
Public – State ☐
Public – Federal ☐

Category of Property

- Building(s) ☒
District ☐
Site ☐
Structure ☐
Object ☐

Number of Resources within Property

Contributing	Noncontributing	
<u>1</u>	_____	buildings
<u>1</u>	_____	sites
<u>2</u>	_____	structures
_____	_____	objects
<u>4</u>	_____	Total

Number of contributing resources previously listed in the National Register 0

Avenue Plaza (Urban Renewal-era Resources in the US MPS)
Name of Property

Jefferson County, Kentucky
County and State

6. Function or Use

Historic Functions

DOMESTIC/multiple dwelling

Current Functions

DOMESTIC/multiple dwelling

7. Description

Architectural Classification

MODERN MOVEMENT

Materials:

Principal exterior materials of the property: Concrete, metal, synthetics

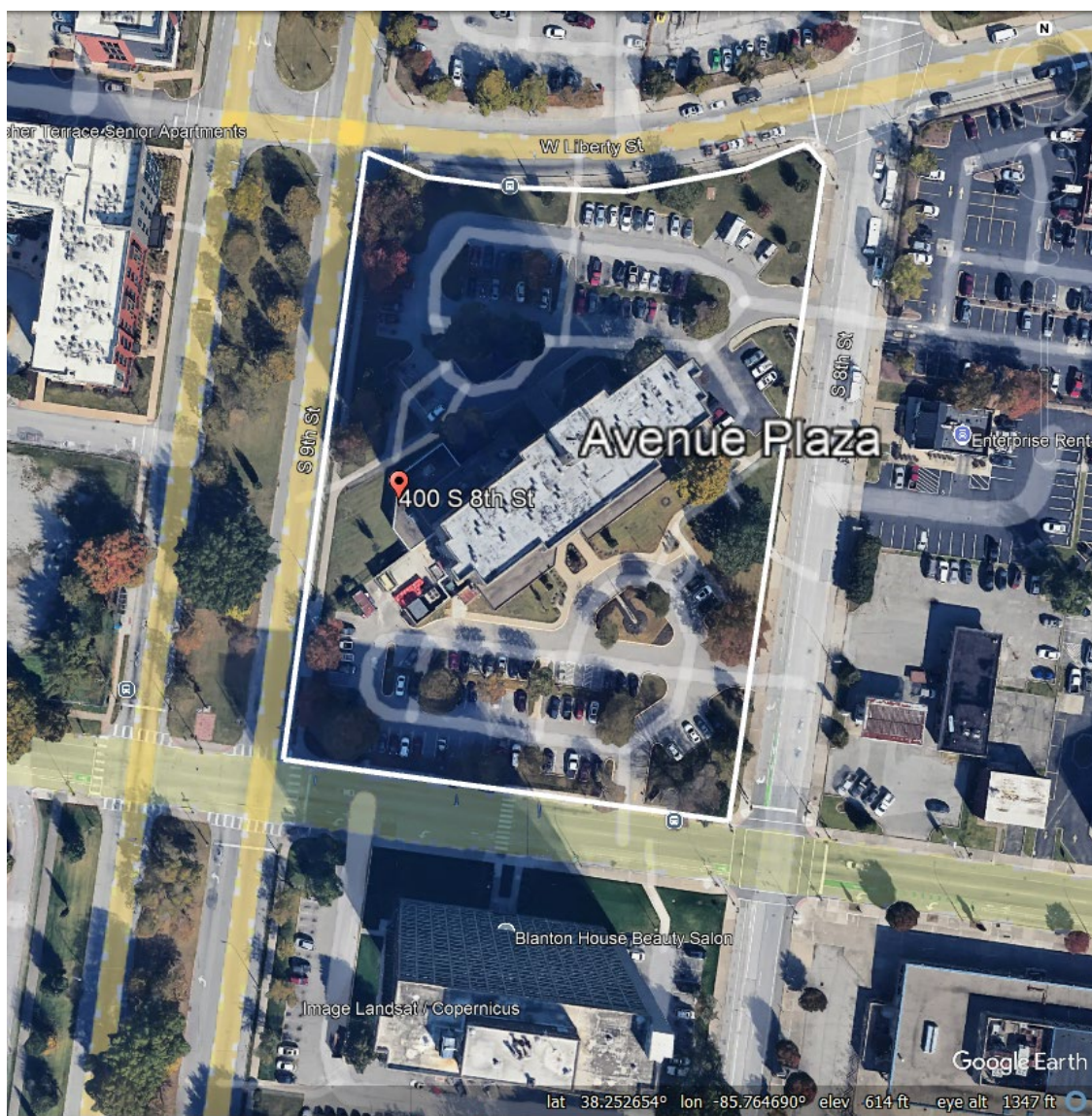
Avenue Plaza (Urban Renewal-era Resources in the US MPS)
Name of Property

Jefferson County, Kentucky
County and State

Narrative Description

Summary Paragraph

The Avenue Plaza (JFL 9096) is a senior housing development located at 400 South 8th Street in downtown Louisville, Jefferson County, Kentucky. The property was built in 1974 and stands 17 stories with a roughly rectangular plan and 226 apartments. Avenue Plaza is being interpreted as a Residential property resulting from an Urban Renewal project. The nominated property contains 3.47 acres, one Contributing building, one Contributing site, and two Contributing structures.



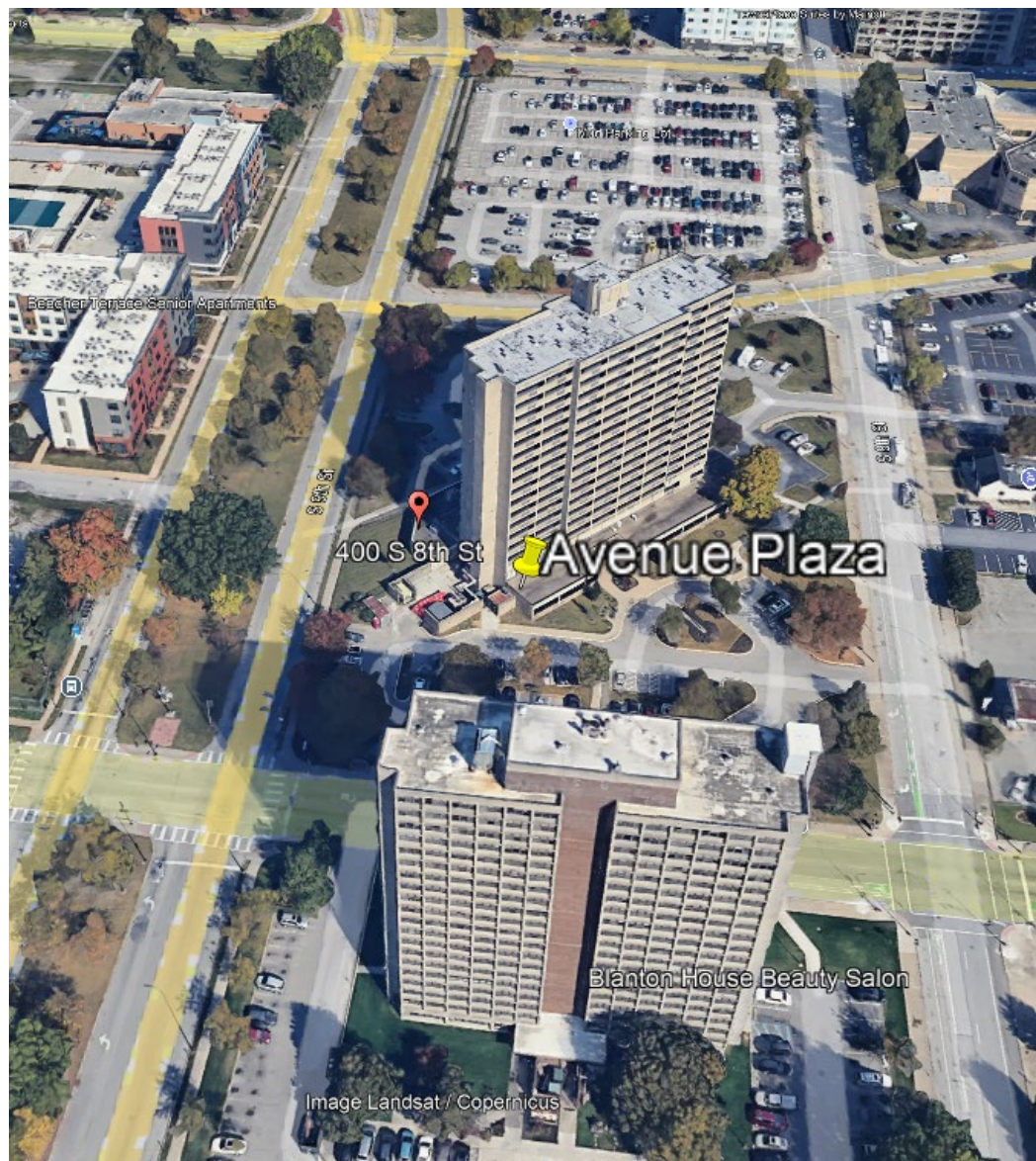
Avenue Plaza, Jefferson County, Kentucky Latitude 38.252654° Longitude -85.764.690°

Avenue Plaza (Urban Renewal-era Resources in the US MPS)
Name of Property

Jefferson County, Kentucky
County and State

Character of the Site

The seventeen-story, rectilinear apartment tower sits in the center of a 3.47-acre parcel on a northeast-southwest diagonal. Parking lots flank the tower to the north and south. The parcel contains four resources: the tower (contributing building), two parking lots (contributing structures), and the site itself (contributing).



Avenue Plaza is located on the western edge of downtown Louisville, approximately 0.4 miles south of I-64 and the Ohio River, which borders the northern perimeter of the city (*Figure 1*). The surrounding setting consists of commercial and residential buildings, ranging in size from low-rise to high-rise. Many of these buildings feature adjacent parking lots set behind metal fencing. Minimal landscaping exists in the surrounding area with small trees and landscaped grass along some buildings and perimeter lot lines.

Avenue Plaza (Urban Renewal-era Resources in the US MPS)
Name of Property

Jefferson County, Kentucky
County and State

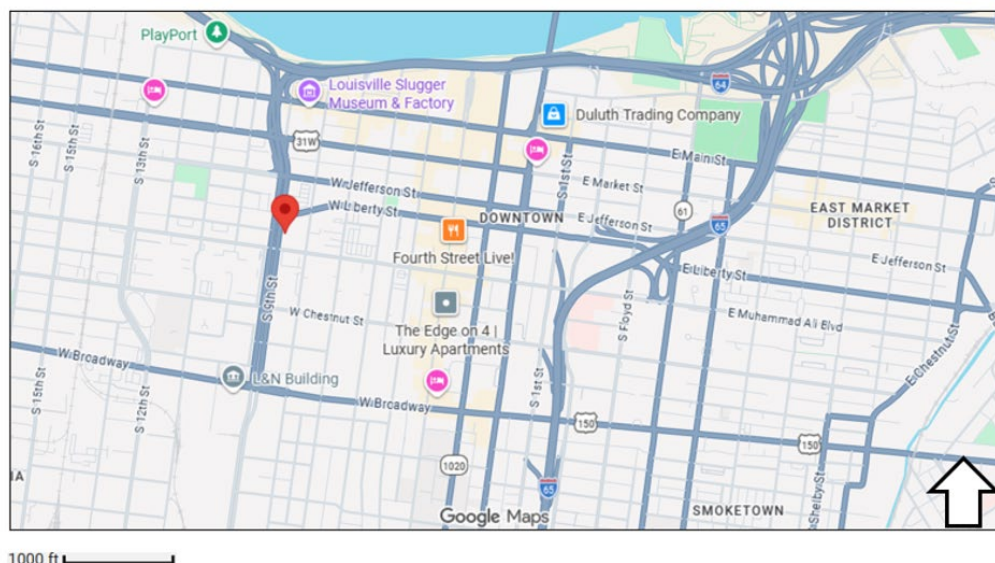


Figure 1: Contextual Map of Downtown Louisville. Avenue Plaza shown by red teardrop mark

Avenue Plaza occupies a generally rectilinear 3.47-acre site bound by West Liberty Street on the north, South 8th Street to the east, West Muhammad Ali Boulevard to the south, and the bifurcated South 9th Street to the west.¹ The apartment tower sits in the center of the site on a northeast-southwest diagonal, with the primary façade facing true northwest. The site features small trees, concrete walkways, and landscaped greenspace. Modern metal fencing borders the perimeter of the site. Two **paved parking lots (contributing structures)** occupy the north and south sides of the parcel and date to the construction of the tower (*Photos 1 to 3*).



Photo 1 East side



Photo 3 East side

A small access road to the east links the two. The north lot contains fifty-seven parking stalls and an additional ten-car lot directly northeast of the tower, the latter built in circa 1996. The north lot is accessed from South 8th Street to the east. The south lot contains fifty-five parking stalls with access from South 8th Street to the east and West Muhammad Ali Boulevard to the south. Both parking lots have been slightly altered in the late twentieth century to contain more parking stalls; however, the alterations minimally impact the historic site and the two lots continue to serve their historic support function to the tower.

¹ Historic aerals from 1965 and 1971 show this roadway widened into its current form by 1971.

Avenue Plaza (Urban Renewal-era Resources in the US MPS)
Name of Property

Jefferson County, Kentucky
County and State

The tall tower rests on a large one-story concrete base that contains the first-floor interior. The tower features replacement slider and fixed aluminum windows in historic locations. The windows sit on grooved concrete spandrels with concrete sills. Modern mechanical louvers penetrate the concrete spandrels.

The primary elevation faces northwest and features the primary entrance centered at the first story. Additional entrances are located at the rear (southeast) elevation and at the stair towers along the two side elevations. At the interior, all 226 apartment units are studio or one-bedroom floorplans that occupy the upper fifteen floors. Each of these floors contains fifteen units. The first floor contains offices and the main lobby. A large community room with balconies and mailboxes occupies the second floor, and a full utilitarian basement spans the building. Two elevators and two stair towers provide vertical circulation throughout the tower.

EXTERIOR

Avenue Plaza is a concrete-frame, seventeen-story apartment tower. The building's form consists of a podium-style high-rise, in which the first story's footprint is larger than the rest of the tower. The asymmetrical central tower mass has flanking stair wings that project from its northeast and southwest ends. A concrete parapet hides the building's flat roof, which also contains a small concrete penthouse near the center. The first story's roof is also flat and is accessible from the second story. Non-historic aluminum ribbon windows sit on grooved concrete spandrels with concrete sills. Unless otherwise noted, windows are replacement units, filling historic openings. The Louisville Metro Housing Authority (LMHA) replaced windows in the late twentieth century. A solid concrete canopy shelters the primary entrance on the northwest elevation. The side elevations feature outdoor landings at each story of the stair towers.

Due to its northeast-southwest orientation, the following description uses plan north for clarity. Therefore, the east elevation faces true southeast; the south elevation faces true southwest, the west elevation faces true northwest, and the north elevation faces true northeast.

PRIMARY (WEST) ELEVATION

Eight bays organize the primary, west façade (*Photo 2*). The first story base projects out from the tower.



Photo 2, West Side



Photo 9, showing obscured balcony

Avenue Plaza (Urban Renewal-era Resources in the US MPS)

Name of Property

Jefferson County, Kentucky

County and State

The primary, first-story entrance sits in the center of the west elevation beneath a solid concrete canopy (*Photo 4*). The historic aluminum-frame storefront consists of double-leaf doors set between large sidelights and transom. A concrete balcony covers a portion of the rooftop of the one-story concrete base's north elevation. The balcony is accessible at second story and largely obscured from view (*Photo 9*). Remaining windows on the first floor consist of replacement non-historic aluminum frame ribbon windows. On the upper stories, three bays fill the central building plane. Two setback bays flank this central building plane to the north and three sit to the south. The concrete frame separates each bay and story with the center bay corresponding to the elevator tower. In this bay, large stacked fixed windows and a blank concrete wall delineate the interior elevator lobbies at each floor (*Photo 6*); the elevator penthouse rises a story above the roof line at this location with no window. Ribbon windows consisting of one-over-one hung units and a single fixed end unit span each bay above grooved concrete spandrels. Modern mechanical penetrations interrupt the grooved spandrels.



Photo 4: Main Entrance



Photo 6: Interior Lobbies

NORTH AND SOUTH ELEVATIONS

The first story base extends slightly north and east of the elevation. Three bays organize the one-story base. The remainder of the elevation is stepped back and lacking windows. These upper story bays consist of exterior landings which link the interior corridors to the stair towers (*Photo 16*). Metal railings line the landings. Single-leaf metal doors provide access to the landings and stair towers.

EAST ELEVATION

The east elevation mimics the west elevation without the elevator tower (*Photos 1 & 2*).

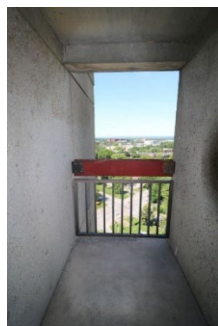


Photo 16



Photo 1, East side



Photo 2, East side

Eight bays organize the east elevation with four bays in the central building plane flanked by two setback bays. A secondary first-story entrance sits in the center of the elevation. Like the

Avenue Plaza (Urban Renewal-era Resources in the US MPS)

Jefferson County, Kentucky

Name of Property

County and State

primary entrance, the secondary entrance consists of an aluminum-frame storefront system with double-leaf doors, sidelights and transom.

INTERIOR

The interior consists of seventeen full floors with a larger first floor all over a full basement.² The lobby, primary elevator lobby, and offices occupy the first floor. A community room, laundry room, mailbox room, and kitchen occupy the second floor. Floors three through eighteen contain apartment units set along a double-loaded corridor. Finishes are generally historic with replacement flooring. Elevators and stair towers provide vertical circulation throughout the building.

FIRST FLOOR

Beyond the primary, west, entrance, the first floor contains an entrance vestibule, security desk, and elevator lobby (*Photos 5-6*). The Louisville Metro Housing Authority (LMHA) added the security desk at an unknown date, enclosing the former entrance lounge. Finishes within these spaces are largely historic with painted concrete walls, aluminum frame storefronts and doors, and dropped acoustical ceiling tile (ACT) ceilings (including replacement tiles). Floors consist of replacement luxury vinyl plank (LVP). Two elevator banks remain in their historic locations. Elevator doors, cabs, surrounds, and controls are modern replacements. Beyond the public lobby, a central double-loaded corridor organizes private offices. A secure single-leaf door and office window provide access to this space. First floor offices previously housed the central LMHA office and services (*Photo 7*). These main offices and services relocated in 2025. Finishes within the offices are largely non-historic, including carpet and tile floors, painted gypsum board walls, hollow core wood and metal doors, and dropped ACT ceilings.



Photo 5, Entrance vestibule

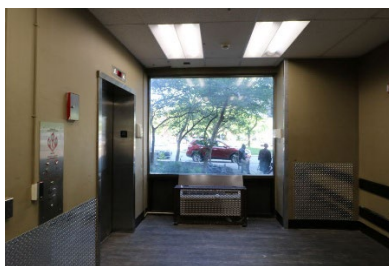


Photo 6, Elevator lobby

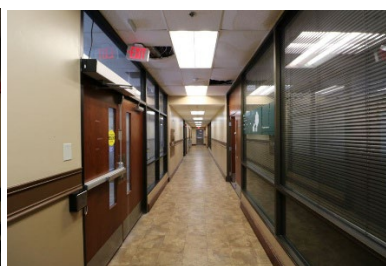


Photo 7, First floor offices

SECOND FLOOR

A large Community Room with exterior balcony, elevator lobby/mailbox room, and laundry room occupy the second floor (*Photo 8-9*). The large elevator lobby features a small service booth, which was added recently to provide residential services. Replacement wall-mounted metal mailboxes line the east wall. Finishes include replacement, non-historic vinyl composition tile (VCT) floors, gypsum board walls, and a combination of ACT ceilings and dropped gypsum board soffits. A small historic letterbox clings to a structural column located directly north of the

² Interior floors are numbered one through eighteen with floor thirteen omitted.

Avenue Plaza (Urban Renewal-era Resources in the US MPS)

Jefferson County, Kentucky

Name of Property

County and State

elevator banks. From the elevator lobby/mailbox room, there is a laundry room and additional offices to the north and the residential community room and kitchen to the south. The same finishes continue into the laundry room, which contains modern appliances. The LMHA converted a former maintenance apartment to offices in the late twentieth century. These offices suffered severe water damage and are no longer used. Finishes are non-historic.



Photo 8, Community room



Photo 9, rooftop patio

The Community Room is a large open space to the south end of the floor. Large aluminum frame fixed windows and slider doors extend across the east and west walls. Painted gypsum-board-clad structural columns interrupt the room's otherwise open floorplan. The space contains a mix of modern and historic finishes, such as VCT floors, dropped ACT ceilings with replacement tiles, and painted gypsum board and concrete walls. Slider doors along the west wall provide access to the exterior balcony (*Photo 9*). The balcony has a simple concrete base and concrete walls. A small fabric overhang with metal posts extends from the west elevation's building plane.

UPPER FLOORS

The upper floors are generally identical in floorplan and finishes. A small elevator lobby empties into the long, central double-loaded corridors that organize apartments (*Photos 10-15*). There are nine studio units and six one-bedroom units.

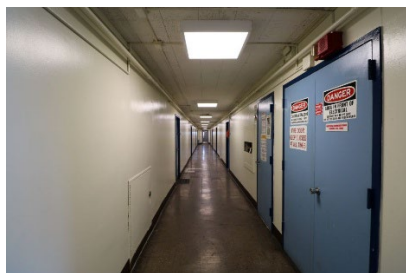


Photo 11

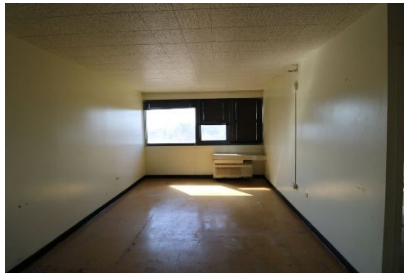


Photo 14



Photo 15

The one-bedroom units are clustered in the center of the building footprint, flanked by studios on either east or west side. Finishes consist of replacement VCT floors, painted concrete and gypsum board walls with painted baseboard, and concrete ceilings with applied ACT tiles. Single-leaf painted metal doors line the corridors. These doors access the studio and one-

Avenue Plaza (Urban Renewal-era Resources in the US MPS)

Jefferson County, Kentucky

Name of Property

County and State

bedroom apartment units. Finishes within these units are consistent with the corridors. Units also feature kitchens with millwork and appliances and bathrooms with walk-in showers and grab bars. Interior doors are single-leaf hollow core wood. A single-leaf metal door at the north and south ends of the public corridors provides access to the exterior landings and stair towers. Stair towers are largely utilitarian in finishes with concrete stairs, concrete perimeter walls, and metal railings (*Photo 16-17*).



Photo 16



Photo 17

BASEMENT

The utilitarian basement continues to house mechanical rooms and storage spaces. One of the elevators provides access to the basement. Finishes include concrete floors, walls, and ceilings with exposed piping.

CHANGES TO THE PROPERTY SINCE THE PERIOD OF SIGNIFICANCE

Avenue Plaza has had multiple alterations throughout the late twentieth and early twenty-first century. On the first floor, one-story concrete additions were constructed on the northwest and northeast elevations in circa 1996. Around this time, the first-floor north lobby was divided by a new partition, reducing its size while adding office space on the south side of the partition. The south lobby was also subdivided with an aluminum frame glazed storefront wall separating it from the center corridor. Finishes have been updated with quality-of-life improvements for tenants. New finishes throughout consist of vinyl composition tile (VCT) and luxury vinyl plank (LVP) floors, gypsum board wall partitions, and replacement suspended acoustic ceiling tile. Windows throughout were replaced with aluminum frame units in the late twenty-first century.

Avenue Plaza (Urban Renewal-era Resources in the US MPS)
Name of Property

Jefferson County, Kentucky
County and State

Statement of Significance

Applicable National Register Criteria

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☐ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

SOCIAL HISTORY

Period of Significance

1974

Avenue Plaza (Urban Renewal-era Resources in the US MPS)
Name of Property

Jefferson County, Kentucky
County and State

Significant Dates

1974

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Louis and Henry, P.S.C. (Architect)

Miller, Wihry, Sabak, Wilson & Lee Inc. (Landscape Architect)

Avenue Plaza (Urban Renewal-era Resources in the US MPS)
Name of Property

Jefferson County, Kentucky
County and State

Statement of Significance

Summary Paragraph

Avenue Plaza (JFL 9096) meets National Register Criterion A. The property is locally significant within the Area SOCIAL HISTORY. Its eligibility results from being seen as a significant example of the "Residential" property subtype of the "Urban Renewal Development" property type, as outlined in the *Urban Renewal-era Resources in the United States* Multiple Property Documentation Form (MPDF). According to the MPDF, a major goal of urban renewal nationally was to eliminate substandard housing and replace it with improved housing for low-income residents. Avenue Plaza was a significant effort to achieve those goals.³ In the historic context **Urban Renewal In Louisville, Kentucky, 1954-1974**, Louisville's Urban Renewal proposed solutions that benefitted commerce in the downtown target area, by proposing projects east and west of the downtown. The West Downtown Urban Renewal Area (WDURA) was to arise by demolishing blocks of blighted housing in the area. However, the Urban Renewal Agency of Louisville did not address the displacement of residents west of downtown. After complaints from those residents, the Housing Authority of Louisville (HAL) and the city's Urban Renewal Agency planned Avenue Plaza as the solution. Completed in 1974, Avenue Plaza provided modern housing for the displaced elderly population on underutilized land in the WDURA. Avenue Plaza joined other elderly housing towers constructed in Louisville around the same time as part of Urban Renewal, such as Dosker Manor and St. Catherine's Court. Avenue Plaza significantly benefitted the west downtown section of Louisville by allowing the displaced population to rehome in adequate facilities in the new Urban Renewal Area.

URBAN RENEWAL IN LOUISVILLE, KENTUCKY, 1954-1974

Louisville's urban renewal campaign began in 1954 when Congress passed the Housing Act of 1954. The planning was guided by the Act's Title III, which allotted funding for slum clearance and urban development that would eliminate blight in cities across the country and promote commercial and residential development growth (*Figure 3*, below).⁴

The City of Louisville took this opportunity to start revitalizing neighborhoods of the city as projected growth and industrialization in the mid-to-late 1950s. The city, while a growing industrial powerhouse for Kentucky, still had neighborhoods filled with homes that hadn't been updated in decades. Some houses had no bathrooms or running water and were generally in a state of deterioration. The city, eager to beautify Louisville to entice those looking to move, started demolishing substandard housing and rehabilitating the area. As noted in a *Louisville Defender* article:

³ Martel, Loughlin, and Rosin, "Urban Renewal-era Resources in the United States," F.29-30.

⁴ Housing Act of 1954, Pub. L. No. 560, 622 (1954), <https://www.congress.gov/83/statute/STATUTE-68/STATUTE-68-Pg590.pdf>.

Avenue Plaza (Urban Renewal-era Resources in the US MPS)
Name of Property

Jefferson County, Kentucky
County and State



Figure 3. A circa 1959 photograph of downtown Louisville, found in *Space Use and the Downtown Economy* (1961).

In many blocks of Louisville neighborhoods, houses and multiple units are now standing that should have been torn down years ago. These places have no bathrooms, hot water, washing space and ill heated and generally run down. The only solution to this problem of decay is the face lifting of these rundown areas. In other words, a urban renewal program.⁵

Areas such as the Eastern Renewal District sought to redevelop six square blocks in the city's eastern sector, removing alley homes and outdoor toilets and spurring new home development.⁶ In 1957, the urban renewal scope was expanded to include the area west of Beargrass Creek

⁵ Clarence L. Matthews, "Urban Renewal Begins as Remedy For Dismal Area, Housing Picture in City," *The Louisville Defender* (Louisville, KY), May 9, 1957, 8.

⁶ "City Finally Gets 'Word' on 'Renewal' Work: Must Remove Alley Houses and Outdoor Toilets," *The Courier-Journal* (Louisville, KY), July 3, 1955, 39; "Four Old Residences on Seventh Condemned," *The Courier-Journal*, June 12, 1954, 13.

Avenue Plaza (Urban Renewal-era Resources in the US MPS)

Jefferson County, Kentucky

Name of Property

County and State

and north of the University of Louisville, which focused on sending inspectors door-to-door to assess homes and assist homeowners in beautifying them.⁷

In May 1959, the Louisville Central Area, Inc. (LCA) was established as a partnership between business leaders from the Louisville Chamber of Commerce as a public service organization focused on bringing new economic development to Louisville through urban renewal. A report published in June 1961 called *Space Use and the Downtown Economy* indicated that prospects in downtown Louisville, known as the Central Business District, were less than ideal. The migration of affluent whites from the city center (internally called the “Retail Trade Area”) to the suburbs was causing a decline in commercial and residential growth in downtown, even though population overall increased in the area (22 percent between 1950 and 1960, see *Figure 4*).⁸ Business owners found that in downtown’s over 27 million square feet in useable space, 8.6 percent was vacant.⁹ Employment in the year prior was additionally poor. For instance, 7.4 percent of Louisville’s labor force were unemployed due to the closing of manufacturing industries, automation of labor, and lack of industry growth/diversification.¹⁰

In 1960, LCA submitted plans to the city’s Urban Renewal Advisory Committee for a West Downtown Urban Renewal Area (WDURA), which included a 322-acre area from 6th Street on the east to 15th Street on the west and Broadway on the south to Market Street on the north, an area including the future Avenue Plaza. The WDURA was the largest area Louisville had taken on, and plans for projects were already in place as part of the LCA submission (*Figure 5*). These preliminary plans included an enlarged civic center, a new Greyhound transportation center, and a new expressway (*Figure 6*).¹¹

⁷ Douglas Nunn, “Urban-Renewal Program Pushed by Experts’ Concentrated Drive,” *The Courier-Journal*, January 20, 1957, 29.

⁸ *Space Use and the Downtown Economy* (Louisville Central Area, Inc., 1961), ii.

⁹ *Space Use and the Downtown Economy*, iii.

¹⁰ *A History of the Government of Louisville Under Mayor Bruce Hoblitzell, 1957-1961* (City of Louisville, n.d.), 239-240.

¹¹ *A History of the Government of Louisville Under Mayor Bruce Hoblitzell, 1957-1961*, 243.

Avenue Plaza (Urban Renewal-era Resources in the US MPS)
Name of Property

Jefferson County, Kentucky
County and State

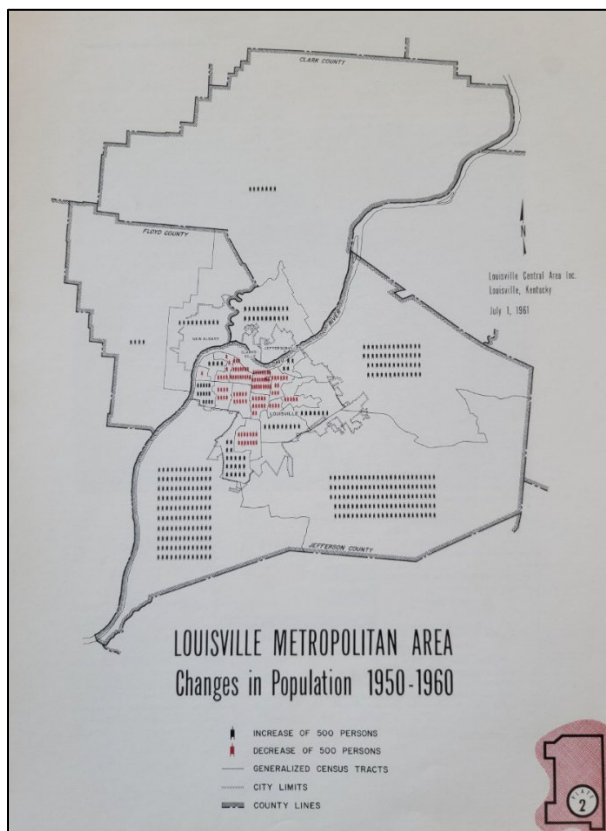


Figure 4. A map showing the population change in the area surrounding downtown Louisville, found on page 5 of *Space Use and the Downtown Economy* (1961).

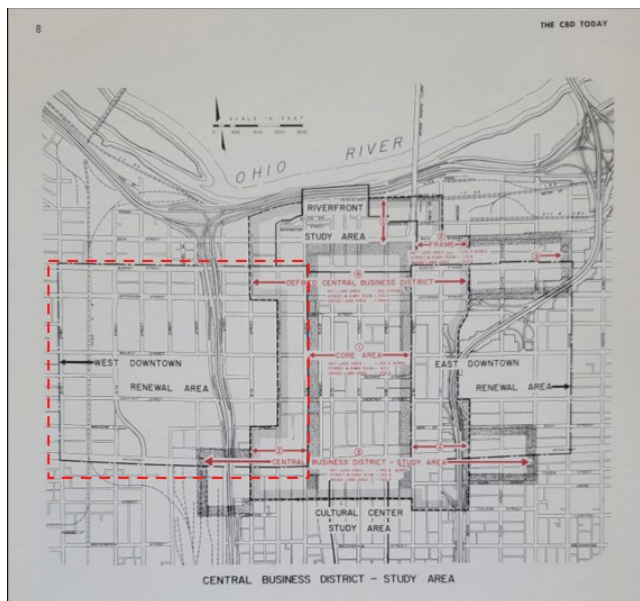


Figure 5. A map found on page 8 of *Space Use and the Downtown Economy* (1961) showing the LCA's greater urban renewal plan. The area bordered in red is the WDURA

Avenue Plaza (Urban Renewal-era Resources in the US MPS)
Name of Property

Jefferson County, Kentucky
County and State

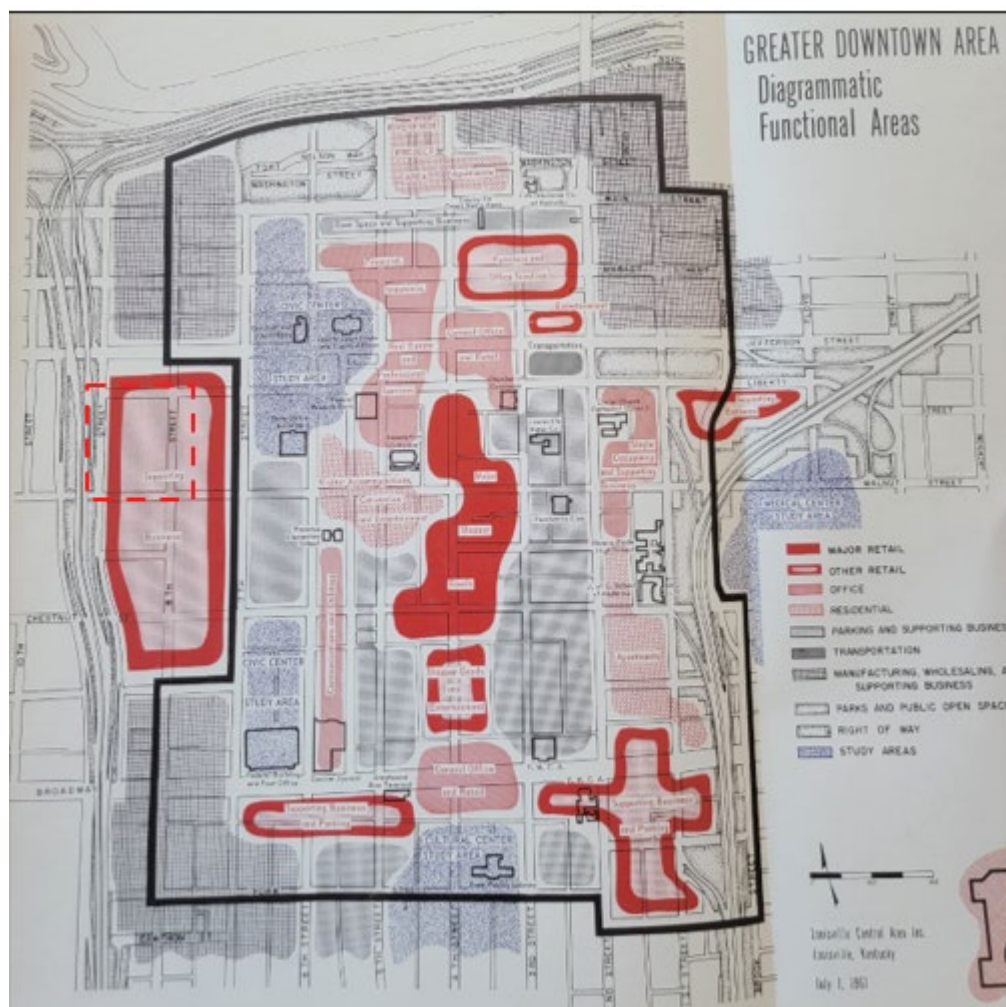


Figure 6. A map found on page 55 of *Space Use and the Downtown Economy* (1961) showing a portion of the WDURA and the proposed functional areas to be developed. The area outlined in dashed red is the future site of Avenue Plaza.

The proposed expressway, which ran north to south between 9th and 10th street, would convert the streets into multiple highway lanes, connecting to the Riverside Expressway to the north, and creating an arterial connection for the west side of the city (*Figure 7*).¹² The proposed civic center would cover the area between 6th and 7th streets from Walnut (now Muhammad Ali Boulevard) and Congress Alley and an additional half-block along the west side of 7th Street, where many civic buildings already existed (*Figure 8*). Additional plans included new commercial space, new office space, and an expansion of the Louisville Medical Center. In an August 1960 article in the *Courier-Journal*, urban renewal consultant Richard L. Beck concluded

¹² "9th Street Expressway Route Is Unveiled; Hearing Set April 20," *The Courier-Journal*, March 17, 1961.
Sections 9-end page 18

Jefferson County, Kentucky

County and State

either rehabilitation or removal.¹³



Figure 7. Proposed 9th Street Expressway (1961)

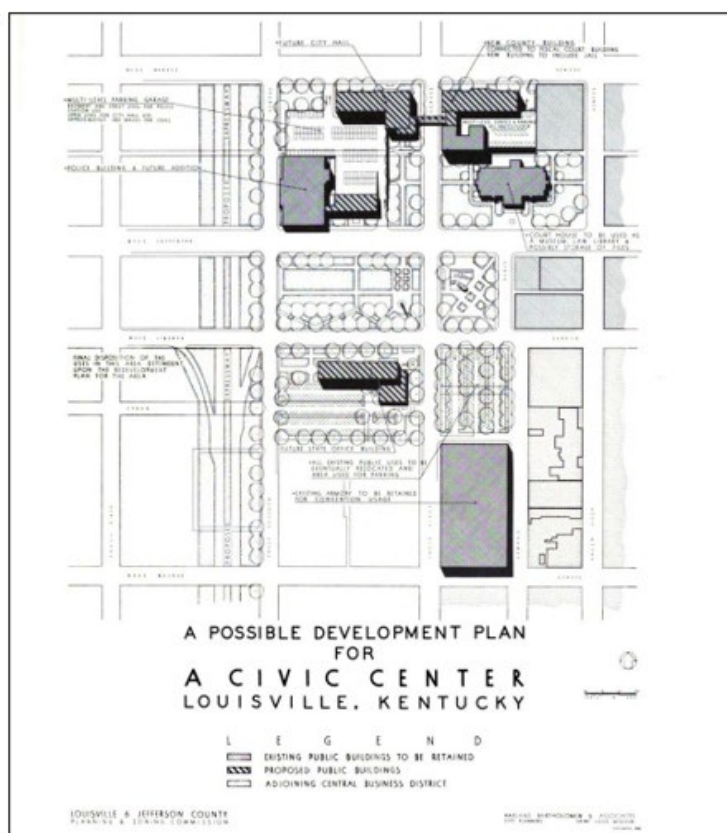


Figure 8: Proposed Civic Center and Expressway to the West (1957)

By March 1961, the LCA had proposed another urban renewal area in east downtown, and land buying for development was to begin in July for both urban renewal areas. Current property owners would have first availability to repurchase cleared land if it was within the specified zoning for the lot.¹⁴ Despite LCA's detailed survey and pre-planned projects in the WDURA, they severely overestimated their ability to develop the area within a reasonable amount of time, which prevented many of the proposed projects to become fully realized. By late 1965, the area was described as a wasteland, with blocks of housing and commercial buildings deemed "blighted" reduced to dirt lots stretching from 9th to 15th Street (*Figure 9*). The 9th Street Expressway faced major opposition from local groups and was ultimately reduced to a parkway in 1969, bifurcating 9th Street into two three-lane roads that would transition to on-ramps for the

¹³ Douglas Nunn, "Renewal Plan Told for West Downtown," *The Courier-Journal*, August 18, 1960, 1, 5.

¹⁴ Robert Hermann, "Land Buying to Begin in July For 2 Downtown Renewal Areas," *The Courier-Journal*, March 28, 1961, 13.

Avenue Plaza (Urban Renewal-era Resources in the US MPS)

Jefferson County, Kentucky

Name of Property

County and State

Riverside Expressway.¹⁵ The Civic Center plans stagnated throughout the 1960s and withheld lots from private development until its scope was reduced in 1969 to the blocks surrounding the State Office on Cedar Street (*Figure 10*).¹⁶



Figure 9. A 1967 photograph found on page 65 of the July 27th Issue of the *Louisville Times* showing a portion of the WDURA looking west towards 9th Street. The area shown in the picture is mostly comprised of scattered buildings among dirt lots where buildings once stood, bulldozed to make way for urban renewal.

¹⁵ Bert Emke, "Snake Oil or Wonder Drug?," *The Louisville Times*, December 11, 1969, 9; "Controversial Southern Section of 9th Street Thoroughfare Dropped," *The Louisville Times*, January 23, 1970, 2.

¹⁶ Douglas Nunn, "The Civic Center Many a Plan, But Little Action," *The Courier-Journal*, August 27, 1967, 91; "Civic Center Area Selected by County," *The Courier-Journal*, February 4, 1969, 15.

Avenue Plaza (Urban Renewal-era Resources in the US MPS)
Name of Property

Jefferson County, Kentucky
County and State

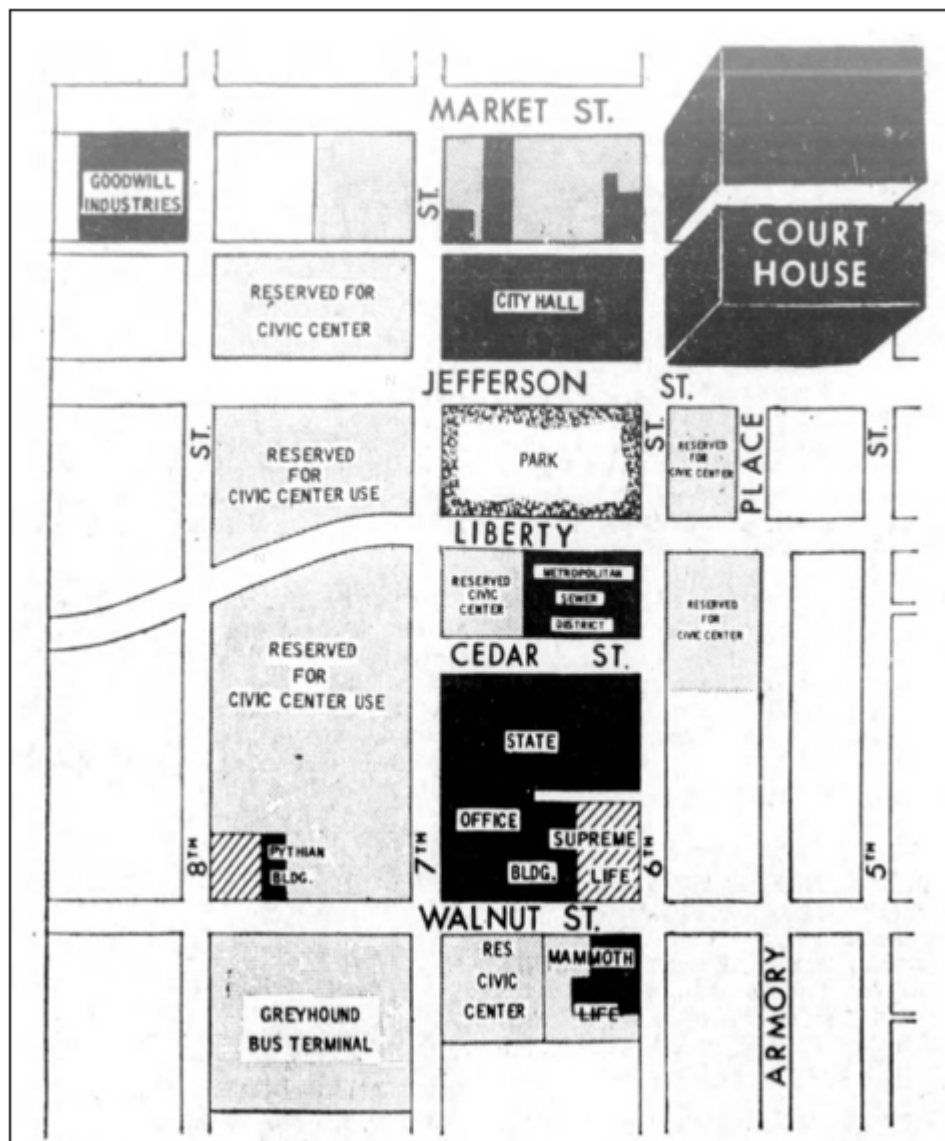


Figure 10. A 1969 rendering found on page 15 of the February 4th issue of the *Courier-Journal* showing the future area of the long-awaited Civic Center. The area that the greyhound bus terminal occupied can be seen in the bottom left corner of the image.

The only pre-planned development that was constructed without being reduced in scope was the Greyhound Terminal at 8th Street and Muhammad Ali Boulevard, which also faced years of opposition and red tape before it was completed in 1970.¹⁷ A residential project known as Village West was the only major development to occur in the WDURA in the 1960s, which encompassed the two blocks bounded by Broadway and Muhammad Ali Boulevard and 10th

¹⁷ "\$1.75 Million Greyhound Terminal to Open on Walnut Street Dec. 10," *The Courier-Journal*, November 6, 1970, 38.

Avenue Plaza (Urban Renewal-era Resources in the US MPS)

Jefferson County, Kentucky

Name of Property

County and State

and 11th Streets—and even this was delayed until October of 1970.¹⁸ Meant to “alleviate the scarcity” of downtown housing, Village West was a low and middle-income housing development which was bogged down in development by financial trouble and civil rights disputes over lack of worker diversity which delayed its construction into the late 1960s.¹⁹ In 1970, only a portion of the development had been completed; it was fully completed in 1974.²⁰ However, Village West was intended for a mixture of low-income and moderate-income families and individuals, not the elderly, who were still without any public housing in the WDURA by 1970.

MID-CENTURY SENIOR PUBLIC HOUSING

Because of the large urban renewal campaigns in Louisville throughout the 1960s, the heavy development in Louisville’s urban renewal areas was not always positive. Many homeowners were displaced and relocated outside of downtown, and low-income elderly residents, especially those in the WDURA, were feeling the effects of their communities. In 1965, the Louisville League of Women Voters conducted a survey and town hall meetings to see how residents felt about relocation of residents from the WDURA into their neighborhoods west of the urban renewal area, who were concerned with overcrowding and fears that their area would be next to be targeted for demolition.²¹ The displaced residents were concerned about the lack of housing as well as stores in the WDURA and were unsure about the efficiency of future development in the area.²² As explained by Reverend Leo Lesser, executive director of the West End Community Council in 1969,

A lot of people in the West Downtown Urban Renewal Area had a real problem finding new homes...Most of the people displaced by urban renewal from that area moved into houses elsewhere in the West End that weren’t much better than what they left. They found that rents were higher, so they were worse off than before urban renewal came in.²³

While the need for affordable housing was perhaps assuaged by the development of Village West, offering a staggering 663 units—the needs specifically for affordable elderly housing was still not fully addressed in the WDURA, or Louisville as a whole.

¹⁸ Don Bliss, “Village West-a Vacuum to Residents of the Area,” *The Louisville Times* (Louisville, KY), June 29, 1967, 36; Bert Emke, “Village West Gets Its First Tenant,” *The Louisville Times* (Louisville, KY), October 10, 1970, 54.

¹⁹ “Village West Bogs Down in Three-Way Stalemate,” *The Courier-Journal* (Louisville, KY), September 3, 1966, 13; “Housing Now Drew Barbs,” *The Courier-Journal* (Louisville, KY), June 15, 1972, 7.

²⁰ Bert Emke, “Village West Gets Its First Tenant,” *The Louisville Times* (Louisville, KY), October 1, 1970, 54; David Cooper, “Village West Is Plagued by Vandalism, Vacancies,” *The Courier-Journal* (Louisville, KY), July 28, 1974, 1.

²¹ “LWV Plans Survey on Housing Needs,” *The Courier-Journal*, February 14, 1965, 54.

²² “Just Where Is Renewal? Asks Seeker for a Home,” *The Louisville Times*, October 13, 1967, 23.

²³ Bert Emke, “Urban Renewal: Friend or Foe of the Poor?,” *The Louisville Times* (Louisville, KY), September 12, 1969, 18.

Avenue Plaza (Urban Renewal-era Resources in the US MPS)
Name of Property

Jefferson County, Kentucky
County and State

In order to resolve the issue of lack of affordable elderly housing, the Municipal Housing Commission (later renamed the Housing Authority of Louisville), utilized programs enacted with the Housing and Urban Development Act of 1965 to access increased incentives and subsidies for the development of elderly low-income housing.²⁴ The first development to immediately address the senior housing need in Louisville came in the form of Dosker Manor (413 E. Muhammad Ali Boulevard), Louisville's first high-rise low-income housing tower designed specifically for the elderly (*Figure 11*). The thirteen-story Z-shaped building replaced Fehr's Brewery in the East Downtown Louisville Urban Renewal Area, bounded by Walnut Street to the south, Jackson Street to the East, Preston Street to the west, and Fehr Street (now East Liberty Street) to the north. The building included 305 apartments with balconies, as explained by the *Courier-Journal*, who compared it to "a huge motor hotel or privately owned apartment house."²⁵ Two additional lots on the same block were secured by the Municipal Housing Commission for two eight-story ninety-six-unit buildings in case the demand was higher than anticipated after the building was completed and full occupancy had been achieved.²⁶ Construction began in August 1966 and was completed by May 1968.²⁷ Within a year of Dosker Manor's announcement, one of the proposed additional towers was already under development to accommodate the anticipated influx of applications, as a growing number of seniors needed low-income housing in Louisville.²⁸ An article published in the September 3, 1967, issue of the *Courier-Journal* highlights this point. Titled "New Housing For Elderly Lags Behind Demand Here," the article explains that the housing authority received 725 applications for the 304-unit Dosker Manor, and that even the additional planned 200-unit tower—Dosker Manor West—would not satisfy the number of applicants.²⁹ It is likely that the influx of elderly applications were a result of the demolition of affordable homes that were in the East and West Downtown Urban Renewal Areas where these elderly had formerly lived. The conditions of the demolished homes surely seemed substandard for the city of Louisville's growing population, but those who had lived there for decades accepted the conditions. Their displacement caused a vacuum of affordable housing in the area. The senior housing towers provided a chance for them to move back into their neighborhood and live comfortably. Despite Dosker Manor's success in providing the first affordable housing for seniors in Louisville, the demand remained substantial. Harold M. Booth Jr., executive director of the Louisville Municipal Housing Commission, noted that there needed to be more housing units specifically for the elderly in Louisville to meet this demand.³⁰

²⁴ Housing and Urban Development Act of 1965, Pub. L. Nos. 89–117, 622 (1965), <https://www.congress.gov/89/statute/STATUTE-79/STATUTE-79-Pg451.pdf>.

²⁵ Simpson Lawson, "\$4 Million 'Manor' for Elderly Due," *The Courier-Journal*, March 20, 1966, 93.

²⁶ Lawson, "\$4 Million 'Manor' for Elderly Due," 93.

²⁷ "Dosker Manor Construction Work Begins," *The Courier-Journal*, August 23, 1966, 8.

²⁸ "City Short of Housing for Elderly," *The Courier-Journal*, February 26, 1967, 80.

²⁹ Gerald Henry, "New Housing for Elderly Lags Behind Demand Here," *The Courier-Journal*, September 3, 1967, 47.

³⁰ Becky Saunders, "Meeting the Needs of the Elderly," *The Courier-Journal*, May 26, 1968, 88.

Avenue Plaza (Urban Renewal-era Resources in the US MPS)
Name of Property

Jefferson County, Kentucky
County and State



Figure 11. A 1969 photograph of Dosker Manor (right) and Dosker Manor West (left). Image courtesy of the *Courier-Journal*.

The Municipal Housing Commission quickly began to compile proposals for more senior housing towers in Louisville in response to Booth's recommendation. In August 1968, the city authorized the Commission to submit an application to Department of Housing and Urban Development (HUD) for the distribution of 500 elderly units; this number increased to 600 units a year later in August 1969 to meet growing number of applicants.³¹ HUD approved the application by November 1969, and the Municipal Housing Commission moved forward with the implementation of three new developments spread across the city, all under the project #KY-1-13. The first development was located south of the Urban Renewal Area's downtown core, near Spalding University, and included an 89,000 square foot lot on the southwest corner of 4th and St. Catherine streets for the construction of a seventeen-story 250-unit tower (known as Site #1). The other two developments were located within the WDURA. The plans dedicated Site #2,

³¹ "Resolution No. 63-69," The Housing Authority of Louisville, August 19, 1969, 126.

Avenue Plaza (Urban Renewal-era Resources in the US MPS)

Jefferson County, Kentucky

Name of Property

County and State

which became known as Avenue Plaza, bound by 8th, Walnut, 9th, and Liberty Streets, for the construction of a ten-story elderly housing tower with a one-story central office building for the Commission (*Figure 12*). The third site, located at 13th Street and Cedar Court, would be developed into a recreation area (known as Site #3).

Because of the ongoing stagnation and development issues in the WDURA, the potential of a residential project on substandard and underutilized land was beneficial both to the Housing Commission and the Urban Renewal Agency. While technically the initial plans were to have the area that encompassed Site #2 be a commercial development due to its proximity to the planned civic center and Greyhound terminal, having any urban renewal project was likely a welcome addition to the city's goals at development the west side of downtown. The stress of Village West's continued developmental roadblocks left the WDURA without any low-income housing projects, especially for displaced seniors who clearly needed new affordable housing, given the demand for Dosker Manor and the abundance of applications. Due to the locations of Sites #2 and #3, the city's Urban Renewal Agency needed to approve the projects to prove that they would adhere to the city's Urban Renewal Plan.³² It is unclear when this approval was given, but internal documents suggest that there was no stipulations from the Agency given the city's need for elderly housing and development in the WDURA. Commission Director Booth believed in dispersing public housing throughout the city instead of grouping clusters of housing, which explains why the two elderly public housing towers were to be built in the south and west ends of the city, opposite Dosker Manor.³³ This scattered-site policy was becoming increasingly popular amongst public housing projects in the country as it avoided the pitfalls of superblock projects—which were experiencing overcrowding, increased crime, and deteriorated conditions for tenants. Additionally this policy was beneficial for those elderly who were displaced by the WDURA, as it would allow for those seniors to re-settle in the neighborhood they were originally displaced from. The reason behind why the Commission chose to locate their central headquarters specifically within Avenue Plaza is not clear; however, it may have been due to its strategic location near the municipal core of the city, located only two blocks from City Hall.

In October, the Commission decided that the two high-rise developments under KY-1-13 be separated into two projects. The St. Catherine Street project would inherit the initial KY-1-13 project number and the Liberty Street project—Avenue Plaza—would become its own project, KY-1-14.³⁴ This was done to prioritize the funding for the St. Catherine Street project which was further in development at the time. Concerns from housing authority members around the location of KY-1-14 being in an Urban Renewal Area and possibly having a segregated demographic were raised in various committee meetings in the early 1970s.³⁵ In the public sphere, criticism over elderly housing towers was being amplified by newspapers like the

³² "Resolution No. 89-69," The Housing Authority of Louisville, November 18, 1969, 153.

³³ Bill Billiter, "Booth Favors Housing for Elderly at 2 Sites," *The Courier-Journal*, December 21, 1968, 8.

³⁴ "Resolution No. 76-70," The Housing Authority of Louisville, October 20, 1970, 452.

³⁵ "Resolution No. 6-71," The Housing Authority of Louisville, February 16, 1971, 13.

Avenue Plaza (Urban Renewal-era Resources in the US MPS)

Jefferson County, Kentucky

Name of Property

County and State

Courier-Journal who were concerned that elderly-specific housing was ageist and that crowding towers with the elderly would cause deteriorated conditions. Additionally, Dosker Manor was facing criticism in the local paper for not being accessible or in a safe enough location for the elderly, since the area experienced crime, and busy traffic cut off resources to tenants.³⁶

Tenants experienced robberies, especially under Interstate 65 overpass, which was located just northwest of the complex and an important accessible route for tenants. In order to alleviate this issue, a commissary with essential groceries was installed in the site to help reduce the need to leave the site.³⁷ This criticism bled into the proposed KY-1-14 project, as critics like the *Courier-Journal* called into question the efficacy of locating a project near another proposed expressway, cutting off access to amenities like Dosker Manor.³⁸ Despite criticisms, the newly renamed Housing Authority of Louisville (HAL) pushed forward on both housing tower projects as well as the 13th Street recreation area. In February 1971, the HAL announced that project KY-1-13 would be named St. Catherine's Court and project KY-1-14 would be named Avenue Plaza (Figure 12).³⁹

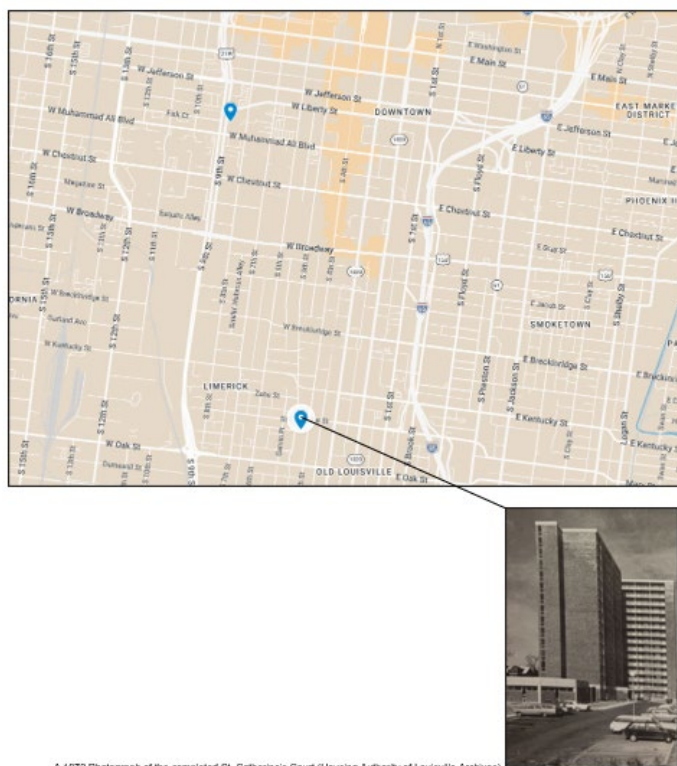


Figure 12. St. Catherine's Court (bottom marker) and Avenue Plaza (top marker) (Google MyMaps)

³⁶ "Building Enclaves for Elderly Often Concentrates Problems," *The Courier-Journal*, November 14, 1969, 8; Bryan Woolley, "Elderly Find a 'New Life' at Dosker Manor," *The Courier-Journal*, June 29, 1970, 5.

³⁷ Woolley, "Elderly Find a 'New Life' at Dosker Manor," 4.

³⁸ *The Courier-Journal*, "Building Enclaves for Elderly Often Concentrates Problems," 8.

³⁹ Rick Northern, "New Fire Precautions Adopted for Dosker Manor," *The Courier-Journal*, February 17, 1971, 40.

Avenue Plaza (Urban Renewal-era Resources in the US MPS)
Name of Property

Jefferson County, Kentucky
County and State

THE REALIZATION OF AVENUE PLAZA (KY-1-14)

The HAL published invitations to bid on the construction of Avenue Plaza in the December 1971 issues of both the *Courier-Journal* and *Louisville Times*. On December 30, the HAL chose A.J. Schneider & Associates to construct Avenue Plaza.⁴⁰ Multiple buildings were located on the site of Avenue Plaza, including the only all-black Catholic school which had closed due to desegregation in 1958 (Figure 13).⁴¹ Another property to the north was the Yellow Cab Company warehouse, which the Urban Renewal Agency had tasked the HAL with renovating as a stipulation in their agreement for allowing residential housing within the Urban Renewal area—however it was turned into a parking lot 1983.⁴² In March of 1972 the HAL submitted a resolution to allow Neighborhood House to build a new community center building on the site to serve the Beecher Terrace Housing Project across 9th Street



Figure 13. Two aerials show the future site of Avenue Plaza (red border). The left photograph was taken in 1955 which shows the location of the old Catholic school and Yellow Cab Company building. The right image was taken in 1971. (from NETRonline).

Ground was officially broken for Avenue Plaza on March 21, 1972, with the planned completion in November 1973 (Figure 14).⁴³ Urban Renewal Agency staff were present as well as members

⁴⁰ "Resolution No. 91-71," The Housing Authority of Louisville, December 30, 1971, 305.

⁴¹ "Old Catholic High School," Kentucky Historical Society, accessed July 6, 2026,

<https://history.ky.gov/markers/old-catholic-high-school>.

⁴² "Historic Aerials: Viewer," accessed July 27, 2026, <https://www.historicaerials.com/viewer>.

⁴³ "Housing Group Approves Plan for Rewiring," 6.

Avenue Plaza (Urban Renewal-era Resources in the US MPS)

Jefferson County, Kentucky

Name of Property

County and State

of the Atlanta HUD office.⁴⁴ Construction continued into 1974, with the building finally being move-in ready in January of that year (*Figure 15*). The Housing Authority officially moved offices in on January 26. The HAL would continuously administrate out of the first-floor headquarters of Avenue Plaza until 2025.⁴⁵



Figure 14. A photograph on the cover of the 1972 *Annual Report: The Housing Authority of Louisville* showing the groundbreaking of Avenue Plaza and a rendering of the building.



Figure 15. A circa 1974 microfiche photograph of the newly completed Avenue Plaza, courtesy Housing Authority of Louisville

EVALUATION OF THE SIGNIFICANCE OF AVENUE PLAZA WITHIN THE HISTORIC CONTEXT “URBAN RENEWAL IN LOUISVILLE, KENTUCKY, 1954-1974”

Avenue Plaza is locally significant under SOCIAL HISTORY for its role in providing seniors with affordable housing within the WDURA. The WDURA had struggled to gain momentum for years, with many projects facing major setbacks into the early 1970s. The demolition of multiple blocks of homes meant that a large population was displaced. While the Urban Renewal Agency planned to provide low-income and moderate-income housing for individuals and families, there was no plan to provide housing to the elderly. This need for elderly housing in the WDURA was exacerbated by the influx of applications for Dosker Manor in the East Downtown Urban Renewal Area, the first elderly housing tower in Louisville. Avenue Plaza provided an opportunity for the city to address the growing need for elderly housing in the WDURA. It is unclear what would have happened to those seniors in need of affordable housing had Avenue Plaza not been actualized. It also provided the HAL with a new headquarters located near the governmental core of the city two blocks to the northeast. The building falls under the

⁴⁴ *Annual Report: The Housing Authority of Louisville* (The Housing Authority of Louisville, 1972), 5.

⁴⁵ *1973 Annual Report* (The Housing Authority of Louisville, 1973), 7.

Avenue Plaza (Urban Renewal-era Resources in the US MPS)

Jefferson County, Kentucky

Name of Property

County and State

Residential Subtype of the Urban Renewal-Resources in the United States MPDF and continues to retain its historic senior housing use and character-defining features that support its history.

EVALUATION OF THE INTEGRITY OF THE SIGNIFICANCE OF AVENUE PLAZA IN LIGHT OF ITS CURRENT PHYSICAL CONDITION AND ITS ADHERENCE TO MPS REGISTRATION REQUIREMENTS

Avenue Plaza is significant under Criterion A as a late twentieth-century senior housing tower in downtown Louisville. To meet registration requirements, the following factors must be present:

Table of Registration Requirements for an *Urban Renewal Development* Property Type and Residential Subtype:⁴⁶

<u>Criterion A Registration Requirements for this property type</u>	Avenue Plaza is located within the WDURA of Louisville. The planning process began in June 1961 and was executed that year. While research uncovered no specific phasing, the Urban Renewal efforts in Louisville had been realized by the early 1980s.
The resource must be located within an established urban renewal area and meet an aspect or goal of an urban renewal plan approved between 1949 and 1974.	
The public-facing elevations should be intact and retain most of the original materials and fenestration.	The public-facing elevations are intact and have seen little changes. Replacement windows were installed in the historic openings in the late twentieth century but replacement units have retained the same window size and orientation.
Character-defining features and spaces should be intact.	Primary community spaces on the second floor are intact, along with the upper corridors and the arrangement of apartment units. Additionally, the first-floor HAL headquarters is still represented by original office space and additions over time.
Additions should be located along a secondary elevation.	While additions have been made on primary elevations, they represent the continued use of the building as a headquarters for the HAL until 2025 and were designed to be compatible with the overall design of the building.

⁴⁶ Table adapted from Mason Martel, Amanda Loughlin, and Elizabeth Rosin, "Urban Renewal-era Resources in the United States," F.16 and F.21.

Avenue Plaza (Urban Renewal-era Resources in the US MPS)

Jefferson County, Kentucky

Name of Property

County and State

To be eligible as an example of the "Residential" property subtype, the resource must be purpose-built to serve a primarily residential use.	The primary use of Avenue Plaza was, and continues to be, to house low-income seniors in the community.
--	---

For there to be an integrity between the property's significance and its physical character, the following integrity factors must be present:

The building remains in its original location surrounded by mid-to-late twentieth-century apartment buildings and urban development as it did when it was completed in 1974. At the time of completion, the WDURA had transformed from a predominantly residential area to a commercial and civic area. This is reflected today, with the subject building being surrounded by blocks of parking lots, civic buildings, and residential complexes that were constructed in conjunction with the WDURA.

While the building has undergone multiple alteration campaigns, the significance of the building's design, and present materials/workmanship still retain the historic integrity of the building as an elderly high-rise tower built for Urban Renewal. Replacement finishes still reflect the building's use as a public housing tower and are similar in materiality to what was present when the building was constructed. These materials consist of replacement VCT flooring, suspended acoustic ceiling tile, aluminum replacement windows, and gypsum walls were all present historically when the building was completed. The alterations are compatible to the historic function of the building and do not diminish the historical significance of the building's design as a public housing tower and housing administration headquarters. On the exterior, the form of the building and cladding remains. While the original windows were replaced with aluminum frame hung and fixed windows, they contain the same number of frames and configurations. The entrance canopy and storefront systems are original and remain in their historic locations.

In terms of feeling and association, the building still functions as its historic use as an elderly public housing tower. The first floor retains its offices and meeting rooms and reflects its historic use as the HAL headquarters. Based on the above aspects of integrity, Avenue Plaza still feels as it did historically: as an elderly low-income housing tower building within an Urban Renewal Area.

Avenue Plaza (Urban Renewal-era Resources in the US MPS)
Name of Property

Jefferson County, Kentucky
County and State

9. Major Bibliographical References

1973 Annual Report. The Housing Authority of Louisville, 1973. Housing Authority of Louisville Archives.

A History of the Government of Louisville Under Mayor Bruce Hoblitzell, 1957-1961. City of Louisville, n.d. Filson Archives, Filson Historical Society, Louisville, KY.

Annual Report: The Housing Authority of Louisville. The Housing Authority of Louisville, 1972. Housing Authority of Louisville Archives.

"Historic Aerials: Viewer." Accessed July 27, 2026. <https://www.historicaerials.com/viewer>.

Housing Act of 1954, Pub. L. No. 560, 622 (1954).
<https://www.congress.gov/83/statute/STATUTE-68/STATUTE-68-Pg590.pdf>.

Housing and Urban Development Act of 1965, Pub. L. Nos. 89–117, 622 (1965).
<https://www.congress.gov/89/statute/STATUTE-79/STATUTE-79-Pg451.pdf>.

Kentucky Historical Society. "Old Catholic High School." Accessed July 6, 2026.
<https://history.ky.gov/markers/old-catholic-high-school>.

Martel, Mason, Amanda Loughlin, and Elizabeth Rosin. "Urban Renewal-era Resources in the United States." National Register of Historic Places Multiple Property documentation form. Washington, DC; US Department of the Interior, National Park Service, 2025.

"Resolution No. 63-69." The Housing Authority of Louisville, August 19, 1969. Housing Authority of Louisville Archives.

"Resolution No. 89-69." The Housing Authority of Louisville, November 18, 1969. Housing Authority of Louisville Archives.

"Resolution No. 76-70." The Housing Authority of Louisville, October 20, 1970. Housing Authority of Louisville Archives.

"Resolution No. 6-71." The Housing Authority of Louisville, February 16, 1971. Housing Authority of Louisville Archives.

"Resolution No. 91-71." The Housing Authority of Louisville, December 30, 1971. Housing Authority of Louisville Archives.

Space Use and the Downtown Economy. Louisville Central Area, Inc., ca. 1961 Filson Archives.

Avenue Plaza (Urban Renewal-era Resources in the US MPS)
Name of Property

Jefferson County, Kentucky
County and State

Newspaper Articles

The Courier-Journal, Louisville Kentucky (Newspapers.com)

The Louisville Defender, Louisville, Kentucky (Newspapers.com)

The Louisville Times, Louisville, Kentucky (Newspapers.com)

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): JFL 9096

10. Geographical Data

Acreage of Property 3.47

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

Avenue Plaza (Urban Renewal-era Resources in the US MPS)

Jefferson County, Kentucky

Name of Property

County and State

- | | |
|------------------------|-----------------------|
| 1. Latitude: 38.252687 | Longitude: -85.764672 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description

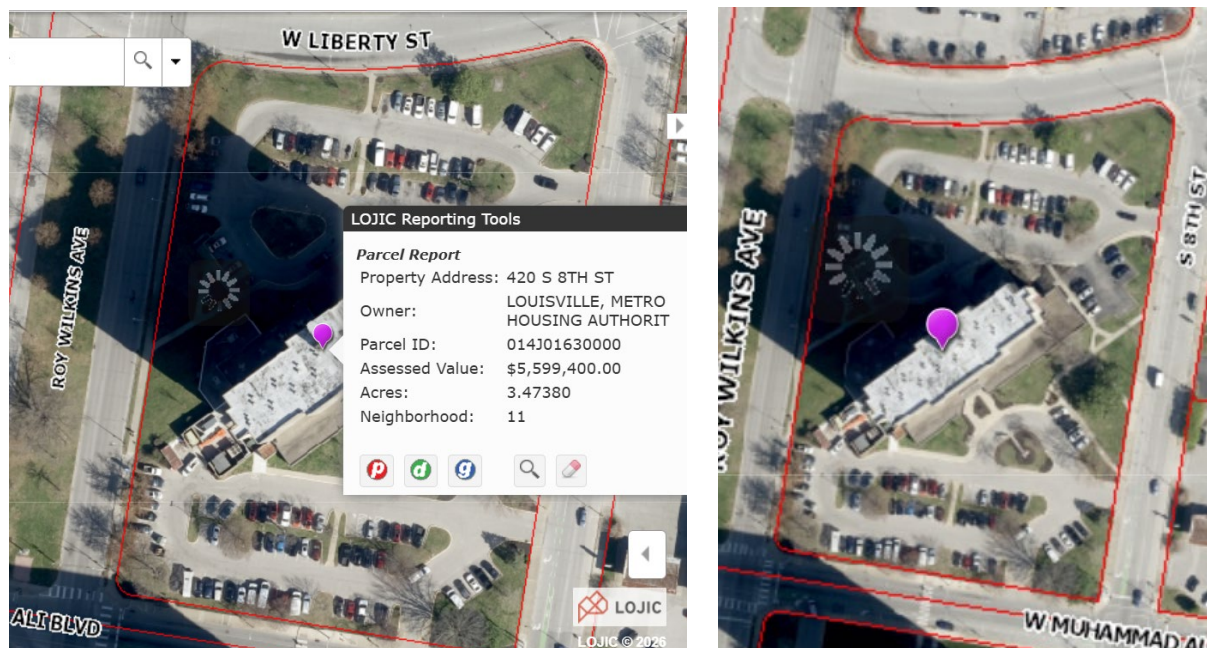
The boundary includes the entire Jefferson County parcel ID #014J01630000. The boundary is defined by W. Liberty Street to the north, S. 8th Street to the east, W. Muhammad Ali Boulevard to the south, and S. 9th Street to the east (Figure 2). The boundary consists of the full site, including apartment tower and two parking lots.

Beginning at the Northwest corner of 8th Street and Walnut Street; thence with the North line of Walnut Street, North 81 degrees 51 minutes 50 seconds West 314.71 feet to the Easterly line of 9th Street Thoroughfare as established by plat of record in Plat and Subdivision Book 27, Page 55, in the office of the Clerk of the County Court of Jefferson County, Kentucky; thence Northwardly with said line with a curve to the right said curve having a radius of 15 feet and a tangent of 14.95 feet, 23.52 feet as measured along the arc of said curve; thence continuing with the East line of 9th Street Thoroughfare aforesaid, North 7 degrees 56 minutes 42 seconds East 397.69 feet thence continuing Northeastwardly with 9th Street Thoroughfare and with a curve to the right, said curve having a radius of 25 feet and a tangent of 24.98 feet, 39.25 feet as measured along the arc of said curve to the Southerly line of Liberty Street Crossover; thence with said line South 82 degrees 06 minutes 47 seconds East 10.75 feet; thence continuing with the Southerly line of Liberty Street Crossover and with a curve to the left, said curve having a radius of 634.74 feet an a tangent of 119,94 feet, 237.08 feet as measured along the arc of said curve; thence continuing with the Southerly line of Liberty Street Crossover, North 76 degrees 29 minutes 23 seconds East 30.33 feet; thence Southwardly with a curve to the right, said curve having a radius of 25 feet and a tangent of 36.69 feet, 48.64 feet as measured along the arc of said curve tot the West line of 8th Street; thence with the West line of 8th Street, South 7 degrees 56 minutes 40 seconds West 470.55 feet to the beginning.

A graphic map showing the property boundary is below.

Avenue Plaza (Urban Renewal-era Resources in the US MPS)
Name of Property

Jefferson County, Kentucky
County and State



Map showing area described in Verbal Boundary Description

Boundary Justification

The selected boundaries encompass all property historically and currently associated with the property.

11. Form Prepared By

name/title: Spencer Rubino (Project Coordinator) and Erin Wiser (Project Manager)
organization: Heritage Consulting Group, Inc.
street & number: 15 W. Highland Ave.
city or town: Philadelphia state: PA zip code: 19118
e-mail projects@heritage-consulting.com, ewiser@heritage-consulting.com
telephone: (215) 248-1260
date: July 2026

Avenue Plaza (Urban Renewal-era Resources in the US MPS)
Name of Property

Jefferson County, Kentucky
County and State

Photographs--Photo Log

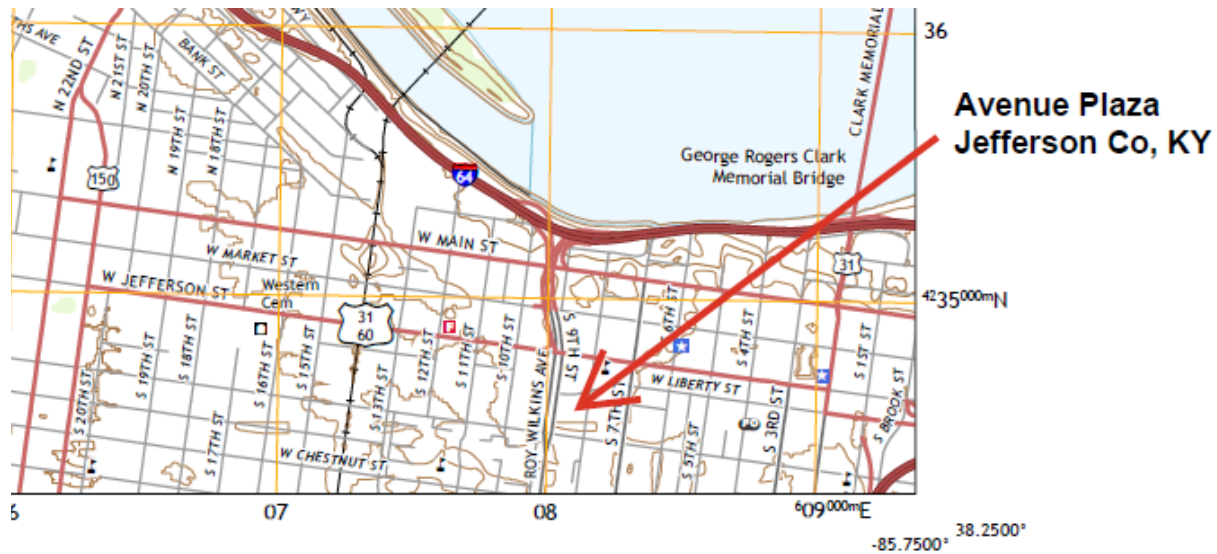
Name of Property: Avenue Plaza
City or Vicinity: Louisville
County: Jefferson
State: KY
Photographer: Erin Wiser
Date Photographed: July 2026

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 0001. Exterior, Southeast Elevation, perspective view looking northwest.
- 0002. Exterior, Northwest Elevation, perspective view looking south.
- 0003. Exterior, Southeast Elevation, perspective view looking north.
- 0004. Exterior, Northwest Elevation, view looking southeast.
- 0005. Interior, First Floor, Vestibule and Security Booth, view looking northeast.
- 0006. Interior, First Floor, Elevator Lobby, view looking northwest.
- 0007. Interior, First Floor, Central Corridor, view looking southwest.
- 0008. Interior, Second Floor, Community Room, view looking northwest.
- 0009. Exterior, Second Floor, Rooftop Patio, view looking southeast.
- 0010. Interior, Seventh Floor, Elevator Lobby, view looking southwest.
- 0011. Interior, Seventh Floor, Central Corridor, view looking southwest.
- 0012. Interior, Seventeenth Floor, Elevator Lobby, view looking south.
- 0013. Interior, Seventeenth Floor, Central Corridor, view looking northeast.
- 0014. Interior, Seventeenth Floor, One-Bedroom Unit, view looking southeast.
- 0015. Interior, Seventeenth Floor, One-Bedroom Unit, view looking northwest.
- 0016. Exterior, Seventeenth Floor, Egress Balcony, view looking southwest.
- 0017. Exterior, Eighteenth Floor, Southwest Stairwell, view looking southwest.

Avenue Plaza (Urban Renewal-era Resources in the US MPS)
Name of Property

Jefferson County, Kentucky
County and State



QUADRANGLE LOCATION

1	2	3
4	5	6
7	8	

DINING QUADRANGLES

- 1 Borden
- 2 Speed
- 3 Charlestown
- 4 Georgetown
- 5 Jeffersonville
- 6 Lanesville
- 7 Louisville West
- 8 Louisville East

ROAD CLASSIFICATION

Expressway	—	Local Connector	—
Secondary Hwy	—	Local Road	—
Ramp	—	4WD	—
Interstate Route	—	US Route	—
		State Route	—

US Topo Map

NEW ALBANY, IN, KY
2019

Avenue Plaza (Urban Renewal-era Resources in the US MPS)
Name of Property

Jefferson County, Kentucky
County and State



Location of Avenue Plaza in the larger Louisville Metro area.