

The next possible location for a new business in the downtown Frankfort area is 303 West Main Street, which sits on the very corner between St. Clair and West Main. Originally known as Robert's Jewelry, the location today sits open and is undergoing renovations so it is up to date and ready for a new business. Since the building is being renovated, it allows a new business to set up shop without the worry of having to remodel it. With its new interior and touch of historic charm, the location is ideal for anyone who wants to open a business in downtown Frankfort. Hopefully that occurs in the near future when renovations are completed.

The building that stands at 303 West Main Street was estimated to have been built between 1900 and 1924. Documentation of an architect responsible for the design and construction of the building is unknown. Former

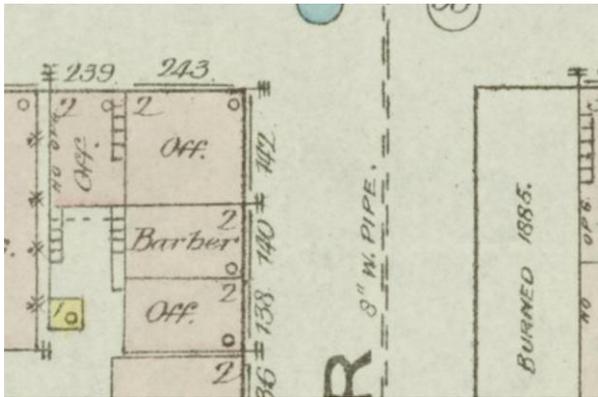
owners and guests of the property are also unknown.

However, the type of architecture is documented as 20<sup>th</sup> century. During the early 1900s architecture differed greatly on location and still does today. Since the property

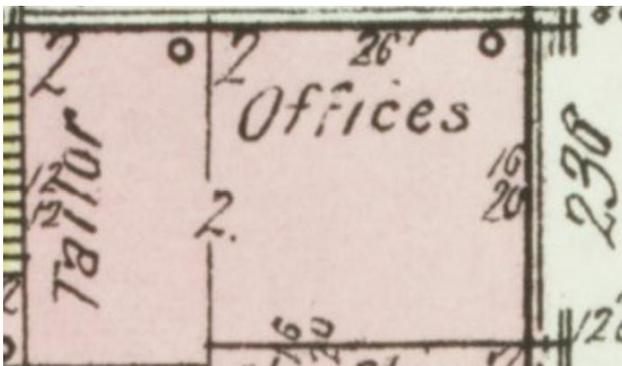
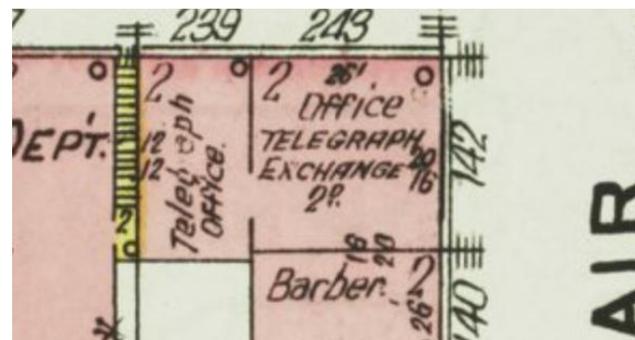


is located in a downtown area, the architecture at that time was compact and detailed. As you can see, the building has a loft with windows and a lower level with a great display. The detail is crafted around the doors and windows to give the building character. The building also features a stucco material that has details carved into it above the doors.

Throughout its history, the building served many different purposes. According to Frankfort's Sanborn Fire Insurance Map from 1886, the building served as an office building. Another Sanborn Map from 1890 shows the building continued to be an office space. In 1901, the property is shown being used as an office space and telephone exchange. In 1907, the Sanborn Map from shows the property being used as a telegraph exchange and an office space. The most current Sanborn Map, which is from 1912, shows that half of the property remained as an office space while the other became a tailor's shop.



1886



1912

While downtown Frankfort offers many options to the community, much of the younger generation believe that there is room for improvement. According to surveys completed by anonymous takers, the response showed there was little entertainment within the downtown area. To fill the entertainment void would boost downtown to new heights. Everywhere, whether it's in Frankfort, Kentucky or America, people are obsessed with one thing, music. It is common to see ear buds, headphones, speakers and other musical devices on a daily basis. Brands such as Beats, Monster, Sennheiser and more are the most popular. However, this is an opportunity to open local music lovers to other brands that might suit their wants better. Headphones, speakers and monitors are just the few pieces of equipment that can be sold by this new business. It would also give those who want to produce their own music a better chance of listening to equipment to see what is perfect for them. This business would also be a wonderful link for Bywater Studios, a local recording studio in the downtown area, to attract other clients. However, while people would be able to buy products, another perk of this business is the repair of old musical equipment. Instead of ordering a part and having to wait, the part is already in a nearby location and the product could be repaired there by professionals.

303 West Main Street is a small corner business located between St. Clair and West Main Streets. Its charming character and historic values make it a true piece of downtown Frankfort. However, the year is 2015 and it is time for the future to collide with the past. With its perfect design, the only adjustments, after renovations, would be to include a sleek new interior to match today's style while the exterior maintains the building's historic charm. Luckily, the builders have started this process and the future owner will not have to design the architecture any further. This property has operated as many services and will continue to do so. The proposal for its new use will bring the property into the future and serve as an economic beacon for downtown Frankfort.