

Jemison Flats Building



Location:
Birmingham, AL

Developer:
Corporate Realty Development

Architect:
Giattina Aycock Architecture Studio

Completion Date:
March 2003

Square Footage:
230,000

Value:
\$14,000,000

Award:
2004 Birmingham Historical Society
Preservation Award

Opportunity:

Jemison Flats is a redevelopment of three abandoned, adjoining downtown buildings transformed into a mixed use 230,000 square foot complex consisting of 59 loft apartments, 25,000 square feet of office space and a 200 car parking garage. All existing interior spaces in the historical structure were completely demolished and rebuilt to include new utilities, building systems, and finishes.

Result:

Working within a tight budget and respectful of historic guidelines, the design team researched materials and layouts to minimize partitions, maximize light infiltration, and create a visual interest in each living unit. The project was considered pioneering due to its location west of 20th Street and served as a catalyst for future loft redevelopments in the surrounding area. Jemison Flats maintains an occupancy rate above 90% and has achieved the highest per square foot market rents on average.