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GOVERNOR

TOURISM, ARTS AND HERITAGE CABINET
KENTUCKY HERITAGE COUNCIL
THE STATE HISTORIC PRESERVATION OFFICE

LINDY CASEBIER
SECRETARY

JACQUELINE COLEMAN
LT. GOVERNOR

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FRANKFORT, KENTUCKY 40601
(502) 564-7005
www.heritage.ky.gov

CRAIG A. POTTS
EXECUTIVE DIRECTOR &
STATE HISTORIC PRESERVATION OFFICER

September 19, 2025

Mr. Zach Davis
Chair of Planning Commission
C/O Planning Office
101 E Vine Street, 7th floor
Lexington KY 40507

RE: HUB Project Proposal; Demolition of Twelve National Register Listed Residential Structures in Lexington, Kentucky

Dear Mr. Davis and the Lexington Planning Commission,

This letter pertains to the proposed rezoning of the block in Lexington bordered by Rose, Kalmia, Maxwell, and Stone. It also seeks to offer clarity on both the distinction between National Register districts and H-1 overlays, and the related attribution of “significance.”

Fayette County contains numerous buildings that are individually listed on the National Register of Historic Places as well as 26 National Register Historic Districts that greatly exceed the size of its 15 local historic districts (H-1 overlays). Unlike other municipalities that individually landmark historic buildings, the LFUCG only exercises regulatory oversight on two properties located outside of H-1 overlay districts: Helm Place and St. Paul AME Church. Louisville’s list of “landmarked” sites, for instance, far exceed this number.

Designating a district or building to the National Register is an exacting process that ensures the nominated resources have both “significance” and “integrity.” Nominations must therefore pass stringent state and federal reviews, and at times stringent local reviews when they have achieved Certified Local Government (CLG) status. Lexington is currently a CLG and participates in this process. The creation of H-1 overlays, in contrast, only requires local governmental approval and can be a politicized process; dissenters in a neighborhood can obstruct a proposed H-1 regardless of the significance of the resources in the area. As a result, notable buildings can be denied H-1 protection regardless of local, state or even national significance.

It should also be noted that many important historic resources lie within National Register Historic Districts but are not individually listed. This is because the State Historic Preservation Office (Kentucky



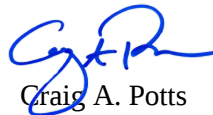
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Heritage Council) promotes the listing of districts when significance is gained through the sum of contributing parts. It is also a streamlined way to recognize significance for planning and financial-incentive related purposes. Individual listing is only necessary when a historic district is not present or when a owner wishes to highlight the unique significance of their property. From a National Register perspective, there is no substantive difference between an “individually listed property” and a property that is a “contributing element” to a listed Historic District. To reiterate, the distinction between the individual listing of a building on the National Register and its designation as a contributing resource in a district is functionally immaterial. Moreover, both types of properties qualify for historic tax credits and receive special consideration under the National Historic Preservation Act (NHPA).

As we understand it, the proposed HUB project would result in the loss of twelve National Register-listed residences. These include the architecturally significant, stone-faced Webb House at 255 E. Maxwell and the Italianate Renaissance Revival apartment building at 273 E. Maxwell, which is one of the only examples of this type in Lexington. The bulk of these properties date to the 1920s, when the Lyndhurst estate was redeveloped; as such, they are some of the earliest examples of purpose-built, multi-family housing in the city. Unlike the buildings demolished for the adjacent Maxwell complex, these historic resources largely retain their integrity.

In reference to the National Park Service’s website, Certified Local Governments (CLG) like Lexington are municipalities that have demonstrated a commitment to local preservation and saving the past for future generations. The Kentucky Heritage Council (SHPO) encourages the rehabilitation of these tax-credit-eligible, National Register listed properties that represent a key stage in Lexington’s urban evolution. Thank you for considering these comments. Should you have any questions or require additional information please do not hesitate to contact me at 502-330-8362 or at craig.potts@ky.gov.

Respectfully,



Craig A. Potts
Executive Director and
State Historic Preservation Officer

From: [Barker, Mark C.](#)
To: [Linda Gorton - Mayor](#); [Council Members \(Email\)](#); [Planning Mailbox](#)
Cc: aylesford.neighborhood.assoc@gmail.com
Subject: FW: Maxwell Zone change request for student housing
Date: Tuesday, August 26, 2025 2:48:18 PM
Attachments: [250825 - New Development on Maxwell - One Pager.pdf](#)
[250825 - New Development on Maxwell - Broadsheet.pdf](#)

Some people who received this message don't often get email from barker@email.uky.edu. [Learn why this is important](#)

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To whom it may concern,

I feel the B2A zoning is a mistake. IT SHOULD REMAIN RESIDENTIALLY ZONED. UK during football / women's basketball / movin shuts down all east / west on campus trafiic leaving Maxwell one of the few functioning streets. Maxwell needs to remain functional. Keeping it residential is essential. Adding commercial traffic / traffic lights would be a horrible (has there been any independent traffic studies that thinks this through). We did a million-dollar study that designated limestone as the commercial corridor near campus, what happened to that?

I also think the density and the lack of trees is really appalling. Can't we even require street trees? This is in a historic area with large street trees. I think pushing the buildings back 5-10 feet, adding more trees and keeping the developments residential only would be a big improvement in the proposal. The current proposal is horrible. If the developer isn't willing to compromise just say NO.

Mark Barker
439 Park Avenue,
Lexington, KY 40502

From: APNA Aylesford <aylesford.neighborhood.assoc@gmail.com>
Sent: Tuesday, August 26, 2025 1:26 PM
Subject: Maxwell Zone change request for student housing

CAUTION: External Sender

Reminder: Neighborhood meeting Wednesday regarding the proposed Zone Change Request from R-4 to B-2A High Density Residential on Maxwell and Kalimia. Maynard León RA, Partner, AÄ MÄ Studio, made the attached renderings illustrating the scale of the applicant's proposed development.

Wednesday August 27, 2025
5:30-7:00 pm. Doors will open by 5:15
1st Floor Central Library, 140 East Main, William Stamps Farish Fund Theater

NEW DEVELOPMENT ON MAXWELL

185 MAXWELL

Approvals Phase

Area	355,233 sf
Units	307
Beds	825
Parking	353



Three Projects Combined

1,276,174 sf	Area
907	Units
2,464	Beds
978	Parking

THE MAXWELL

Under Construction

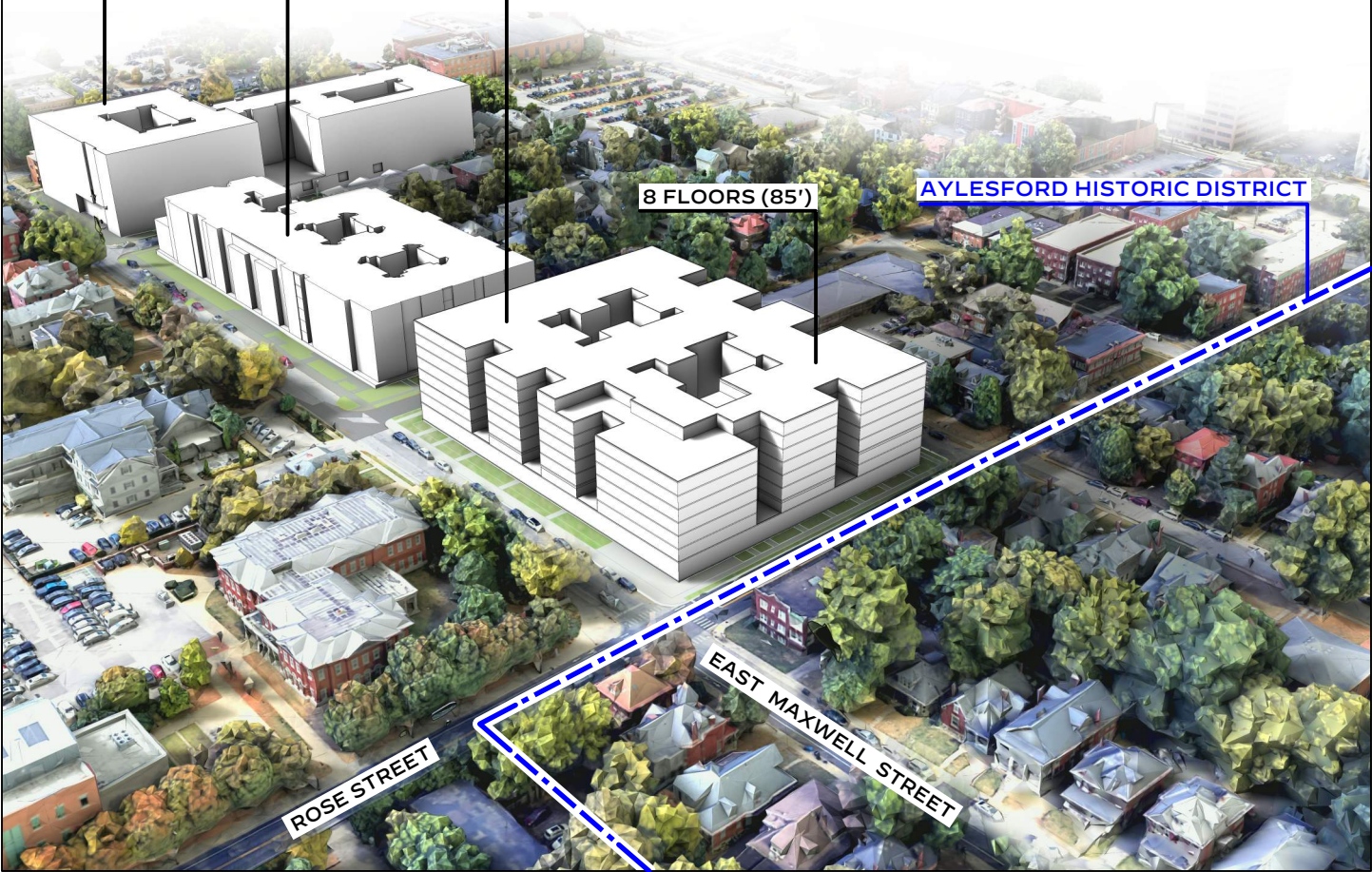
Area	353,606 sf
Units	278
Beds	656
Parking	140 +75 offsite



THE HUB ON EAST MAXWELL

Proposed

Area	567,335 sf
Units	322
Beds	983
Parking	485



NEW DEVELOPMENT ON MAXWELL

185 Maxwell
Approvals Phase



The Maxwell
Under Construction

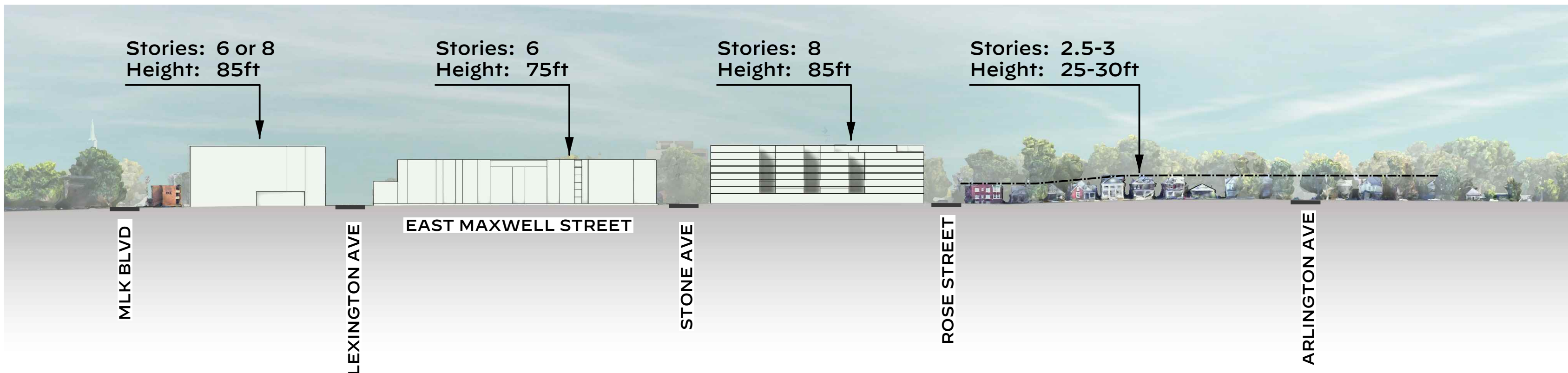


The HUB on East Maxwell
Proposed

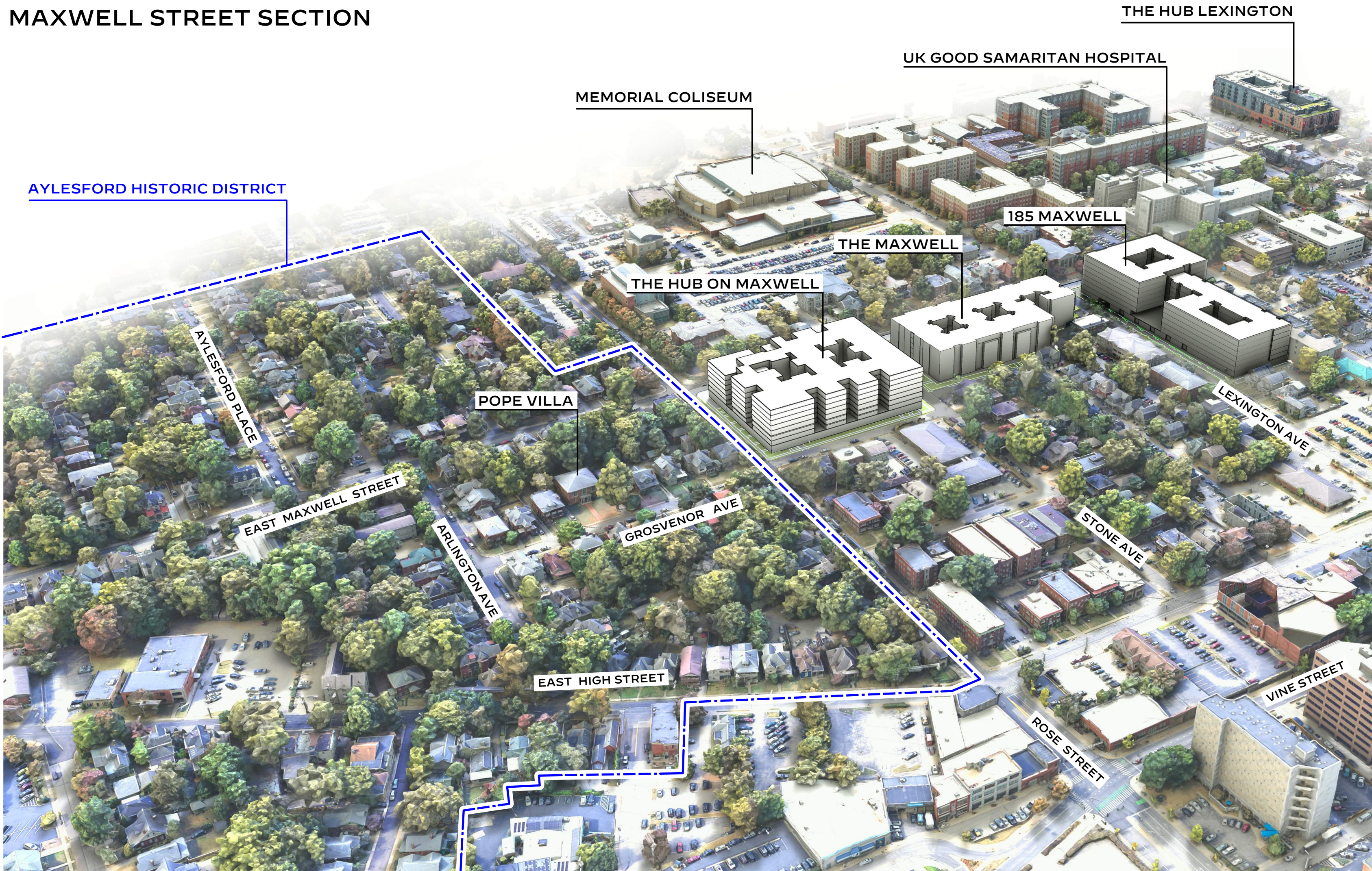


Combined Total

Area	1,276,174 sf
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MAXWELL STREET SECTION



Historic South Hill Neighborhood Association

500 S. Mill Street
Lexington, KY 40508

September 15, 2025

Via email: planningmailbox@lexingtonky.gov

Lexington Fayette County Planning Commission Members
101 E. Vine Street
Lexington, KY 40507

RE: PLN-MJDP-25-00051 LYNDHUREST SUBDIVISION BLOCK C (THE HUB ON EAST MAXWELL)

Dear Planning Commission Members

I am writing to you today on behalf of the Historic South Hill Neighborhood Association. We write to ask you to disapprove the zoning development plan/zoning map amendment/zone change for the above referenced project.

As the representatives of one of Lexington's oldest downtown historic neighborhoods, we understand the need for development. We also understand the need for increased density within the urban service boundaries. However, we think the proposed zoning amendment, which would allow the construction of a third high-rise apartment building within a very limited linear distance, would forever change the character of this unique neighborhood bordering the University of Kentucky. (Please see attached renderings.)

We understand the position of planning staff. They have to follow the rules of the comprehensive plan and if an application follows those rules (i.e., checks all of the boxes), then they must recommend approval of the application. However, we think the Planning Commission, as the representatives of the Urban County Council, has a very important, and overarching role, seeing that the application "fits" within the comprehensive plan and "fits" within the Lexington community. Adding nearly 3,000 residents in three large, multi-story buildings on a secondary road like Maxwell Street, sandwiched between small single-family and small multi-family housing, is simply wrong. The aesthetics that one experiences in driving down Maxwell Street will be forever changed to the detriment. And driving down the road itself will most likely become agonizing with the increased traffic flow (a reality that is probably contrary to the traffic study provided with the application). We worry that if the Planning Commission doesn't exert its prerogative now for projects that just don't fit a neighborhood, then this decision will be used as a precedent for future

zoning map amendments and will allow multiple high-rise developments in neighborhoods such as ours.

Again, we don't object to development and density. For example, developing blocks of three-story townhouse apartments that line Maxwell Street and fit in with the character of the existing neighborhood might be appropriate and also add density in agreement with the comprehensive plan.

In the interest of all of us who love Lexington and its various and unique neighborhoods, we strongly recommend that more thought and restraint be put into this particular zoning/development request.

Kind regards.

A handwritten signature in dark ink, reading "Marc A. Mathews" with a stylized flourish at the end.

Marc A. Mathews
President

NEW DEVELOPMENT ON MAXWELL

185 MAXWELL

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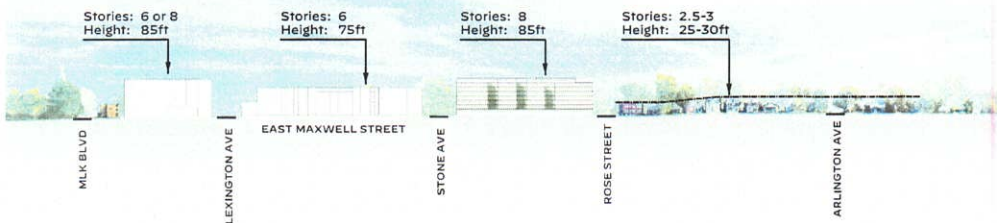
The Maxwell
Under Construction



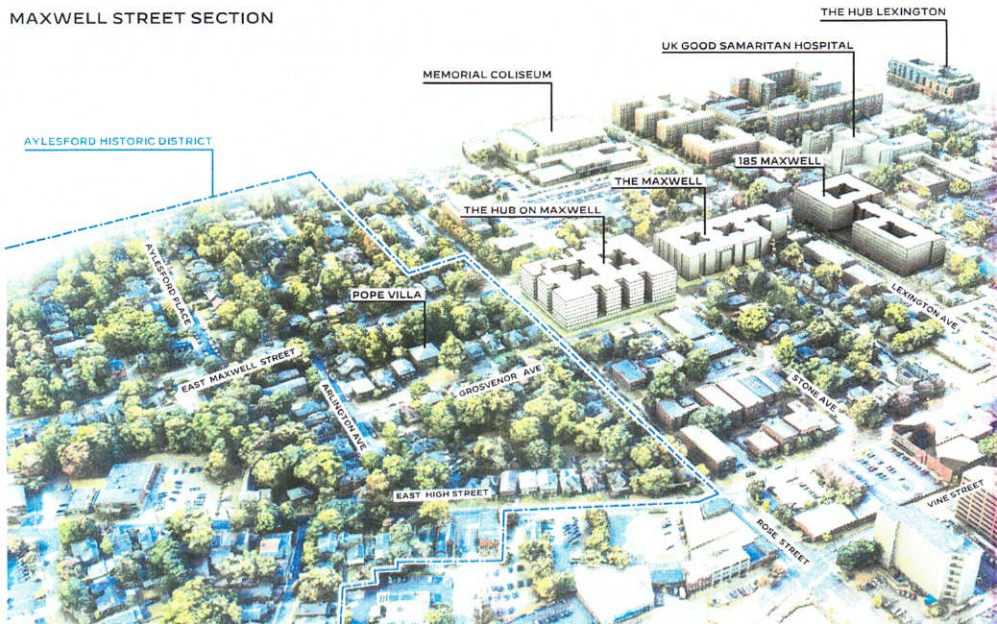
The HUB on East Maxwell
Proposed



Combined Total
Area 1,276,174 sf
Units 907
Beds 2,464
Parking 978



MAXWELL STREET SECTION



From: [Kitty Dougoud](#)
To: [Planning Mailbox](#)
Subject: Opposition to development Aylesford Neighborhood
Date: Thursday, September 18, 2025 5:17:32 PM

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Kitty W Dougoud

520 East Main Street
Georgetown, KY 40324
kdougoud@gmail.com
859-227-7546

September 18, 2025

Subject: Opposition to the Demolition of Historic Properties and Construction of High-Rise Development

Dear Mayor Gorton, Members of the City Council, and Planning Commission,

I am writing to formally express my strong opposition to the proposed demolition of historic properties located in the Aylesford neighborhood to make way for an eight-story apartment building as I can not be in attendance on September 25, 2025

This proposed development not only threatens the unique historic character and architectural legacy of our city, but it also stands in direct conflict with the Lexington/Fayette Co. Comprehensive Plan. This plan, which was created with community input and adopted as a guiding document for future growth, specifically emphasizes the protection of historic neighborhoods, preservation of architectural heritage, and the importance of maintaining the residential scale and character of our established communities.

The area targeted for demolition represents an irreplaceable part of the city's cultural and historical fabric. These historic homes are not just old buildings—they are enduring symbols of our identity and shared past. Destroying them for a development that is wildly out of scale and context with the surrounding neighborhood undermines decades of thoughtful planning and community-building efforts.

Furthermore, the introduction of an eight-story building in a traditionally low-density, residential area raises serious concerns about infrastructure strain, traffic congestion, parking shortages, and diminished quality of life for existing residents. It sets a dangerous precedent for future development that disregards neighborhood context and public input.

It is clear that the developers behind this project are not invested in the well-being of Lexington, its history, or its residents. Their motivation is purely financial, and their actions demonstrate no regard for the community they seek to profit from. They are pushing forward a project that disregards local values, disrupts the integrity of a residential neighborhood, and openly contradicts the city's carefully developed comprehensive plan—all for the sake of maximizing profit.

As a University of Kentucky alum, a former resident of the neighborhood, and someone deeply passionate about the people, history, and character that make Lexington such a special place, I care deeply about what happens here—even as a member of a surrounding community—because Lexington's identity and decisions impact us all.

I urge you to uphold the principles laid out in the comprehensive plan and to consider the long-term consequences of allowing incompatible development at the expense of our city's heritage and community well-being. There are ways to encourage growth and housing without sacrificing the very things that make our city unique and livable.

I respectfully request that the city reject this proposal and seek alternative solutions that align with both the comprehensive plan and the values of the residents you represent.

Thank you for your time and consideration.

In support of our shared community,

Kitty Dougoud

From: [Sam Hayden](#)
To: [Planning Mailbox](#)
Subject: Maxwell St
Date: Monday, September 15, 2025 1:12:39 PM

[You don't often get email from sdhayden84@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Hello planning commission,

I am sure that nobody on this commission lives anywhere near the area of Maxwell St, Lex ave, hagerman ct or Stone rd, so you probably have no idea what it is like to live there during this current awful construction project. The construction crew is now using a giant industrial drill 10 feet from my back door, how is this allowed? How are the people in my building safe when they are shaking the entire structure? Do you guys care at all? This whole project is a disgrace and now to see that you are going for even more of Maxwell is extremely disappointing. Please do better!

Sent from my iPhone

From: [Marin Fiske](#)
To: [Planning Mailbox](#)
Subject: The HUB
Date: Wednesday, September 24, 2025 12:30:12 PM

You don't often get email from marinfiske@gmail.com. [Learn why this is important](#)

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To the Planning Commission,

I am writing to express my strong opposition to the proposed "Core Spaces" project, also known as The HUB. This project is of great concern due to its significant negative impact on our community's historic integrity, quality of life, and the character of our neighborhood.

As currently proposed, the development would involve the demolition of 12 National Register-listed properties and the construction of an eight-story building that would tower over a local historic district. This directly violates the 2045 comprehensive plan. The historic homes in this area are not insignificant; they are a vital part of our cultural heritage. For example, the Webb House and other properties, such as the one at 256 Kalmia, tell a rich story of our city's past, and their destruction would be an irreplaceable loss. The fact that this project is proposed in such close proximity to other historically protected neighborhoods makes the decision to demolish these properties even more illogical.

Furthermore, the project fails to address the community's needs. While the developers claim to be creating "missing middle" housing, the plan for privatized student dorms and inadequate parking for nearly 500 vehicles will only exacerbate existing issues. This will surely worsen the already congested traffic on Maxwell and High Street.

I am also deeply concerned about the lack of any public information regarding the project's impact on our local infrastructure. What forecasting or planning has been done to address the effect of this massive development on our existing sewer systems and water runoff management?

The removal of the tree canopy and the neglect of any "community-oriented component" further highlight that this project prioritizes profit over the well-being and preservation of our shared neighborhood. We need to protect our historic assets and ensure that new developments are respectful of our existing communities. I urge you to reject this proposal and work with developers to create a project that enhances our neighborhood rather than demolishing its history and character.

Sincerely,

Marin Fiske

636 East High Street

FW: The Hub on East Maxwell - Community Feedback

From Daniel Crum <dcrum@lexingtonky.gov>
Date Wed 9/24/2025 4:38 PM
To Jeremy Young <jyoung2@lexingtonky.gov>

 3 attachments (7 MB)

250825 - New Development on Maxwell - Broadsheet.pdf; 250825 - New Development on Maxwell - One Pager.pdf; 241105 - Aylesford Bike Network Study.pdf;

From: Maynard León <maynard@aamastudio.com>
Sent: Tuesday, August 26, 2025 11:19 AM
To: Traci Wade <twade@lexingtonky.gov>; Daniel Crum <dcrum@lexingtonky.gov>; Christopher Taylor <ctaylor3@lexingtonky.gov>
Subject: The Hub on East Maxwell - Community Feedback

You don't often get email from maynard@aamastudio.com. [Learn why this is important](#)
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Hello,

I am a resident of the Aylesford neighborhood and wanted to share some thoughts ahead of tomorrow's meeting to discuss the proposed residential development at Rose Street and Maxwell Ave. I walk through this intersection multiple times a day and have prepared a massing study to better understand the three projects currently on the boards for the Maxwell development corridor.

I'm no Nimby and I love to see all this housing coming downtown (student-oriented or otherwise) but this proposal seems out of scale with its context. A few concerns/opportunities jump out:

Rose Street R.o.W Clearance

- The increased traffic pressure on Rose Street will likely cause issues down the line if the Right of Way isn't widened to accommodate bike lanes and safe passing/turning clearance for cars, this seems like the only opportunity the city will ever have to negotiate something like this. A more robust Right of Way would improve quality of life for the residents of the project as much as everyone else (imagine move-in day with 2,500 additional cars on Maxwell).

Street Wall along Aylesford Historic District

- The 85' tall street wall looming over Aylesford will fundamentally and permanently alter the character of the historic neighborhood and many buildings will sit in its

shadow for large portions of the day during the winter. A straightforward way to address this would be to step the building mass down on the Rose Street and Kalmia sides and increase it on the Maxwell / Stone corner. [Via 57](#) in New York is an eye-catching example of this strategy but a simpler massing can achieve the same goal.

Entry Lobby Location

- Locating the entry lobby at the corner of Rose and Maxwell doesn't really make sense given that none of the other corners of that intersection have a commercial or public use and two of them are within the historic district. If the lobby were located on the Stone Ave side it would be directly across from the lobby at The Maxwell. From an urban perspective this seems like a natural synergy that would pull traffic pressure away from the Rose/Maxwell intersection and onto the underutilised Martin Luther King Boulevard.

Rose Street Corridor

- This is part of a larger conversation but Rose Street is uniquely positioned to serve as a multimodal connector between Alumni Commons on the UK Campus and the Town Branch Commons / Main Street / Elm Tree bike routes to downtown. We reviewed this Right of Way thoroughly as part of our study that led to the East High Street bike lane proposal (also attached for reference) and our conclusion was that it isn't wide enough to support bike infrastructure. One might speculate that the two other blocks along Rose Street will be consolidated and redeveloped in the future and it would be a responsible move for the City to have a plan in place to provide the robust street access needed to support these new residents.

Thank you for your consideration.

Best regards,

Maynard

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Maynard León, RA
Partner, AÄ MÄ Studio
248-497-1432