

**LUIGART
MAKERS SPACES
SITE ANALYSIS**



**NORTH LIMESTONE COMMUNITY
DEVELOPMENT CORPORATION**



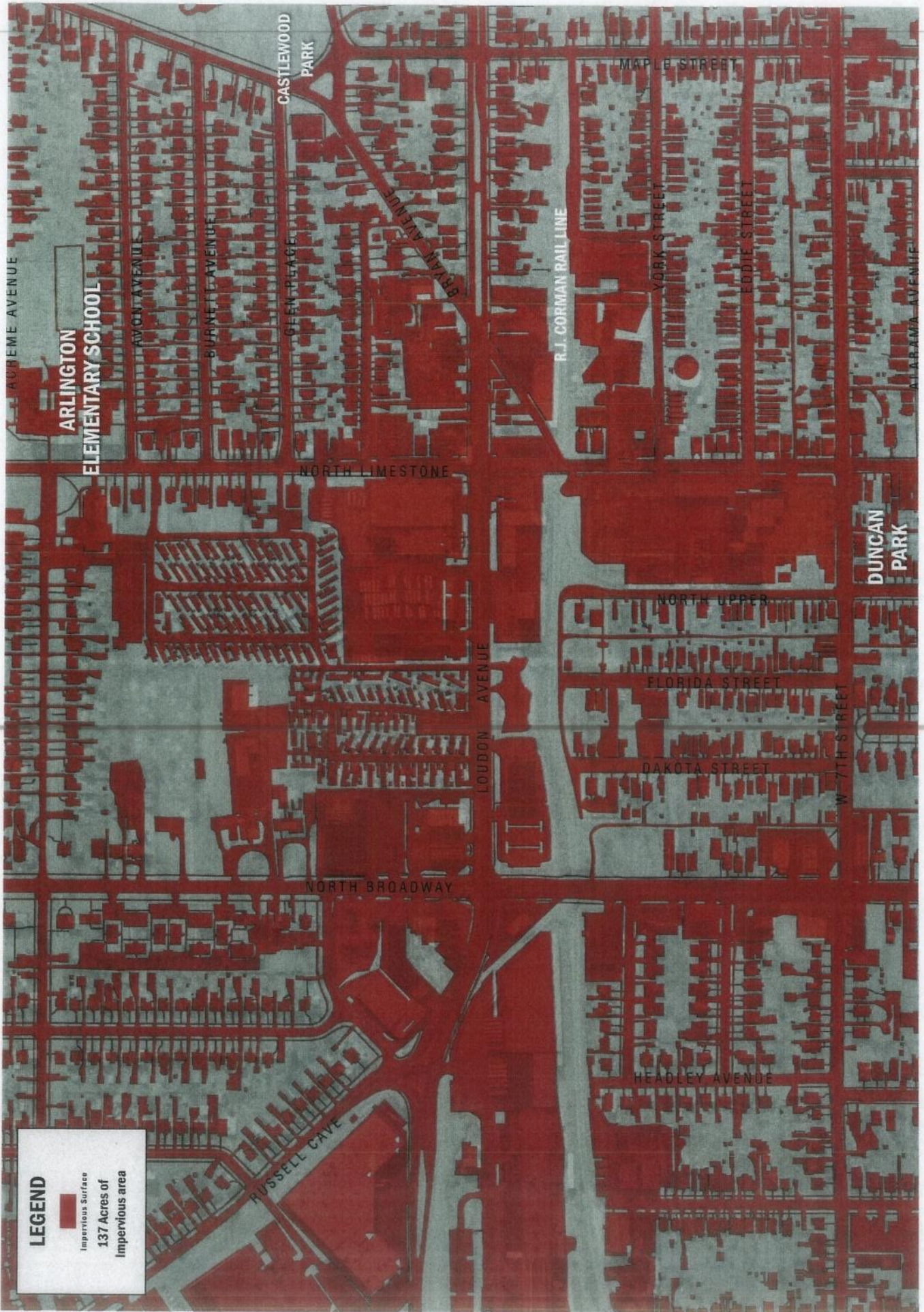
NEIGHBORHOOD CONTEXT

LUIGART MAKERS SPACES - SITE ANALYSIS



LUIGART MAKERS SPACES - SITE ANALYSIS

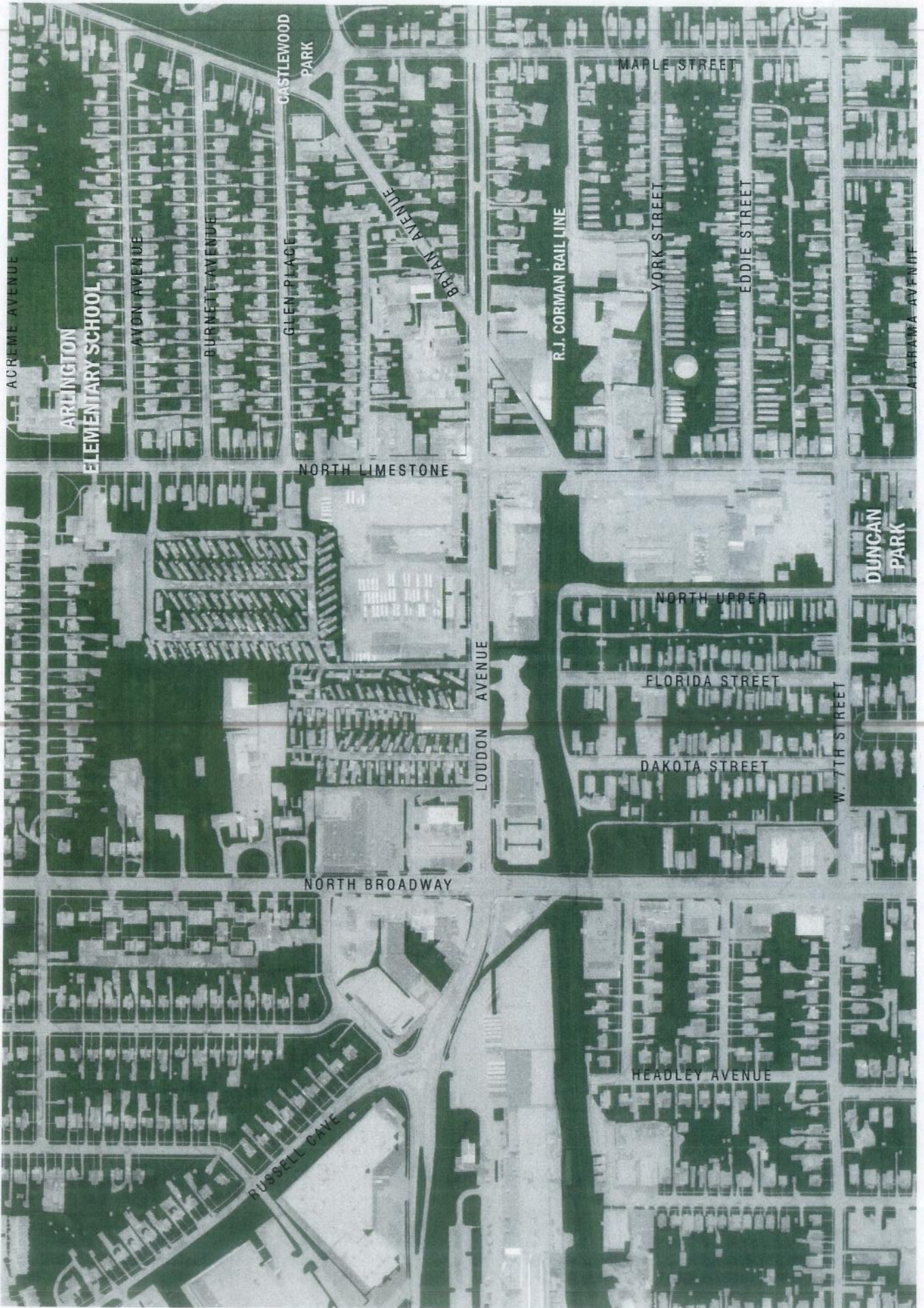
DRAINAGE SYSTEMS



LEGEND
 Impervious Surface
 137 Acres of
 Impervious area

LUIGART MAKERS SPACES - SITE ANALYSIS

IMPERVIOUS AREA



ARLINGTON
ELEMENTARY SCHOOL

CASTLEWOOD
PARK

NORTH LIMESTONE

LOUDON
AVENUE

NORTH BROADWAY

RUSSELL CAVE

MAPLE STREET

R.J. CORMAN RAIL LINE

YORK STREET

EDDIE STREET

ALARAMA AVENUE

DUNCAN
PARK

NORTH UPPER

FLORIDA STREET

DAKOTA STREET

W. 7TH STREET

HEADLEY AVENUE

LUIGART MAKERS SPACES - SITE ANALYSIS

PERVIOUS AREA

LEGEND

- Neighborhood Business
- Single Family Residential
- Warehouse Business
- Light Industrial



LUIGART MAKERS SPACES - SITE ANALYSIS

EXISTING ZONING



North Limestone

Maple Avenue

7th Street

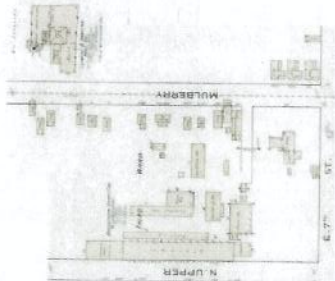
LUIGART MAKERS SPACES - SITE ANALYSIS

NOLI CDC PROPERTIES

NEIGHBORHOOD GROWTH THROUGH TIME

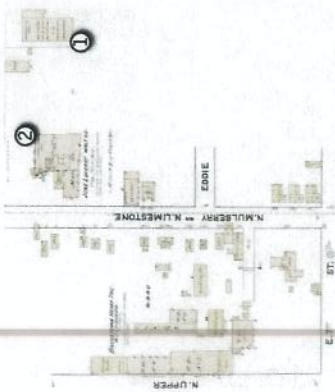
LUIGART MAKERS SPACES - SITE ANALYSIS

1886



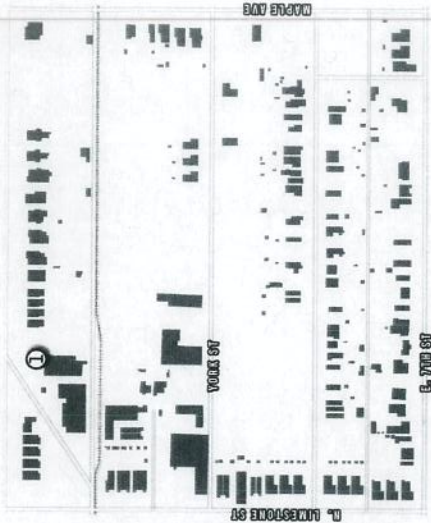
Between 1886 and 1907 minor development occurred around North Limestone, which was known as Mulberry Street until 1890. Lexington Electric Trolley services began in 1890 with a line running along Limestone from downtown Lexington to Loudon Street, where it turned right toward Shroopshire. This electric trolley line stayed in use until 1938.

1890



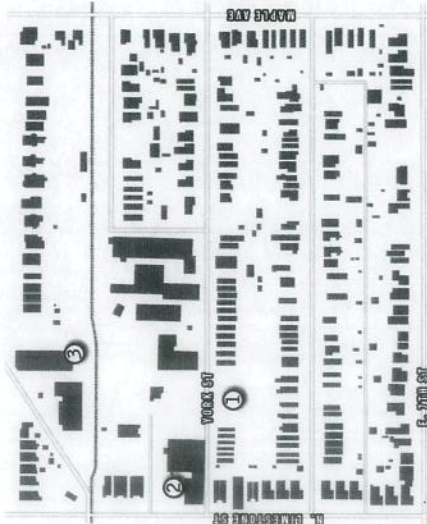
The brick Planing Mill (1), a final processing plant for lumber, built to the east of the Jose Luigart Malt House (2) eventually becomes a Lexington Quarry building. Eddie Street was the only street branching east from North Limestone, to be established between 1886 and 1890.

1907



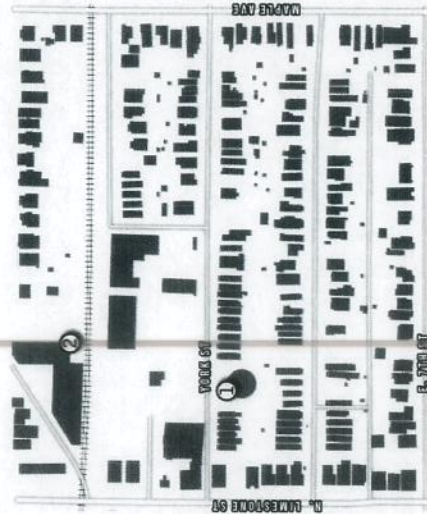
At the turn of the twentieth century the 5-story red brick tobacco factory (1) located at 138 Loudon Avenue was one of the largest buildings in Lexington. The building's odd shape was the result of converging street, rail, and trolley paths in existence at the time. Most streets and avenues branching east from North Limestone, between 7th Street and Loudon Avenue, were built by 1907. There was considerable development along 7th Street and North Limestone, and Loudon Avenue since 1890.

1935

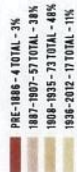


The remaining undeveloped land within the study area boundaries had dwelling units built between 1907 and 1935 with the exception of one large empty plot (1) which became the present-day site of the KY Water Company's water tower. A small number of new commercial and residential buildings were built around Luigart Court. The Luigart Malt House (2) had been made into an auto shop by 1935 and the 5-story brick tobacco factory building on Loudon had been made into the Union Transfer & Stage Company (3) by 1907.

2012

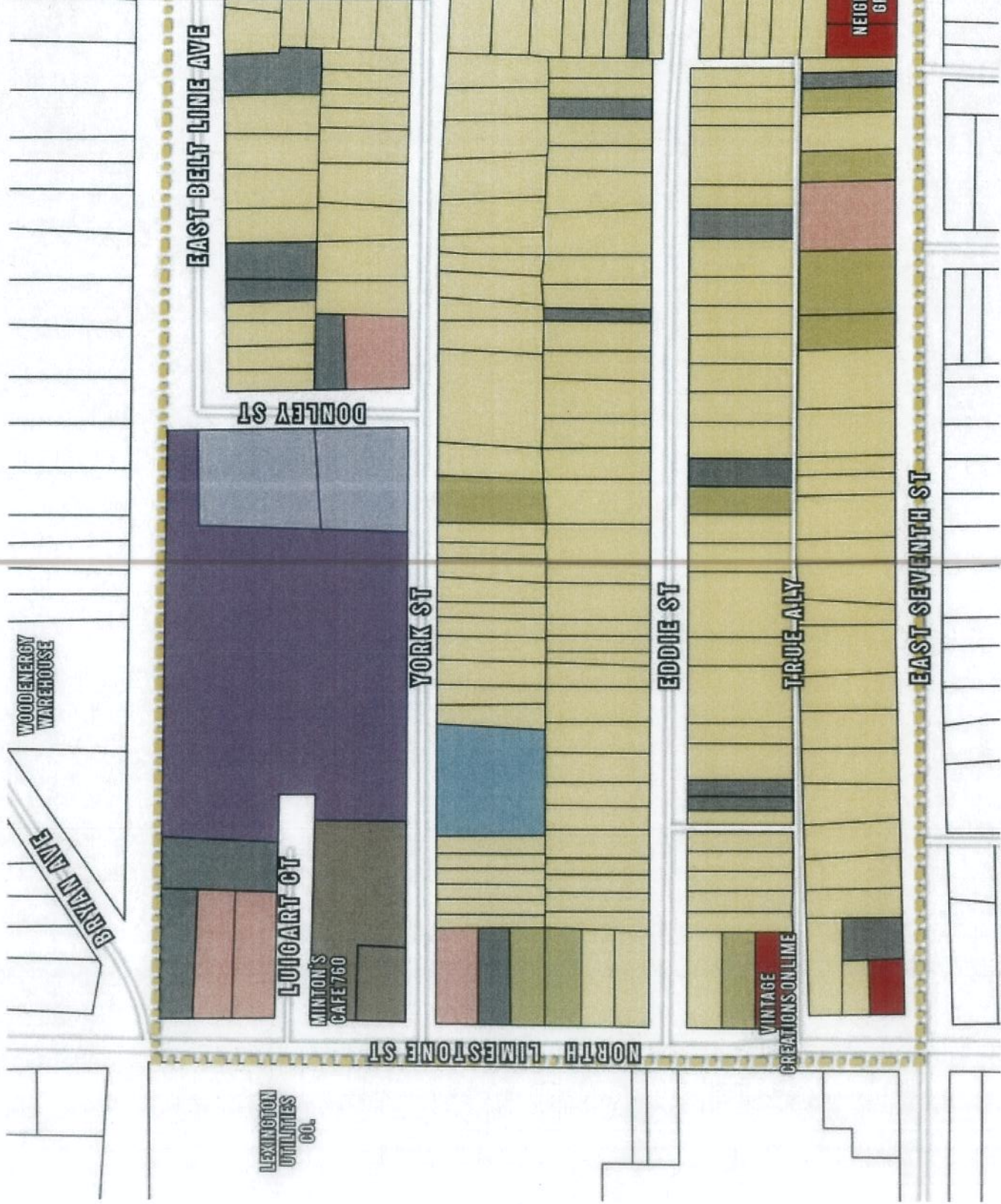


The KY Water Company's water tower now stands at 124 York Street (1). Many of the buildings along N. Limestone from 7th Street to Luigart Court and at the corner of Maple Avenue and 7th Street have been repurposed from residential to retail. Also, a number of the warehouse buildings along Luigart, between N. Limestone and Donley Street have been removed. The building which was the Union Transfer & Stage Company in 1907 is now the Wood Energy Warehouse (2). Although there are some remaining lines and poles left from when the electric trolley system was in operation



In 1890, only 8 of the represented buildings stood within this study area. A sweep of development occurred between 1890 and 1907. Like the development of Brice town, other neighborhoods developed in response to the increased housing demand as Lexington's population quickly grew, this site was almost completely developed by 1935. Only a few lots remained undeveloped until after 1935.

LEGEND	
	TARGET SITE
	MAJOR ROADS
	RAILROADS
	SINGLE-FAMILY
	DUPLEX
	MULTI-FAMILY
	COMMERCIAL
	MIXED-USE
	INDUSTRIAL
	COMMERCIAL/INDUSTRIAL
	VACANT
	WATERTOWER

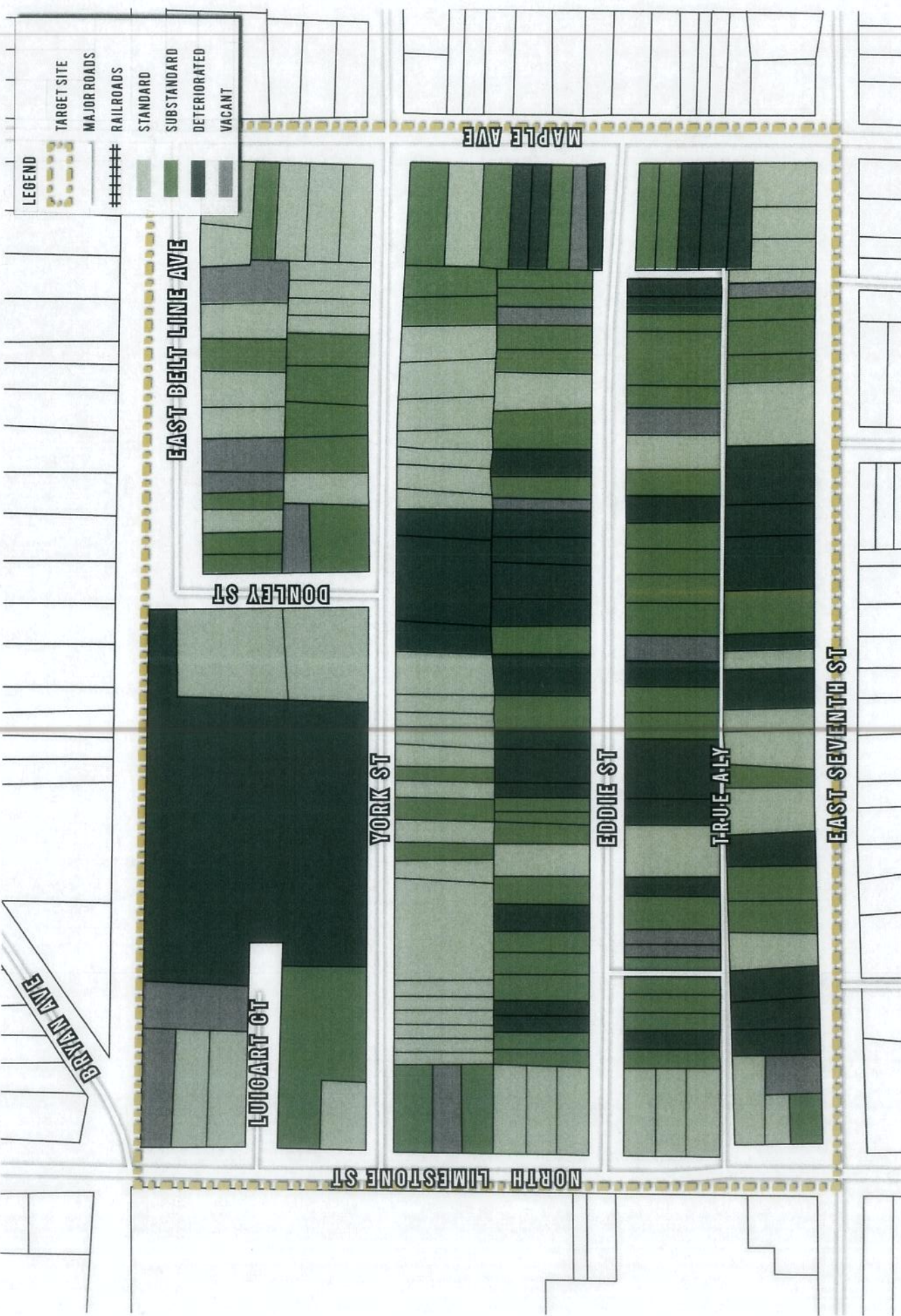


EXISTING LAND USE

LUIGART MAKERS SPACES - SITE ANALYSIS

BUILDING CONDITION

LUIGART MAKERS SPACES - SITE ANALYSIS



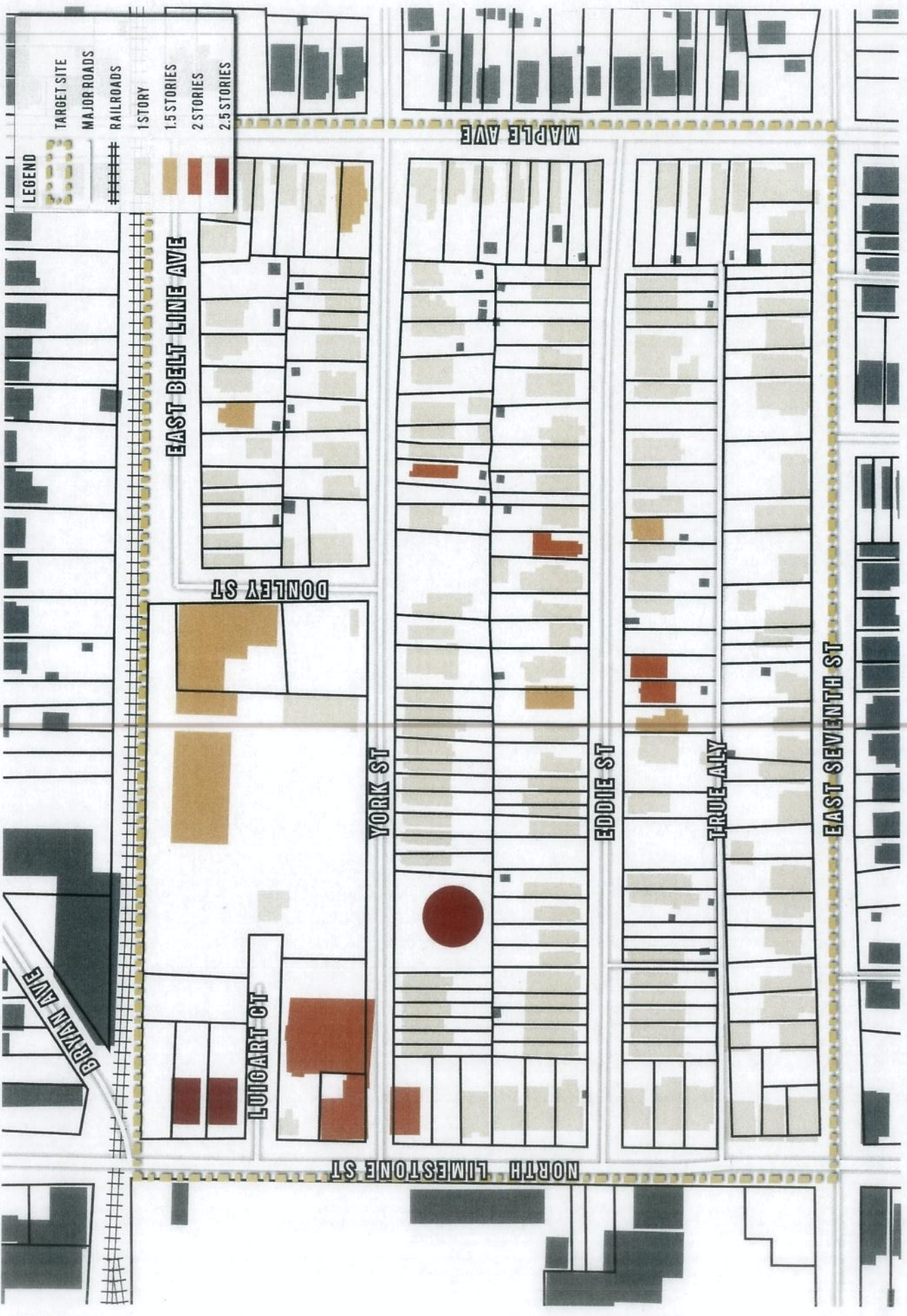


LUIGART MAKERS SPACES - SITE ANALYSIS

OCCUPANCY

BUILDING HEIGHT

LUIGART MAKERS SPACES - SITE ANALYSIS





LEGEND

- TARGET SITE
- MAJOR ROADS
- RAILROADS
- 100.1+ FT WIDTH
- 80.1FT-100FT WIDTH
- 60.1FT-10FT WIDTH
- 40.1FT-60FT WIDTH
- 20.1FT-40FT WIDTH
- 0FT-20FT WIDTH

EAST BELT LINE AVE

DONLEY ST

YORK ST

LUIGART CT

NORTH LIMESTONE ST

MAPLE AVE

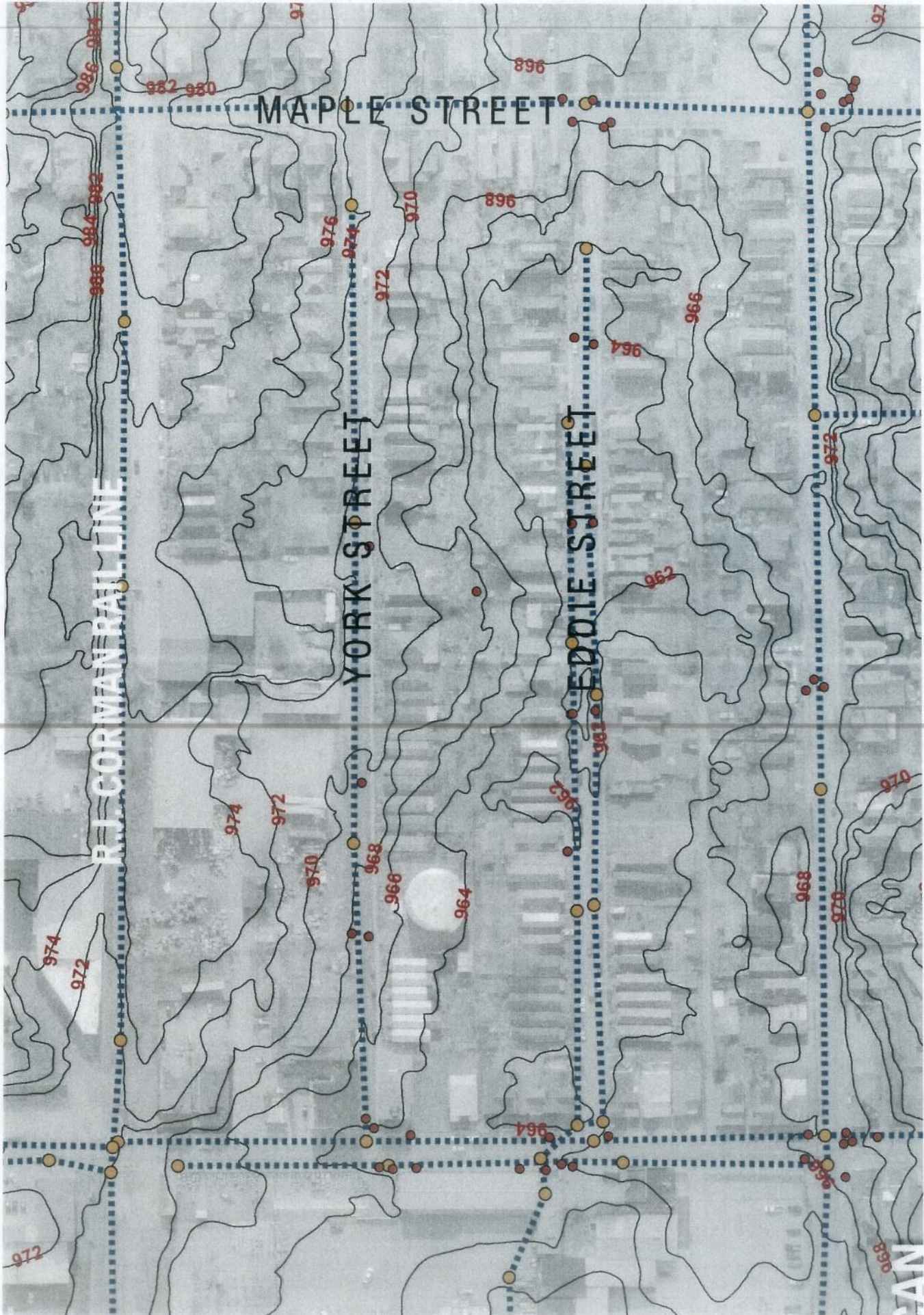
EDDIE ST

TRUJE-ALLY

EAST SEVENTH ST

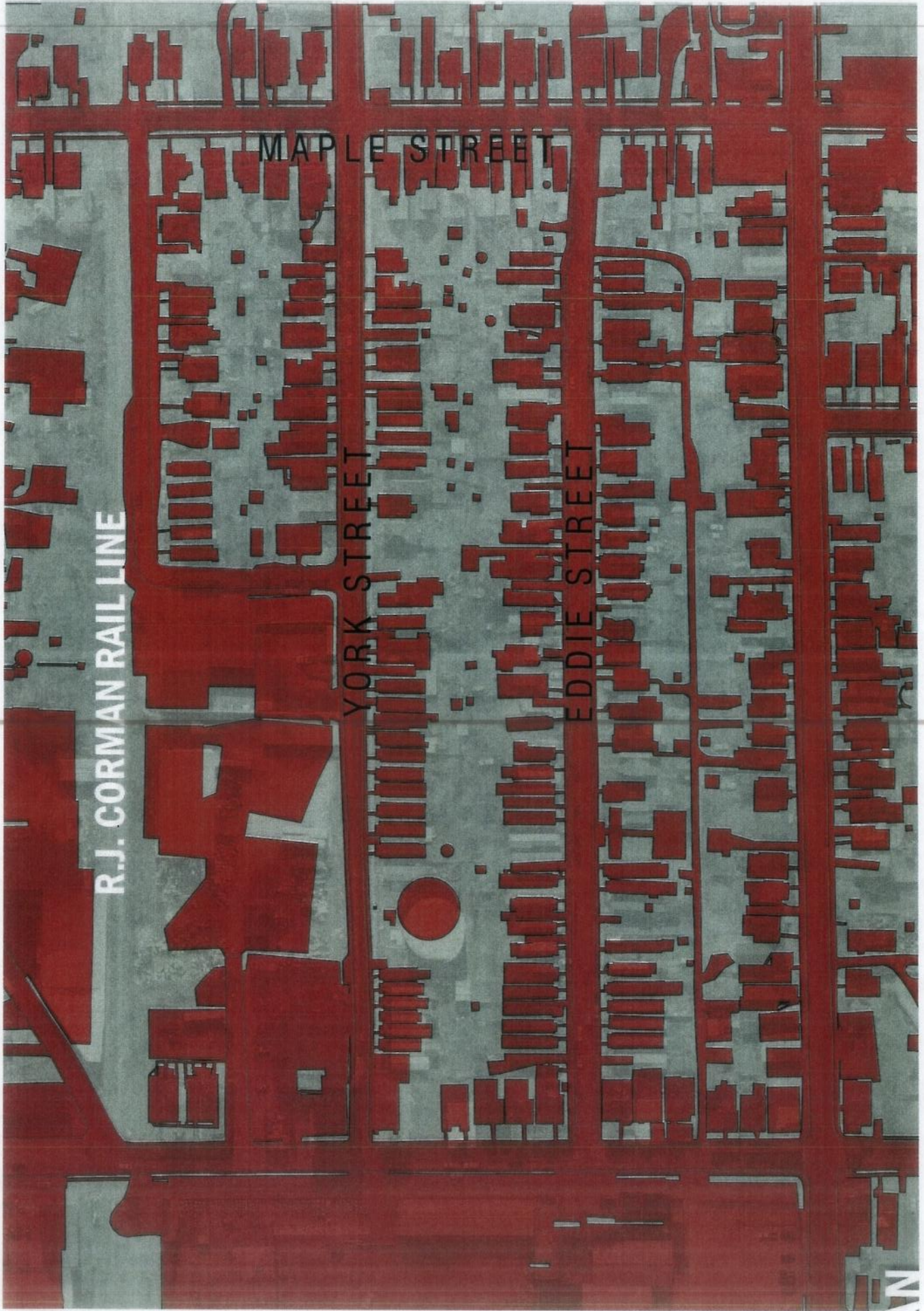
LUIGART MAKERS SPACES - SITE ANALYSIS

LOT WIDTH



DRAINAGE SYSTEMS

LUIGART MAKERS SPACES - SITE ANALYSIS



R.J. CORMAN RAIL LINE

MAPLE STREET

YORK STREET

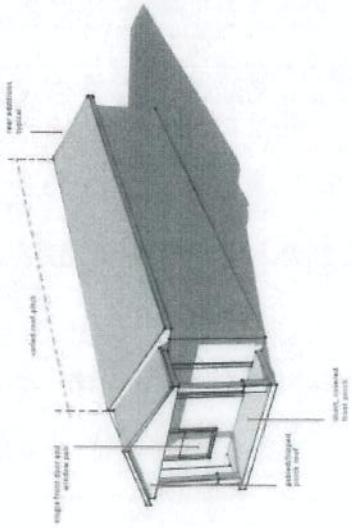
EDDIE STREET



LUIGART MAKERS SPACES - SITE ANALYSIS

IMPERVIOUS AREA

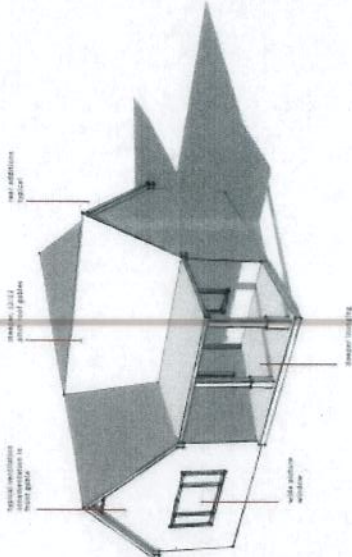
STANDARD SHOTGUN



ARCHITECTURAL STYLE



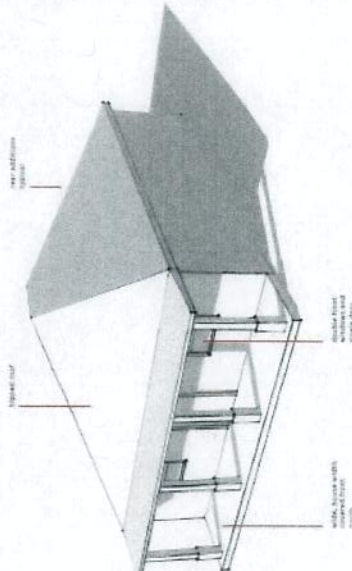
GABLED WING COTTAGE



DATE OF CONSTRUCTION



PYRAMIDAL COTTAGE



HOUSING SIZE



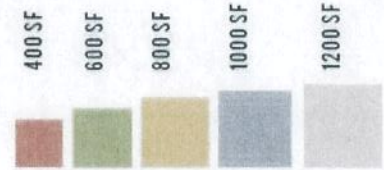
STANDARD SHOTGUN
 GABLED WING COTTAGE - 1910-1920
 PYRAMIDAL COTTAGE - 1910-1920
 ARCHITECTURAL STYLE - 1910-1920

The Standard Shotgun house is a small, single-story house with a long, narrow floor plan. It typically features a front porch and a small rear porch. The house is often built on a small lot and is a common type of housing in urban areas.



GABLED WING COTTAGE
 PRE-1910 - 1910-1920
 1910-1920 - 1920-1930
 1920-1930 - 1930-1940
 1930-1940 - 1940-1950

The Gabled Wing Cottage is a small, single-story house with a gabled roof and a small front porch. It is often built on a small lot and is a common type of housing in urban areas.



HOUSING SIZE
 400 SF
 600 SF
 800 SF
 1000 SF
 1200 SF

The housing size legend shows the distribution of house sizes across the city grid. The colors represent different size ranges: 400 SF (red), 600 SF (green), 800 SF (yellow), 1000 SF (blue), and 1200 SF (grey).



LUIGART MAKERS SPACES - SITE ANALYSIS

BUILDING PHOTOS

EAST SEVENTH STREET



Address: 145 East Seventh Street
Date Built: 1920
Square Footage: 1,248



Address: 152 East Seventh Street
Date Built: 1920
Square Footage: 1,248



Address: 157 East Seventh Street
Date Built: 1920
Square Footage: 1,248



Address: 164 East Seventh Street
Date Built: 1920
Square Footage: 1,248



Address: 171 East Seventh Street
Date Built: 1920
Square Footage: 1,248



Address: 178 East Seventh Street
Date Built: 1920
Square Footage: 1,248



Address: 185 East Seventh Street
Date Built: 1920
Square Footage: 1,248



Address: 192 East Seventh Street
Date Built: 1920
Square Footage: 1,248



Address: 199 East Seventh Street
Date Built: 1920
Square Footage: 1,248



Address: 206 East Seventh Street
Date Built: 1920
Square Footage: 1,248



Address: 213 East Seventh Street
Date Built: 1920
Square Footage: 1,248



Address: 220 East Seventh Street
Date Built: 1920
Square Footage: 1,248



Address: 227 East Seventh Street
Date Built: 1920
Square Footage: 1,248



Address: 234 East Seventh Street
Date Built: 1920
Square Footage: 1,248



Address: 241 East Seventh Street
Date Built: 1920
Square Footage: 1,248



Address: 248 East Seventh Street
Date Built: 1920
Square Footage: 1,248



Address: 255 East Seventh Street
Date Built: 1920
Square Footage: 1,248



Address: 262 East Seventh Street
Date Built: 1920
Square Footage: 1,248



Address: 269 East Seventh Street
Date Built: 1920
Square Footage: 1,248



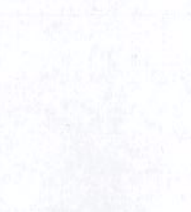
Address: 276 East Seventh Street
Date Built: 1920
Square Footage: 1,248



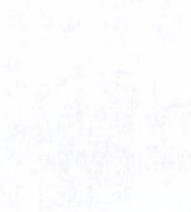
Address: 283 East Seventh Street
Date Built: 1920
Square Footage: 1,248



Address: 290 East Seventh Street
Date Built: 1920
Square Footage: 1,248



Address: 297 East Seventh Street
Date Built: 1920
Square Footage: 1,248



Address: 304 East Seventh Street
Date Built: 1920
Square Footage: 1,248

MAPLE STREET



Address: 311 Maple Avenue
Date Built: 1920
Square Footage: 1,248



Address: 318 Maple Avenue
Date Built: 1920
Square Footage: 1,248



Address: 325 Maple Avenue
Date Built: 1920
Square Footage: 1,248



Address: 332 Maple Avenue
Date Built: 1920
Square Footage: 1,248



Address: 339 Maple Avenue
Date Built: 1920
Square Footage: 1,248



Address: 346 Maple Avenue
Date Built: 1920
Square Footage: 1,248



Address: 353 Maple Avenue
Date Built: 1920
Square Footage: 1,248



Address: 360 Maple Avenue
Date Built: 1920
Square Footage: 1,248



Address: 367 Maple Avenue
Date Built: 1920
Square Footage: 1,248



Address: 374 Maple Avenue
Date Built: 1920
Square Footage: 1,248



Address: 381 Maple Avenue
Date Built: 1920
Square Footage: 1,248



Address: 388 Maple Avenue
Date Built: 1920
Square Footage: 1,248



Address: 395 Maple Avenue
Date Built: 1920
Square Footage: 1,248



Address: 402 Maple Avenue
Date Built: 1920
Square Footage: 1,248



Address: 409 Maple Avenue
Date Built: 1920
Square Footage: 1,248



Address: 416 Maple Avenue
Date Built: 1920
Square Footage: 1,248

BELTLINE



Address: 423 Beltline Avenue
Date Built: 1920
Square Footage: 1,248



Address: 430 Beltline Avenue
Date Built: 1920
Square Footage: 1,248



Address: 437 Beltline Avenue
Date Built: 1920
Square Footage: 1,248



Address: 444 Beltline Avenue
Date Built: 1920
Square Footage: 1,248



Address: 451 Beltline Avenue
Date Built: 1920
Square Footage: 1,248



Address: 458 Beltline Avenue
Date Built: 1920
Square Footage: 1,248



Address: 465 Beltline Avenue
Date Built: 1920
Square Footage: 1,248



Address: 472 Beltline Avenue
Date Built: 1920
Square Footage: 1,248

LUIGART MAKERS SPACES - SITE ANALYSIS

BUILDING PHOTOS



Address: 212 East Avenue
City: North Limestone
Square Footage: 1,018

NORTH LIMESTONE



Address: 214 North Limestone
City: North Limestone
Square Footage: 1,218



Address: 216 North Limestone
City: North Limestone
Square Footage: 1,218



Address: 218 North Limestone
City: North Limestone
Square Footage: 1,218



Address: 220 North Limestone
City: North Limestone
Square Footage: 1,218



Address: 222 North Limestone
City: North Limestone
Square Footage: 1,218



Address: 224 North Limestone
City: North Limestone
Square Footage: 1,218



Address: 226 North Limestone
City: North Limestone
Square Footage: 1,218



Address: 228 North Limestone
City: North Limestone
Square Footage: 1,218



Address: 230 North Limestone
City: North Limestone
Square Footage: 1,218



Address: 232 North Limestone
City: North Limestone
Square Footage: 1,218



Address: 234 North Limestone
City: North Limestone
Square Footage: 1,218



Address: 236 North Limestone
City: North Limestone
Square Footage: 1,218

LUGART COURT



Address: 238 Lugart Court
City: Lugart
Square Footage: 1,218



Address: 240 Lugart Court
City: Lugart
Square Footage: 1,218



Address: 242 Lugart Court
City: Lugart
Square Footage: 1,218



Address: 244 Lugart Court
City: Lugart
Square Footage: 1,218



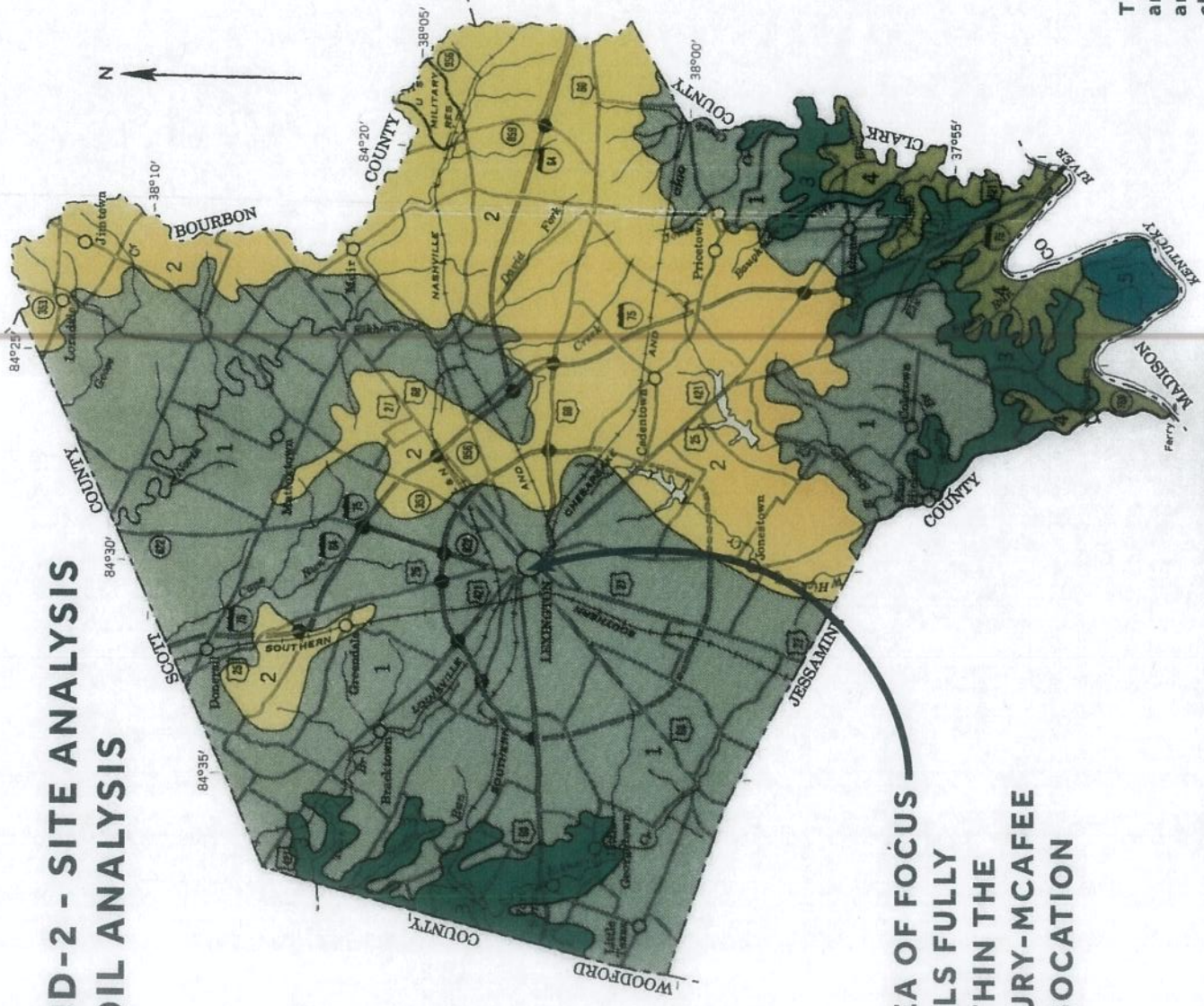
Address: 246 Lugart Court
City: Lugart
Square Footage: 1,218

DONELY STREET



Address: 248 Donely Street
City: Donely
Square Footage: 1,218

PUD-2 - SITE ANALYSIS SOIL ANALYSIS



**AREA OF FOCUS
FALLS FULLY
WITHIN THE
MAURY-MCAFEE
ASSOCIATION**

LUIGART MAKERS SPACES - SITE ANALYSIS

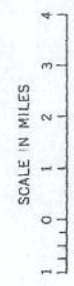
GENERAL SOIL MAP FAYETTE COUNTY, KENTUCKY

KENTUCKY AGRICULTURAL EXPERIMENT STATION
U. S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

SOIL ASSOCIATIONS

- 1** Maury-McAfee association: Undulating, deep and moderately deep, well-drained soils high in phosphate; on uplands
- 2** Lowell-Loradale-Mercer association: Gently sloping, deep and moderately deep, well drained and moderately well drained soils on uplands
- 3** McAfee-Maury-Braxton association: Rolling to strongly sloping, moderately deep and deep, well-drained soils high in phosphate; on uplands
- 4** Fairmount-McAfee-Rock land association: Sloping to steep, very shallow to moderately deep, clayey, rocky soils on uplands
- 5** Salvisa-Culleoka association: Steep, deep to shallow, droughty soils on uplands

September 1967



The Area of Focus lies completely within an Urban area that has been developed for almost 200 years, and are thus classified as Urban Soils. Urban Soils are characterized by non-agronomic highly disturbed and mixed soils caused primarily by human activities.

PUD-2 - SITE ANALYSIS SOIL ANALYSIS

MAURY-MCAFEE ASSOCIATION

Undulating, deep and moderately deep, well-drained soils high in phosphate; on uplands.

This soil association consists of undulating ridges and short steeper slopes around sinkholes and drainageways. It occupies about 55 percent of the county. Most of the acreage is in the norther and western parts, but two small areas are in the southeastern part. Caverns and underground drainageways are common. Maury soils make up about 70 percent of the association, McAfee soils 13 percent, and minor soils the rest.

The dominant soils, Maury and McAfee, generally overlie phosphatic limestone. Maury soils are deep, well drained, and fertile. They are on broad ridgetops and on some side slopes. McAfee soils are well drained or somewhat excessively drained and are less than 3 feet deep over bedrock. They occur on steep slopes around drainageways and sinkholes.

The minor soils in this association are Donerail,

Fairmount, and Salvisa soils, on uplands; Armour soils, on stream terraces; and Huntington, Lindside, Egam, and Lanton soils, on flood plains.

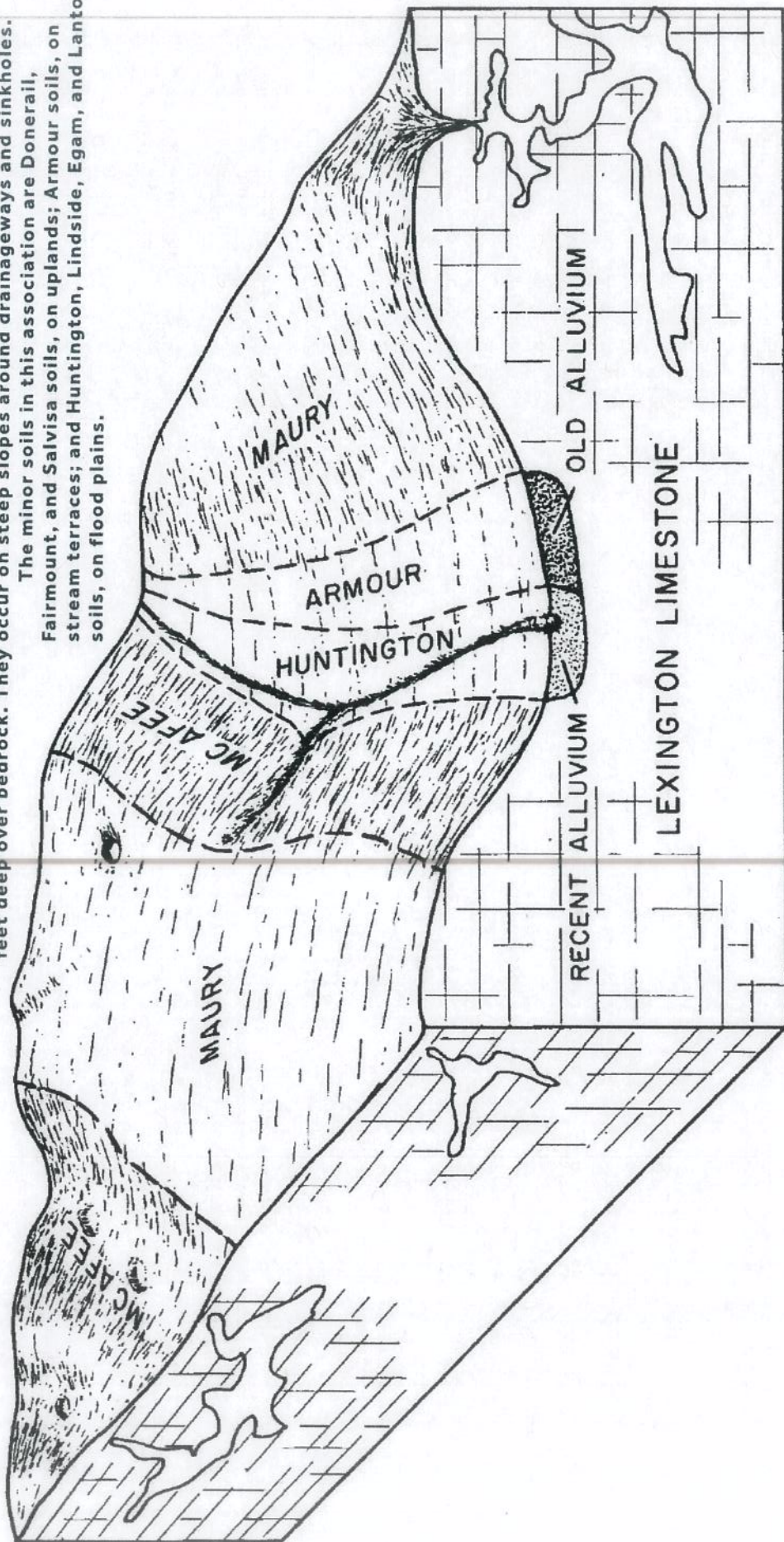


Figure 2.—Relationship of soils to topography and underlying material in association 1. Unshaded areas represent caverns or sinkholes in the limestone bedrock.

PUD-2 - SITE ANALYSIS NARRATIVE

EXISTING VEGETATIVE COVER, INCLUDING TREE STANDS AND GENERAL SIZE/TYPE OF TREES:

- THE PUD-2 ZONE HAS NO SIGNIFICANT TREE STANDS. DUE TO THE ABSENCE OF A TERRACE ZONE ON ALL STREETS INCLUDED IN THE PUD-2 ZONE, THERE ARE NO STREET TREES.
- THE FOLLOWING IS A TABULATION OF THE MATURE TREES IN THE FRONT YARDS OF THE PROPERTIES WITHIN THE PUD-2 ZONE: (12) ON 7TH, (6) ON EDDIE, (7) ON YORK, (3) ON DONLEY, (4) ON BELT LINE, (4) ON MAPLE, AND (0) ON N. LIMESTONE.
- THE MAJORITY OF THE MATURE TREES RESIDE IN THE BACKYARDS OF THE PROPERTIES, AND NUMBER NEARLY (100), INCLUDING THOSE ON TRUE ALLEY.

EXISTING SITE UTILITIES

- ALL ELECTRICAL AND COMMUNICATIONS LINES ARE SERVED BY A SYSTEM OF OVERHEAD TRANSMISSION LINES AND POLES.
- THE ENTIRE AREA IS SERVED BY MUNICIPAL SANITARY SEWER, STORM SEWER, AS WELL AS WATER AND NATURAL GAS.

EXISTING STRUCTURES

- SEE DIAGRAMS IN SITE ANALYSIS PACKET

HISTORIC STRUCTURES / NATURAL OR MAN-MADE FEATURES OF INTEREST

- THE FORMER LUIGART & HARTING MALT FACTORY (INITIALLY A HEMP PROCESSING FACTORY) AT 110 LUIGART COURT IS A 2-STORY 15,000 SF BRICK STRUCTURE BELIEVED TO BE ONE OF THE LAST REMAINING STEAM-POWERED HEMP FACTORIES IN THE REGION.
- THE SURROUNDING LUIGART STRUCTURES, FORMERLY THE ADMINISTRATIVE OFFICES AND RESIDENCES OF THE FACTORY MANAGEMENT STAFF, STAND AT 746 & 754 N. LIMESTONE, AS WELL AS 103 AND 107 LUIGART COURT.

EXISTING EASEMENTS

- NO KNOWN EASEMENTS EXISTING ON NOLI CDC PROPERTIES

LUIGART MAKERS SPACES - NARRATIVE

RECOMMENDATIONS

IN FUTURE DEVELOPMENT WORK, NOLI CDC WILL:

- **PRESERVE THE HISTORICAL "FINE GRAINING" OF THE NEIGHBORHOOD BY MAINTAINING THE NARROW FRONTAGES THAT CHARACTERIZE THIS NEIGHBORHOOD.**
- **DESIGN NEW STRUCTURES TO BE SYMPATHETIC TO THE HISTORICAL VERNACULAR BUILDING FORMS, MATERIALS AND EXPRESSIONS AS INDICATED IN THIS SITE ANALYSIS.**
- **PRESERVE AND REHABILITATE ONE OR MORE EXISTING STRUCTURES AS THEIR STRUCTURAL INTEGRITY ALLOWS, TO REMAIN AS EXAMPLES OF THAT NEIGHBORHOOD HISTORY**
- **REDUCE THE AMOUNT OF PERVIOUS AREA AS LITTLE AS FEASIBLE IN DEVELOPMENT AREAS.**
- **INSTALL STREET TREES WHERE NOT PRESENT, LOCATION, SPACING, AND SPECIES PER LFUCG STANDARDS (PLANTING MANUAL AND SUBDIVISION REGULATIONS).**
- **WITH NEW SERVICES, NOLI CDC WILL CONVERT POWER AND COMMUNICATIONS LINES TO UNDERGROUND-TYPE SERVICE, TO ELIMINATE AS MUCH OVERHEAD "VISUAL CLUTTER" AS POSSIBLE.**