

Adaptive Reuse Walking Tours

IN THE HISTORIC CORE OF LEXINGTON, KENTUCKY

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North Limestone Walking Tour

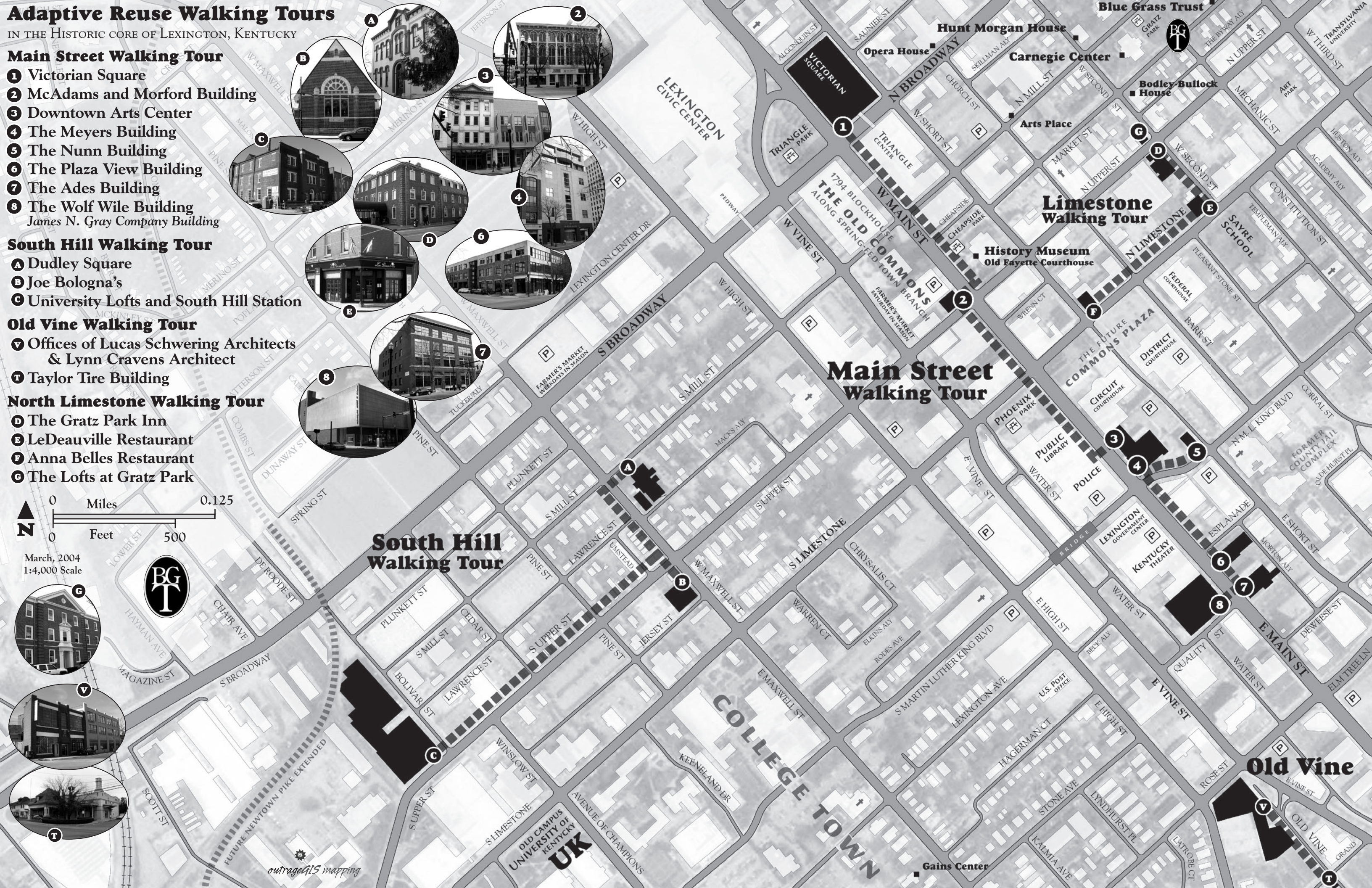
- D The Gratz Park Inn
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1:4,000 Scale



outrageGIS mapping



fabric of the building has been retained with its Main Street façade, and exposed brick bearing walls, cast iron columns and metal ceilings forming vital reminders of its past while accommodating new and contemporary uses.

8 The Wolf Wile Building – James N. Gray Company Building. Across Main Street from the Ades Building is a more recent adaptive reuse project. The Wolf Wile Department Store Building, when it was constructed in 1948, personified state of the art mercantile design, championed as a striking example of the modern movement in architecture. Housing one of the most prestigious and legendary department stores in Lexington, its owners, the Wile family, faithfully maintained its original architecture and interior design, shunning retail store design trends seen in the decades following its inception. When it closed its doors as a department store, the fabric of the building as it was originally designed remained virtually intact. The building was acquired by the James N. Gray Company in 1996 to serve as its national headquarters. With Franklin Gray as architect, the building was transformed into office space, retaining much of its historic fabric, including the elegant elevators and stairway. New light wells, inserted into each level, bring natural light from above and create a sense of community in the new office spaces. With this source of light, eliminating the need for additional windows, original exterior design is retained on facades on Main Street and, with a few minor fenestration changes, on Quality Street. The Vine Street side, not originally intended to be on public view, has a new entrance with an elevated terrace, signaling its new life and vitality.

OTHER ADAPTIVE REUSE DESTINATIONS

There are distinguished examples of adaptive reuse in other areas of Lexington. A tour of the South Hill Historic District, Old Vine Street and the Limestone Street corridor will reveal several significant projects that have brought new vitality to their environs.

The South Hill Walking Tour

A Dudley Square. Dudley Square remains as a testament and as one of the important early examples of adaptive reuse

in Lexington. Formerly Dudley School, it continues to house Dudley's Restaurant, offices and shops. Dudley Square faithfully retains historic fabric of both the exterior and the interior of this structure. Former classroom spaces have been left largely intact and now accommodate new uses. The resulting project has unique architectural character that could not have otherwise been achieved without the genesis of this building as an early public school.

B Joe Bologna's. Near Dudley Square on Maxwell is Joe Bologna's, a restaurant housed in a former church and synagogue sanctuary, also an adaptive reuse project by architect Lynn Cravens. A sensitively inserted loft balcony increases seating while preserving the architectural integrity of the original interior and exterior. The architect is also responsible for the renovation of the office for the restaurant, located across Maxwell in a charming adaptively reused turn of the century cottage.

C University Lofts and South Hill Station. A conversion of two tobacco industry loft-type buildings on Bolivar Street at South Upper is currently under renovation. Developer Rob McGoodwin and Architect Michael Knoll are creating loft condominiums and rental apartments that will offer exciting new opportunities for living convenient to the University of Kentucky and downtown. These projects capitalize upon the architectural character of the former warehouse and tobacco processing plant and will be a creative example of adaptive reuse. The same development team is undertaking another adaptive reuse project on Price Road that will also offer new housing units.

The Old Vine Street Walking Tour

V Offices of Lucas Schwering Architects and Lynn Cravens Architect. In the block of Old Vine Street near Rose Street, there are two industrial buildings that have been converted to offices, designed by and housing the architectural firms of Lucas Schwering and Lynn Cravens. Both buildings preserve and capitalize upon the original architectural elements and characteristics of loft-type structures to create studio-type office environments.

T Taylor Tire Building. Also further east Old Vine Street, the Taylor Tire Building, a former automobile service

station and tire dealership, was given new life in a design by Architect Lynn Cravens as a complex of shops and offices. The original gasoline station canopy and window openings remain as references to the former life of this structure.

Limestone Street Walking Tour

D The Gratz Park Inn. At Limestone, Second and Upper, one block from Gratz Park, is the Gratz Park Inn, a noteworthy 1980s conversion of the former Lexington Clinic Building into an intimate hotel and Jonathan's restaurant. Retaining much of the historic fabric of that edifice, its adaptive reuse design was executed by EOP Architects. It was a harbinger of the exciting, recent redevelopment of properties on the Limestone Corridor.

E LeDeauville Restaurant. Another new restaurant on Limestone, LeDeauville is a French bistro that creatively captures the spirit of dining in Paris in its adaptive reuse of former storefront shops that recently served as a furniture store warehouse. It has brought new life to its corner at Second Street and is a demonstration of the potential buildings in this area have for new functions.

F Anna Belles Restaurant. A former florist shop for many generations, this structure at Limestone and Short is one of Lexington's newest adaptive reuse projects. The EOP architectural firm and interior designer Matt Carter have transformed this structure into a elegant contemporary restaurant. The exterior of the building has been renovated, retaining its original design, and serving as an anchor to its block.

G The Lofts at Gratz Park. Across from the Gratz Park Inn, an office building that once housed offices for physicians is being converted into condominiums. This project, now under renovation, will offer new housing units near Gratz Park and downtown and is a demonstration of the potential buildings of this type have for future development.

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The Blue Grass Trust for Historic Preservation

Presents...

Adaptive Reuse as shown by Walking Tours in Downtown Lexington.

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Map Inside! Visit us online at www.bluegrasstrust.org

The Main Street Walking Tour

Traveling east from Broadway to Rose Street, a tour of Main Street will reveal several notable adaptive reuse projects. Together, they can be seen as models for the future development of Lexington, responding to the importance of the past architecture of Main Street and heralding renewed interest in our downtown as a viable place for work, entertainment and living. In these adaptive reuse renovations, architectural features of the original structures have been preserved whenever possible, combining old, attractive and often elegant architectural elements with contemporary design interventions. Each of them represents, in different ways, the preservation of our past while finding new and even unexpected ways of bringing vitality to our city.



1 Victorian Square. Located at the corner of Broadway and Main, one of the first and still one of the most notable examples of adaptive reuse is Victorian Square, a project familiar to many designed by Sherman Carter Barnhart, Architects. Once a city block of furniture retail stores housed in adjacent nineteenth century buildings in the so-called Victorian style, these buildings have been united into a complex accommodating deSha's and the Phoenix restaurants, shops, galleries and offices, framing a central atrium that was an exterior service courtyard. The original facades have been carefully preserved and the individuality of the structures, reflecting a variation of early commercial architectural styles, is still clearly articulated and evident through the use of color and the preservation of architectural elements.

2 McAdams and Morford Building. Moving east on Main to Upper Street, the old McAdams and Morford Drug Store is notable for its beautiful cast iron façade. Shops and a restaurant occupy street level. On the upper level, loft-type spaces that were once occupied by offices, a pharmaceutical warehouse and the Melodian Theater, have been imaginatively reused to accommodate the architectural firm, Ross Tarrant Architects.

3 Downtown Arts Center. Adjacent to the new courthouse complex on Main, one discovers a very recent example of adaptive reuse, the vibrant new Downtown Arts Center, designed by Tate Hill Jacobs, Architects, occupying the former Embry department store building. The façade of the structure has been maintained as a reference to its past and to its place in the history of the architecture and urban context of Main Street. A new entrance canopy and a sympathetic interpretation of the original display windows on the first floor announce the new life within. The interior gallery and circulation spaces present a visually exciting and rich spatial sequence, clearly contemporary in expression.

4 The Meyers Building. Continuing on Main Street, one encounters the Meyers Building at the intersection of Martin Luther King Boulevard. Originally a department store constructed circa 1950, the building housed Meyer's, a fashionable clothing store for men and women. It was converted to an office building, and received an additional two floors. The adaptive reuse design, executed by Omni Architects, preserves the original Main Street façade. The two story addition is sensitively designed, clearly a new, sympathetic element, separating itself from the original structure through continuous glass windows on its lower level and recalling the cast stone geometry and composition of the existing structure on its top floor.

5 The Nunn Building. Just off Main Street adjacent to the Meyers Building, the Nunn Building at one time housed a local radio station and then served as an office building. Architect Sarah Tate has designed new condominiums for this structure that is under renovation. This

project will bring additional opportunities for living directly in the heart of downtown Lexington and will be an example of how new uses for commercial and office type buildings can contribute to the vitality of our city.

6 The Plaza View Building. As our tour continues its easterly path, another very recent adaptive reuse project, The Plaza View Building, is located at Main and The Esplanade, developed and designed by architect Farzin Sadr, of Design Management. This project incorporates three commercial/office buildings of varying styles, two built before The Esplanade was a street, into one unified mixed use structure. The first floor now accommodates Natasha's Restaurant and its boutique, and store front office and commercial spaces. A new entrance on the Esplanade gives access to the upper levels containing office space on the second floor and luxury apartments on the third floor. Although this building incorporates new elements and materials to complete its transformation, the original fabric of the existing buildings can be seen in exposed brick bearing walls and historic openings. New elements make reference to the old structure while reflecting contemporary design. Instead of the undistinguished appearance of its original structures, the building has become an anchor on this important street corner

7 The Ades Building. Sometimes referred to as the Manhattan On Main Building, the former warehouse and office building for the Ades Dry Goods Company is just east of the Plaza View Building. Experiencing its reincarnation in 1988, this loft-type structure, using a cast-iron column system to create large, open spaces to accommodate dry goods marketed by this company, easily allowed new uses to be accommodated within its historic fabric. Designed by Omni Architects, the building was given new life with storefront offices and a restaurant, now Portofino's, on the first level. A central atrium, containing stairway and a glass-walled elevator, provides access to the upper levels which now house office spaces. The adaptive reuse of the top floor of the building initially created elegantly designed apartments, bringing to Lexington its first new mixed occupancy building. With new ownership, the apartment floor was renovated again for additional office space. The historic