

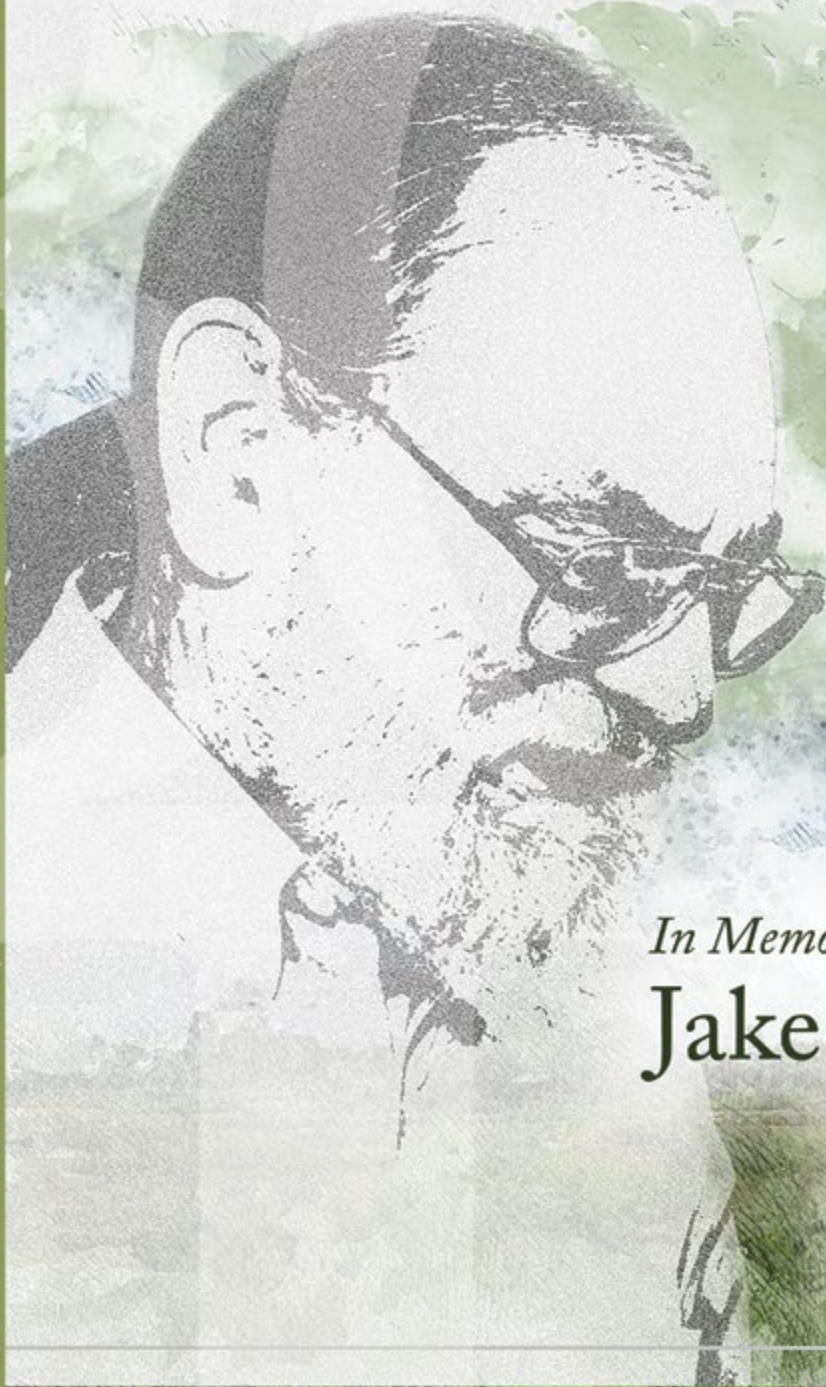


Published bi-annually by
The Blue Grass Trust for
Historic Preservation

PRESERVATION

www.bluegrasstrust.org

Matters



In Memoriam:

Jake Gibbs

Preservationist
Civic Leader
Educator
Activist
Environmentalist

Volume 39 | Issue 1
Spring/Summer 2020



BGT Board of Directors 2019-2020

President: Janie Fergus

Vice President:

Kent Pleasants, CPA

Secretary: Maureen Peters

Treasurer: Bill Johnston

Matt Brooks

Matthew Carter

Kathy Chopra

Harry Clarke

Zach Davis

Geneva Donaldson

Faith Harders

Lucy Jones

Debbie Long

Pope McLean, Jr.

Jim Tanner

Dorothy Van Meter

Megan Winfield

Attorney of Record:

Mike Meuser

Executive Director Emeritus:

Richard DeCamp

Message from our President

This is a special edition of *Preservation Matters*, special because it's been awhile since our last issue and we have lots of good news to share about current preservation efforts in the Bluegrass. We are getting back on schedule with this edition as we know it is important to many of our members. There is lots of information to cover, but we are also making an effort to be more efficient during this time of hardship for so many and for non-profits such as the Blue Grass Trust. Thus, we are using a shorter format in our print version of *Preservation Matters* while keeping you informed about the work of the Trust for our community as well as for all of Central Kentucky. Additionally, important content includes acknowledging you, our donors, as you are vital to ensuring the BGT continues with its mission. We will supplement this print issue with additional material posted to our website and our social media.

The Trust has achieved many accomplishments during this period. The health of the BGT continues to be strong, which is vital as Lexington and surrounding communities grapple with balancing the desire for increased infill with a commitment to historic preservation. The Trust must, as directed by the BGT Mission, continue to be an active part of the dialogue and at the table as city leaders, planners and developers make decisions affecting the future of our community. The Trust Board and staff are also working hard, in light of the pandemic, to adjust to this new environmental impact to ensure the Trust delivers on its mission as well as uses resources as effectively as possible.

The historic fabric of Central Kentucky has benefited from all the Trust members, committee members, other volunteers and staff who have contributed time, skills, talents, in-kind donations and money. We applaud your giving. Your time and commitment have reaped positive, significant results. Highlights and updates on some of the continuing and new initiatives are presented along with educational articles in this issue of *Preservation Matters*. We strive to have something for everyone. We hope you will find them interesting and that they will entice you to join us in a more active role in the coming year.

A few of the accomplishments by the standing BGT committees are:

Hopemont – During the previous two winters, when the house is normally closed to visitors, significant improvements have taken place. In February 2019, all wood surfaces on the first floor were painted including baseboards, doors, window frames, and mantles. It had been decades since these surfaces had been painted, and it has given the house a fresh look. During this winter, a new educational feature has been added to the Civil War museum room, which

should make the visitor's experience more compelling. And as always, the Town and Country Garden Club is working its magic on the Hopemont garden and entire BGT campus.

Pope Villa – June 8, 2019 was a watershed moment in the life of this Benjamin Henry Latrobe-designed national and state treasure. A workshop that included a variety of historic and business professionals was conducted with the goal of creating a long-term plan to ensure the building will have a useful ongoing life. The enclosed article is a must read about this important building.

Antiques and Garden Show – Show goers continue to tell us the show gets better and better every year and this year was no exception. Continued emphasis on inviting a great variety of respected and well-known dealers has resulted in a fresh new look and experience each year. More information and photos are on pages 22 and 23.

Community Preservation and Education – This committee has been involved with many property owners over the last couple of years as numerous neighborhood associations explore how to best retain historic beauty in the older areas, and they have assisted with new HI zoning opportunities. (See the article about Pensacola Park.) Additionally, the Trust has participated in protecting buildings in established historic neighborhoods as required when the pressure to develop encroaches to the point of detriment. The Palmer Pharmacy revitalization by a consortium of people, neighborhoods and organizations continues to thrive and make progress. Please don't miss reading further details about both initiatives.

Thank you for being part of the Blue Grass Trust for Historic Preservation Family. Please stay in touch with the many BGT historic preservation updates and activities provided through email and Facebook that they may serve as a source of enjoyment for you.

Sincerely,



Janie Fergus, President of the BGT Board of Directors

In Memoriam: Jake Gibbs, Preservationist*

Jake Gibbs was an advocate for historic preservation, but as Greg Guenther, his friend of four decades put it recently, "He was a pragmatic preservationist." Jake saw preservation through a social lens, realizing that the alternative to preservation would provide us with a much bleaker reality and a less enriched experience. According to Guenther, Jake was interested in buildings as they mark a place in history, Latrobe's Pope Villa and the old Fayette Courthouse being two good examples of this perspective.

A city kid, Jake enjoyed growing up in a working-class neighborhood near the thriving downtown of Troy, New York. A good bus system, a strong small business network, work opportunities for youth and densely populated neighborhoods made for an excellent urban experience. In the late 1960s and early 1970s he saw that downtown dramatically decline until it became a virtual "ghost town." This experience and his observations of many other American cities led him to an interest in New Urbanism. His interest in urban revival caused him to read widely on the subject and travel to model cities in the U.S., Canada and Europe. In Lexington, Jake saw a city with a recovering downtown that he thought could benefit from his life experiences and studies.

Jake majored in History and Philosophy at the State University of New York at Brockport. He moved to Lexington in 1978 to study history at UK and received his Master's Degrees in History and Library Science. Jake first lived in the downtown South Hill neighborhood. He later lived in the Aylesford and Kenwick neighborhoods before he and his family found their home in Bell Court in 1996.



Lexington Councilman, Jake Gibbs & Former Lexington Mayor/KY Secretary of Transportation, Jim Gray

While in graduate school Jake washed dishes and waited tables at Alfalfa restaurant. In 1987 the restaurant was in financial distress and the owner decided to sell it. Jake formed a partnership of seven friends and employees to buy the restaurant. They were able to revive the iconic Lexington restaurant which was a part of the local food scene for over 40 years.

Most recently Jake had been an ardent supporter of his constituents in the Pensacola Park area in their effort to place a six-month moratorium to protect properties in the area as the neighborhood applied to become a historic neighborhood and their subsequent designation as the city's newest H-1 district. This involvement was typical of Jake's interest in preserving all that makes Lexington and the Bluegrass special.

In his remarks at the Kentucky Theater during the memorial service on March 7, David Kennedy, Jake Gibbs' friend of 30 years said the following: "Work boots at the foot of an armchair piled with books marked his refuge and his fortress. It was a love seat, because Jake loved the quiet work of gathering information from far flung fields and carefully filing it in his prodigious memory."

Like most people who get things done, Jake worked hard. But he didn't work tirelessly and he wasn't a workaholic. He savored the International Nap Hour. He always had time for his family and his friends. And somehow he had time for poker games, bike rides, coffee shops and bars. We really need more leaders like Jake, willing to do the work for the deep and nuanced knowledge that making complex decisions will require."

**Portions of this article were taken from Jake Gibbs' biographical information.*

The artistic rendering of Jake Gibbs on the cover is by Grace Coy and used with her permission

"Jake was a real warrior for his District. He enjoyed and fiercely protected our historic neighborhoods and downtown. An avid walker and cyclist, he staunchly defended the environment, encouraging the growth of our urban forest and safeguarding our farmland. We will miss his steady hand and his unshakable community spirit."

—Mayor Linda Gorton

Jake taught thousands of students history and logic at BTC (1988 – 2014) and particularly enjoyed teaching them critical thinking skills. In 2009, he became the ombudsman for the Bluegrass Community and Technical College. His extensive knowledge of the rules of the community college system and his ability to listen and sort through complex issues allowed him to successfully address the concerns of hundreds of students.

Jake was into local food before local food was cool. In 1988 he began pulling his 1965 Chevy truck up to the Lexington Farmer's Market and loading it up with Kentucky grown produce. In 2011, the truck gave way to a wagon he wheeled down to the market every Saturday to fill with fresh produce at the Farmer's Market new downtown location.

Most often, Jake was either walking to destinations or on

BGT Annual Meeting 2019

The BGT's 2019 Historic Preservation Awards

In her first address to an annual meeting of the Blue Grass Trust membership since becoming president, Janie Fergus mixed optimism with urgency. The Trust's 2019 annual meeting, historic preservation awards presentation and summer supper was held Sunday, June 23 in the H. Foster Pettit Auditorium of the Dr. Thomas Hunt Morgan House.

"The health of the BGT continues to be strong, which is vital as Lexington and surrounding communities grapple with balancing the desire for increased infill with a commitment to historic preservation," she said. "The Trust, founded in 1955, must, as directed by the BGT Mission, continue to be an active part of the dialogue and at the table as city leaders, planners and developers make decisions affecting the future of our community."

A new group of board members was introduced and approved. They were Kathy Chopra, Maureen Peters and Harry Clarke. Outgoing board members Beverly Fortune, Gregory Pettit and John Hackworth were thanked for their service. Then came the awards. They included:

Preservation Craftsman Award Given to a building industry craftsman who has exhibited a strong commitment to quality craftsmanship for historic buildings. There were two winners.



The first was the Dry Stone Conservancy, with Jane Wooley accepting the award. Since 1996, the conservancy has worked "to preserve historic drystone structures, to advance the craft of drystone masonry, and to create opportunities for training and make

available expertise nationwide." Its popular workshops create new skilled stone masons to continue the tradition for generations to come.



The second award went to David Ellington, who describes himself as a window restorationist. He is not only a dedicated and experienced window restorer, but a preservationist and a window owner-educator. Many owners of historic homes with original wooden windows have appreciated the high degree of passion and experience that show in his work.



Public Service to Preservation Award Given to a government agency or official for service to the preservation movement or to a specific project. The award went to Jake Gibbs (1954-2020), formerly an Urban County Council member who represented Lexington's Third District. Gibbs was a strong supporter of preservation in Lexington, with his district including four local historic districts, also known as H-1's. He supported constituents in the Pensacola Park area in their effort for a six-month moratorium to protect

properties as the neighborhood successfully applied for an H-1 overlay.



Clay Lancaster Heritage Education Award Given to an individual or group for service in researching and disseminating information about the Central Kentucky region. The winner was the "I Was Here Project," whose founders are Nikki Finney, Marjorie Guyon and Patrick Mitchell. Guyon accepted the award along with Ashley Grigsby, a former BGT board member who with her son Carson, was featured in parts of the project. Guyon, an artist, collaborated with photographer Mitchell and poet Finney to create art that appears in windows facing Lexington's Cheapside, which once was one of the country's largest sites where enslaved people were auctioned. The project turned the area around the Historic Courthouse into an outdoor museum dedicated to horrors that resonate to this day.

Community Preservation Award Given to a non-governmental group or individual for service to the preservation movement or to a special preservation project. There were two winners.



The first was K. Norman Berry Associates Architects, with Ed Krebs accepting the award for the Historic Courthouse. The firm led the project team in the exterior restoration and interior renovation of one of the most prominent and architecturally significant landmarks in downtown Lexington. They respectfully transformed the building for contemporary uses and ushered in a new publicly accessible future.



The second winner was Nomi Design, for its work on the Hemp Museum at Hopemont, the Hunt-Morgan House. Melody Jackson accepted the award. During the winter 2018-19, the Blue Grass Trust worked with Nomi founder and BGT Board member Matt Brooks and his team on the design, fabrication and installation of our Kentucky Hemp Museum. We also had wonderful help on the project from Kirsten Bohnert and Alyssa Erickson, the Kentucky Hempsters. Nomi installed cherry cases into closets in the side foyer of the house, creating a perfect exhibit space.



Barbara Hulette Award For efforts in preservation of Central Kentucky's history, heritage, built environment, landscape, archaeological resources, sense of community or significant endeavors. The winner was the Kentucky Horse Park's International Museum of the Horse for its exhibit "The Black Horsemen of the Kentucky Turf." The permanent exhibition opened

in 2018 to celebrate the forgotten contributions of African Americans to the horse industry in Kentucky. The exhibit starts with the earliest years of racing, when enslaved men from Kentucky started riding and quickly surged to the top of the sport. Black jockeys won 15 of the first 28 Kentucky Derbys. But after Plessy v. Ferguson legalized "separate but equal" segregation, black horsemen were relegated to positions of grooms and hot walkers.



Lucy Shropshire Crump Volunteer Award Given to an individual or group who has provided exemplary service to the Blue Grass Trust throughout the year. The award went to Ashley Grigsby, a former member of the BGT Board who has been involved with the Trust since she joined the deTours committee in 2016. She has been the woman behind the iPhone at deTours and many other BGT events. She live-streamed the experiences on Facebook, sharing with a broad audience and reaching those who are not able to attend.

Lucy Graves Advocacy Award Given to an individual or group who has exhibited advocacy leadership in supporting the historic preservation movement in Central Kentucky. There were two winners.

The first was Jeff Baker of Mesick Cohen Wilson Baker Architects of Albany, NY. Baker and his firm were selected by the BGT to be the architects of record for Pope Villa in 2003-04. A list of their stellar projects includes George Washington's Mt. Vernon, and his birthplace, Ferry Farm; James and Dolley Madison's Montpelier; Thomas Jefferson's Poplar Forest and Monticello; the state capitols of New York, Tennessee, Vermont, and Maryland. Baker was not present at the annual meeting; he was given the award earlier while in Lexington for a workshop on the future of Pope Villa.



The second winner was Hopewell Museum. Alison Cox and Cheryl Caskey accepted the award. Since its inception, Historic Paris-Bourbon County has been a dynamic and committed cadre of volunteers who care deeply about Bourbon County's heritage. Its Hopewell Museum, established in 1994, features art and exhibition galleries highlighting events that showcase historic preservation at work. Through the Mary Spears VanMeter Learning Center, Hopewell educates people about the early history of the area and provides hands-on learning and children's programming, as well as space for community gatherings, public events and rentals.

Clyde Carpenter Adaptive Re-use Award Given to an individual or group for outstanding efforts towards the rehabilitation and adaptive re-use of a building or buildings within Central Kentucky. There were two winners.



The first was The Burl at 175 Thompson Road. The building that originally was a Texaco Oil Depot and then became a "Biker Clubhouse" has been transformed into one of the Commonwealth's best music venues. In 2016 friends Canon Armstrong, Jomo Thompson, and Seth Bermere purchased the building in the then-up-and-coming Distillery District.

They worked with Nomi Design on the successful adaptive re-use.

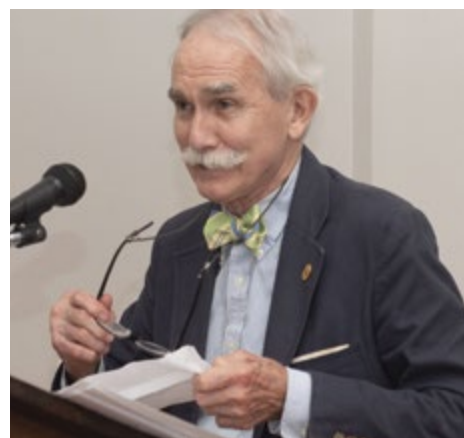


The second winner was the Winchester Opera House, with Vanessa Ziembski accepting the award. The Winchester Opera House was built in 1873 by James D. Simpson, the town's first mayor. It was a gift to Winchester to be used as a cultural center for the performing arts, but it later became a sewing machine factory. Ziembski and her husband Edward bought it in 2001 and adaptively reused parts of the building for a gallery, restaurant, catering, and event space that helped revitalize Main Street as a central business district. Nomi Design was instrumental in the project.



Landscape Preservation Award Given to an individual or group for the preservation, design, stewardship, restoration or enhancement of an historic cultural landscape in the Bluegrass. The winner was Castle & Key Distillery, with landscape design by Jon Carloffis Fine Gardens. Will Arvin and Jon Carloffis accepted the award. In 1887, legendary distiller Colonel Edmund Haynes Taylor, Jr. launched bourbon tourism with a new kind of distillery in Millville that was designed to enchant, enthrall and entertain. Over the next cen-

tury it fell into disrepair. By the time Castle & Key's founders Wes Murray and Will Arvin rediscovered it, the property was in ruins. People told them that it was too far gone to resurrect, but they forged ahead, creating an experience that combines thoughtfully made spirits with a historic property.



John Wesley Hunt Award Our most-distinctive recognition is given to an individual for lifetime service to the preservation movement in Central Kentucky. The winner was Paul Holbrook, because the preservation movement in Central Kentucky, and the Blue Grass Trust, are stronger by far because of his five decades of work.

He first became involved in 1972 when, as a graduate student at Harvard, he had a summer apprenticeship at the University of Kentucky's King Library Press. Carolyn Reading Hammer, who was director of the press, volunteered Paul to work on a Blue Grass Trust homes tour in Gratz Park, which had become Lexington's first local historic district in 1955. After graduate school, Holbrook moved to Lexington from Ashland to work full time at the press. Again Hammer volunteered him to help BGT president Dot Crutcher fix suppers following theater performances at the Opera House to raise money to renovate the kitchen at Hopemont. Over the decades, his historic preservation efforts have included:

- He served three terms on the BGT board. He continues to serve on the vital Community Preservation & Education Committee, which meets twice monthly.
- He started an inventory of BGT plaques to see if buildings with plaques were still standing, and the plaques were still in place.

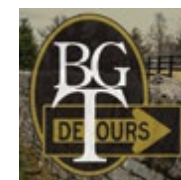
- He was a founder of the Woodward Heights Neighborhood Association. He also worked to have Woodward Heights listed on the National Register of Historic Places and, later, designated an H-1 district.

- He was a founding member of Clay Lancaster's Warwick Foundation, served years as board president, and holds that position today.

- He has owned and restored six historic houses in Woodward Heights, including his own home.

Dot Crutcher Award, 2019 (Presented at the 2020 BGT Antiques and Garden Show) The recipient of the 2019 Dot Crutcher Award, a native Texan, moved to Kentucky with her husband in 2004. Since her arrival in Lexington, Kathy Chopra has become involved in the Blue Grass Trust and the Town and Country Garden Club, whose members care so lovingly for the Hopemont and Thomas Hunt Morgan gardens.

The Hopemont garden has seen positive changes in recent years, and Kathy Chopra has often been the driving force behind those changes. Enlarging the garden footprint by connecting sections of the yard, bricking walks that were formerly in gravel or stones, and introducing a circular bench in the new garden addition are just some of the improvements that Kathy has initiated. She is chair of the club's garden committee. Kathy is a member of the BGT Board, the Development Committee, Antiques and Garden Show Committee, and Hopemont Committee. Kathy and her husband, Dr. Shailendra Chopra, served as the honorary chairs of the 2020 BGT Antiques and Garden Show.



Where We've Been & Where We're Going

The Blue Grass Trust for Historic Preservation's deTours program is perhaps our organization's most visible form of programming. BGT's deTours are held the first Wednesday of every month* and are always free and open to the public. The events are organized by the Trust as a way to bring people into important spaces and places that they may not usually have the opportunity to explore and learn about.



Randall Vaughn Introduces deTours Participants to Gray Construction

Since BGT deTours formation in 2011, we have been able to open the doors of currently more than 100 deTour experiences, sharing what makes our part of Kentucky exciting and unique. For the past year alone we have been to the University of Kentucky's new Gatton Student Center and renovated Patterson Hall, were shown around downtown Lexington's 21c Museum Hotel, toured Gray Construction's headquarters, been inside the amazing Ripy House and Ballard House in Lawrenceburg, and celebrated Benjamin Latrobe's Birthday at the Pope Villa along with a tour of an Air B&B on Maxwell, as well as the offices of the Kentucky Humanities Council, where President Lincoln made an appearance. We celebrated Hemp History week at Ashland, The Henry Clay Estate and the Kentucky Hemp Museum at Hopemont, The Hunt-Morgan House, saw a behind the scenes look of West Side Story at the Lexington Opera House, toured Lexington's downtown PRHBTN murals and learned about the important history of Lexington's East End. We even went back to college for Centre's bicentennial

celebration, took in the breathtaking Lynwood, Home of Brutus & Pattie A. Clay in Richmond, and closed the year out with an awe-inspiring tour of Lexington's historic Christ Church Cathedral that included a sneak peek of G.F. Handel's masterpiece Messiah.

As for 2020 so far, we were fortunate enough to be welcomed into some spectacular private homes and businesses. Two of which also serve as essential focal points to our community's entertainment that were the Lexington Recording Studio, where acts such as Kentucky's own Sturgill Simpson have laid down tracks and 145 Woodland Ave. that also serves as a community theater. 2020 also included a tour of Paul Miller Ford known for its iconic futuristic hyperbolic paraboloid roof designed by the late Helm Roberts, a prestigious Lexington architect whose other projects include the Vietnam Veterans Memorial in Frankfort.



April 2019 deTour of the Ripy House in Lawrenceburg

Of course, we would be remiss if we didn't address the elephant between the paragraphs and how the



The Lincoln Mural Seen on the PRHBTN Walking deTour

current outbreak of COVID-19 has and will change the conventional format of our in-person deTours. But who are we to call ourselves deTours if we are not prepared for our own detour? While of course being able to gather and explore our historical and significant places and spaces within the bluegrass would be ideal, it is something that, at least for now, we are unable to do. But, until we can meet in person once again, a day we all look forward to, we at the BGT will be using the technology that we have on hand to continue to share the deTour experience. We will be reaching out to those of you who have made our program such a success and hopefully broadening to new future deTourists through our new focus on access via email and social media. And we will continue to explore interesting places that often are not open to the public, seeing old friends and meeting new ones (at a safe distance), and perhaps learning a little something about the architectural history of the city and the Bluegrass region, but just a bit different.

(*exception for holidays: deTours may be held on the second Wednesday of the month.) You can enjoy deTours videos at our FB page www.facebook.com/bgtde-tours/. Our videos are public and can be viewed without being a member of FB

Jeff Baker, *Latrobe's Pope Villa Architect of Record*

Jeff Baker was a teenager growing up in the Albany, N.Y. area when he found out he wanted to be an architect. It happened when his father came into his room to tell him about a television special on a house that had a stream running through the living room. "I said 'I've got to see that,'" Baker recalls. "A 14-year-old—it's hard to get him inspired by anything (but) I just couldn't believe that such a place could exist."

Soon there was a picture of Fallingwater, Frank Lloyd Wright's masterpiece in southwestern Pennsylvania, hanging over young Jeff's bed. And, not long after that, a drafting table with pencils, a triangle and a light filled half the room. Baker studied drawing and his path was set.

Now 60, Baker is the architect of record for the Blue Grass Trust's efforts to preserve and restore Pope Villa, the home designed in 1810-11 by Benjamin Henry Latrobe.

Baker is well suited for the task. On the website of the Albany firm Mesick Cohen Wilson Baker Architects, where he is a partner, are photos of some of its top "cultural" projects. They include Thomas Jefferson's Monticello, James Madison's Montpelier, and Pope Villa. Baker has spent most of his professional life with the firm. He was a student at Rensselaer Polytechnic Institute in nearby Troy, NY—where he received degrees in architecture and building sciences—when a professor arranged for him to tour the firm.

At that point, he hadn't given much thought to being a restoration architect. But, he says, he was taken in by the handmade tiles, cast iron light fixtures and other things he saw at the office.

"I realized there was nothing in the modern world of architecture that could offer that level of quality and craft," he said. "I thought 'I'm going to stay with this for a while.' And I'm still with it...because you keep waking

up and discovering something new." It helped, Baker said, that he also had an interest in history, which meshed with restoring historic buildings. Now he occasionally enjoys a modern project, but most of his work is on restorations.

Two of the firm's partners have retired, leaving just Baker and Larry Wilson. But the interesting thing about the four working together and making their mark in the world of restoration, he said, was that none was specifically trained in that field. "We just loved architecture and the pursuit of understanding how it came into existence," Baker said, "almost climbing into the minds of the great architects who came before us." But understanding how things were done in the past doesn't necessarily mean doing them in



"But understanding how things were done in the past doesn't necessarily mean doing them in the same way. Drones and lasers have become architects' tools and, five years ago, Baker's work on a Frank Lloyd Wright restoration was the subject of newspaper and magazine articles because of his use of 3D printers."

the same way. Drones and lasers have become architects' tools and, five years ago, Baker's work on a Frank Lloyd Wright restoration was the subject of newspaper and magazine articles because of his use of 3D printers.

Florida Southern College in Lakeland has a dozen Wright buildings, most of which have required restoration. The first he designed, the Annie Pfeiffer Chapel, was made in part of thousands of tapestry concrete

blocks that had been made with wooden molds. Replicating the blocks was going to be prohibitively expensive until Baker came up with the idea of using a 3D printer to create new molds. Baker says he has five or six 3D printers of his own and works with someone who has one that costs \$750,000. He is fascinated with that and other technology he used to dream about. "I think the role of the architect is changing and will evolve in a big way over the next few

years, going directly from design to the manufacturing process, and I'm heavily involved in that," he said.

What is the toughest part of a restoration project? "It depends on how you define tough," Baker said. "Sometimes the clients can be very tough. The contractors can be tough. The work itself is a joy."

Speaking after a June 8 BGT workshop on how work on the Pope Villa should proceed, Baker said he recognizes that people have differences of opinion on what needs to be done. That, he said, is okay. "Usually when there's a difference of opinion a truth comes out, or it represents a constituency that's not in the room." The biggest challenge with Pope Villa could be the house itself, he said. A lot of forensic work still needs to be done. "We have some fragments that are half burned or fully burned and other pieces that are fine. I think we're going to have to get down to rolling up our sleeves and getting into the house to talk about how we're going to do this." 🙏

Recommendations Set for Latrobe's Pope Villa



It was a stunning, innovative private home designed by America's first great architect. It was changed over time and finally devolved into student apartments. Then it was badly damaged by fire. Now more than two centuries old, the Blue Grass Trust-owned Pope Villa sits empty, awaiting a decision on what comes next.

Twenty-five people gathered at the Dr. Thomas Hunt Morgan House on a Saturday last June for a full day of discussion about possible futures for Lexington's nationally significant Benjamin Henry Latrobe-designed house. The house was built in 1812 for U.S. Sen John Pope and his wife Eliza. Once in the center of a large estate, it now is surrounded by other houses on Grosvenor Avenue between downtown Lexington and the University of Kentucky. The BGT has owned the house since shortly after the 1987 fire that destroyed the roof and toppled chimneys. A new roof was put on quickly and measures were taken to protect the house from the elements. Later a master plan was developed and the house was listed on the National Register of Historic Places.

But, despite many, many discussions over three decades, a clear way forward needs to be found. The need to make decisions and move forward is what prompted the June gathering. "It's not healthy to have that building sitting empty for 32 years," said Maureen Peters, an architect who is a member of the BGT board, the advisory board, and Pope Villa Committee.



L -R Dorothy Van Meter, Jake Gibbs and Tim Condo

The 25 people were asked to reach agreement on a set of recommendations on how to preserve Pope Villa, on what it would be used for, on who would be responsible for making that happen and, finally, how it would be paid for. It was a carefully chosen group that split roughly into three categories (with some people wearing more than one hat).

There were BGT board members, including board president Janie Fergus and treasurer Bill Johnston; BGT advisory board members, including Barbara Hulette and Clyde Carpenter; Pope Villa committee members, including co-chairs Tom Moore and Mike Meuser; and invited guests, including Jeff Baker, Pope Villa's architect of record; Holly Wiedemann, whose company AU Associates managed the work on the Historic Courthouse; Maynard Crossland, the CEO and president of Shaker Village at Pleasant Hill; and the late Jake Gibbs, the Urban County Council member in whose district Pope Villa sits.

The meeting was moderated by the firm Roberts & Kay. Early in the day, Steve Kay, who also is Lexington's vice mayor, reminded those present of their task: "This body is not a decision-making body. It is a recommendation body." As participants met first in a large oval, then in a series of changing circles, they were able to reach a consensus on a wide variety of issues. A report on those issues and rough guidelines for actions to achieve them was presented to the BGT board at its July 15 monthly meeting.

— The agreed-upon areas of agreement include: —

- Because it was designed by Latrobe, an architect of the U.S. Capitol, Pope Villa is a national historic treasure and has enormous potential to become a nationally recognized asset.
- The current plan for the house is restoring it to the way it appeared in 1812. When not enough is known about how a particular area looked at the time, hold off until further evidence is developed, limiting changes to things that are reversible. Temporary exhibits and new technology could be used to tell stories from other periods, including the student housing days of the 1960s and '70s. Dan Rowland, a University of Kentucky professor who is a member of the Pope Villa committee and the BGT advisory board, suggested also using technology that would allow visitors to look out a window and "see" the view the Popes would have had in 1812.
- Restoration will take into account the importance of enslaved African Americans. Jake Gibbs, a retired history professor, noted restoration would mean "an opportunity to highlight" the areas of the house occupied by enslaved persons.
- The master plan developed by Baker's Albany, N.Y., firm, Mesick Cohen Wilson Baker, is a workable starting point. As new knowledge and constraints emerge, the plan may be modified by the board in consultation with the Pope Villa committee.
- "I imagine people sitting in this room 100 years from now," Baker said. "Pope Villa" will hopefully still be there and its use will likely have changed."
- Use of the house will be sensitive to the neighborhood

The BGT in Brief

The Blue Grass Trust was founded in 1955 by a spirited group of Lexington citizens who were determined to save the John Wesley Hunt residence at 201 North Mill Street in Gratz Park from demolition. This group raised funds to purchase and restore the property, known as Hopemont, to its original 1814 appearance. In 1958, Gratz Park became Lexington's first local historic district. Today, Lexington has sixteen local historic districts, and Hopemont stands as a testament to the beginning of the BGT and the birth of the preservation movement in Central Kentucky.

Today, the Trust continues to provide valuable leadership, education and inspiration to the preservation movement in Lexington, Central Kentucky and throughout the state through our advocacy, the BGT plaque program, BGT deTours, Preservation Matters magazine, seminars, walking tour brochures, and more. As the region's leading historic preservation organization, we work diligently to fulfill our mission of education, service and advocacy.

Stay in touch with the BGT in the following ways:

- <https://www.bluegrasstrust.org>
- <https://www.facebook.com/BlueGrassTrust/>
- <https://twitter.com/BlueGrassTrust>
- <https://www.instagram.com/bluegrasstrust/>

BGT Mission Statement

The Blue Grass Trust for Historic Preservation is a non-profit advocate for historic preservation that strives to protect, revitalize, and promote the special historic places in our community to enhance the quality of life for future generations.

The Trust is guided by three tenets – education, service, and advocacy.



that has grown up around the house. For example, Ferguson pointed out one of the many challenges was no on-street, and limited on-site, parking.

- Fundraising will require hiring a professional team, one or more large donors, consideration of state and federal tax credits, and possibly accessing a portion of Lexington's hotel tax. "Finding a major gift first sends a signal to others," Shaker Village's Crossland said. "From my experience, you're going to find a golden egg in a place you would never expect." Wiedemann, drawing on her experience with the Historic Courthouse, stressed the importance of tax credits, as well as knowing specifics on whether the house would have a mixture of profit and non-profit tenants. In the Historic Courthouse, she said, the combination of an event place, visitors' center, offices and a restaurant fit together because "they were all symbiotic."


- Hire a project manager for what is likely to be the largest project ever undertaken by the Trust. The manager will report to the BGT's executive director. Multiple committees, in addition to the Pope Villa committee, should take responsibility for various parts of the project. The BGT board also will receive a rough list of proposed action items to consider.

They include:

- Appointment of a special committee that identifies at least five potential end users for the house. The list would include the Warwick Foundation, which perpetuates and promotes architectural historian Clay Lancaster's legacy through lectures, exhibits, tours, and special events.
- A BGT marketing subcommittee will explore end uses that would appeal to younger audiences.
- The Pope Villa committee will research professional fundraisers and recommend to the board which ones should be invited to submit proposals.

- The Pope Villa committee will work with BGT staff to expand the available information about Pope Villa that could be used for fund-raising and the end-user search.

- A subcommittee will work toward National Landmark status for the house, which could bring in grants and "set up a positive glow around the project, especially locally."

- The BGT board and staff will determine immediate and short-term maintenance and complete that work. 

"The 25 people were asked to reach agreement on a set of recommendations on how to preserve Pope Villa, on what it would be used for, on who would be responsible for making that happen and, finally, how it would be paid for."

Palmer Pharmacy Consortium Moves Forward

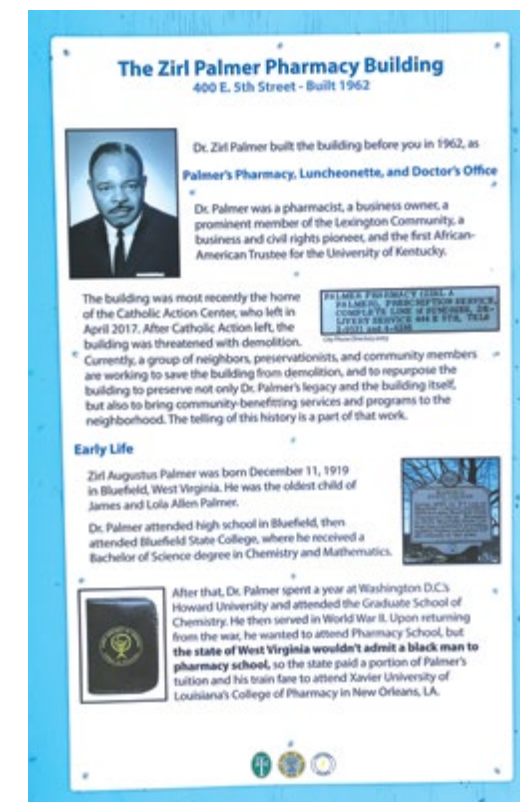
The Palmer Pharmacy Consortium is continuing to search for an adaptive use for the historic Palmer Pharmacy located at the corner of Fifth and Chestnut Streets in the East End of Lexington.

The best news about the effort is that the \$25,000 matching seed money grant established by the Blue Grass Trust's board of directors has been met by another \$25,000 donation from a generous anonymous donor.

The building was at one point the only pharmacy in town as well as the first Rexall franchise in the country owned by an African American. A second pharmacy that Dr. Zirl A. Palmer later opened in West End Plaza was destroyed by a bomb placed by a Ku Klux Klan leader.

Buildings owned by the two black pharmacists who preceded Dr. Palmer in Lexington were demolished decades ago. That means the building at Fifth and Chestnut, once known as Palmer's Pharmacy Luncheonette and Doctor's Office, is the last pharmacy built, owned and operated by an African American pharmacist during the period of segregation.

Participants in the Consortium include the BGT, the North Limestone (NoLi) Community Development Corporation, the East End CDC, Community Action Council, E7 Kids Café, Community



This placard provides a brief biography of Dr. Palmer.

Ventures Corporation, Lexington Public Library, Spark Community Café, Alpha Beta Lambda chapter of the Alpha Phi Alpha Fraternity (ABL-APA) and the William Wells Brown Neighborhood Association. Vice Mayor Steve Kay and 1st District Councilmember James Brown are also involved and attend some meetings.

In January we once again submitted a Letter of Interest to the National Trust for Historic Preservation Grants Office for the African American Cultural Heritage Action Fund. This is the third year the funds are available as we continue to look for sources for the restoration.

A consortium crew and Councilmember Brown met May 18, 2019 to show their love




(L – R) Joe Turley, Maureen Peters, Matt Brooks, Billie Mallory, Thomas Tolliver, and Jamie Ferguson



(L – R) Bill Johnston, Joe Turley, and Third District Councilman James Brown on the paint crew.



The Consortium has installed laminated sign panels which contain the history of Dr. Zirl Palmer and the building. These placards enhance the overall look of the building, educate the public about the building's significance and the efforts being made on its behalf, and how others may join. The signs were donated by LFUCG and Council Member James Brown, NoLi CDC, and the Blue Grass Trust for Historic Preservation.

for the building. They cleaned up around the outside of the building, painted old plywood covering the lower windows on the front and removed damaged blinds inside second floor windows and covered them with dark vinyl 



2019 – 2020
Annual Fund
Donors
Through
4.20.20

Blue Grass
Community Foundation
Network for Good
Mr. and Mrs.
David C. Adkisson
Mr. and Mrs. James G. Amato
Dr. and Mrs. Gary Anderson
Dr. and Mrs.
Jerry Anderson
Anonymous
Dr. Douglas Appler and
Dr. Krista Jacobsen
Dr. and Mrs.
Joe Franklin Arterberry
Ms. Brenda Baker
Ms. Nancy Barnett and
Mr. Michail Popotov
Mr. Steve Baron
Mr. and Mrs. Roger Bean
Mr. and Mrs. Paul Bescos
Biederman Real Estate
Mrs. Edith Bingham
Ms. Katherine Black
Dr. and Mrs. Cary Blaydes
Ms. Sylvia Boggs
Mr. Alex Boone
Mr. and Mrs. Peter Bourne
Ms. Barbara J. Bowers
Mrs. Katherine Brewer
Mr. and Mrs.
George S. Brooks, III
Ms. Gretchen Brown
Mr. Clyde R. Carpenter
Mr. and Mrs.
Dwight Carpenter
Mr. and Mrs. Robert Carter
John and Laurel Cato
Mr. Jason Chadwell
Dr. and Mrs. Mark Cheney
Michael and Anne Childress
Dr. and
Mrs. Shailendra Chopra
Dr. and Mrs. Harry Clarke
Mr. and Mrs.
James E. Cleveland, III
Mr. Dan G. Colvin and
Mr. Theodore H. Blandford
Ms. Robin Fishback Combs
Mr. and Mrs. Sayre Combs
Mr. Tim and Mrs. Jackie Condo
Ms. Marcia Cone
Ms. Eleanor Congleton
Dr. and Mrs. Nelson Copeland
Ms. Dorothy Crutcher Cordray
Mrs. Timothy and Julia Costich
Mrs. Mary Blanton Cotton
Mr. and Mrs.
Norwood Cowgill, Jr.
Mr. and Mrs. Mack Cox

Mr. Leon J. Creek
Mr. and Mrs. Barry G. Crume
Dr. and Mrs. W. Lisle Dalton
Mrs. Gay E. Darsie
Molly Davis
Ms. Nancy L. DeMarcus
Mr. Alan J. DeYoung and
Ms. Galina Valyayava
Ms. Leslie Dodd
Dr. and Mrs.
Elvis Donaldson, Jr.
Mr. Thomas A. Duke
Ms. Alison Dunn and
Ms. Kathleen Regan
Mr. and Mrs. Jack Ebel
Dr. and Mrs. Michael W. Eden
Ms. Hannah Emig
Ms. Meredith Etchison
Mr. and Mrs. Ben P. Eubank, III
Ms. Jane Fergus and
Mr. John Meyers
Ms. Ellen Ferguson
Mr. and Mrs. Joe Ferrell
Ms. Teresa M. Foody
Richard Ford and
Melissa Wilson
Mr. and Mrs. William Fortune
Ms. Elizabeth Freeman
Mrs. Joan B. Gaines
Mr. and Mrs.
Alfred J. Gajda, Jr.
Ms. Georgetta Gatewood
Mr. Martin Ginocchio
Ms. Marcia Gray and
Mr. William Lusky
Mr. and Mrs. Larry Griffey
Ms. Kathy Gross
Mr. and Mrs. John Hackworth
Mr. and Mrs. Ben Haggin
Ms. Jane Harris
Mr. Rory Harris
Ms. Phyllis R. Hasbrouck
Mr. Robert H. Hillenmeyer, Jr.
Mr. and Mrs.
Louis Hillenmeyer, III
Mr. and Mrs. Nathan Hohman
Dr. Paul Evans Holbrook
Ms. Carolyn Holmes
Ms. Marie Houlihan
Mrs. Barbara P. Hulette and
Ms. Libby Hulette
Ms. Betty Jean Irvin
Mr. and Mrs. Brent Jacobs
Mr. and Mrs. David Jaquith
Mr. and Mrs. Eric Johnson
Mr. and Mrs. Lee Johnson
Mr. and Mrs. William Johnston
Dr. and Mrs. Ben Kibler
Mr. Kirk Kopitzke
Ms. Zee Faulkner Kurfees
Mr. Timothy Kuryla
Dr. Philip B. Latham
Ms. Anne Leake
Ms. Rebecca B. Lewis
Mr. and Mrs. Thomas T. Lillich

Ms. Debbie Long
Mr. and Mrs. Stephen Manella
Mr. and Ms. Rodney and
Carol Martin
Ms. Mary McDaniel
Mr. Alfred E. McGregor
Dr. and Mrs. Willis P. McKee Jr.
Mr. James F. McKeighen, III
Ms. Kathryn V. McKinley
Mr. and Mrs. Pope McLean, Jr.
Mr. and Mrs. John Paul Miller
Mr. and Mrs. John Winn Miller
Mr. Fred Mills
Mr. and Mrs.
Robert E. Milward
Mr. and Mrs. Ernest N. Mize
Mr. and Mrs. Charles Morgan
Mr. and Mrs. Charles Muntz
Dr. and Mrs. Bruce Nicol
Col. and Mrs. E. Douglas Noll
Ms. Sandra Oppegard &
Ms. Kathy Faye
Mr. Greg Padgett
Ms. Sharon Parsons
Ms. Julie Paxton
Mr. and Ms. Kevin and
Rita Payne
Ms. Tina Peter
Ms. Maureen Peters and
Mr. Joe Turley
Ms. Jane E. Phillips
Mr. and Mrs. Kent Pleasants
Mr. Graham Pohl and
Dr. Jane Fields
Mr. and Mrs. G. Philip Points
Mr. Sanford Pollack
Mr. and Mrs. Graddy Prewitt
Mr. and Mrs. Richard Queen, III
Ms. Peggy Richards
Mr. and Mrs. William Riddle
Dr. Howard V. Roberts
Ms. Sue Robinette
Mrs. Ann M. Robinson
Mr. and Mrs. Donald R. Rose
Dr. and Mrs. John Sartini
Dr. and Mrs. James F. Sautter
Dr. and Mrs. Barry Schumer
Mr. and Mrs. James L. Shane
Mr. James B. Sherwood
Mr. and Mrs. Sam Shipley
Mr. and Mrs.
James S. Shropshire
Ms. Phyllis Spears
Ms. Milly Stewart
Mrs. John Stewart and
Magdalene Karon
Mr. and Mrs. John Stites III
Mr. Mark Streety and
Ms. Angelia Thompson
Ms. Eleanor B. Sutter
Mr. and Mrs. Cliff Swauger
Mrs. Jim and Bonnie Tanner
Dr. Peter S. Tate
Mrs. Alice P. Taylor
Ms. Fran Taylor and

Mr. Tom Cheek
Mr. Franklin D. Thompson
Ms. Gwen Thompson
Mr. and Mrs.
Milton Thompson
Mr. and Mrs.
C. Matthew Tierney
Dr. Ouida F. Tisdall
Ms. Joyce F. Toth
Ms. Marilyn Turner
Mrs. Woodford S. and
Dorothy Van Meter
Ms. Mary Vaughan
Mr. Ted Vimont
Ms. Diane C. Wachs
Mr. and Mrs.
Wayne A. Waddell
Ms. Marian Wahlgren
Dr. Wilma J. Walker
Ms. Bridget Walsh
Ms. Holly Wiedemann
Dr. and Mrs. James Wilkes
Mr. and Mrs. J.R. Wilson, Jr.
Mr. and Mrs. Bryan Wolfe
Ms. Jeanne R. Woodberry
Ms. Catherine Woodford Clay
2018 – 2019
Annual Fund Donors -
Bluegrass
Community Foundation
Denali Stud
Hanover Towers Council
Anonymous Donors
Mr. and Mrs.
Cyrus R. Alexander
Mr. and Mrs. James G. Amato
Mr. Clifton Anderson
Dr. and Mrs. Gary Anderson
Dr. and Mrs. Jerry Anderson
Dr. Douglas Appler and
Dr. Krista Jacobsen
Mr. George Haviland Argo, III
Dr. and Mrs.
Joe Franklin Arterberry
Mr. and Mrs. Steve Bale
West Sixth Brewing
Mr. and Mrs. V. Nelson Barnes
Mrs. Frances K. Barr
Mr. and Mrs. Paul Bescos
Ms. Ann Bolton Bevins
Biederman Real Estate
Mrs. Edith Bingham
Dr. and Mrs.
James D. Birchfield
Ms. Katherine Black
Dr. and Mrs. Cary Blaydes
Ms. Sylvia Boggs
Mr. and Mrs. Peter Bourne
Mr. and Mrs. James R. Boyd
Mrs. Katherine Brewer
Mr. and Mrs.
George S. Brooks, III
Ms. Gretchen Brown
Mr. William Brown and
Mr. Eddie Woods

Mr. Brent Bruner
Mr. and Mrs. Jed Bullard
Dr. Gus Bynum
Ms. Anne Cammack
Mr. and Mrs.
Rutherford B. Campbell, Jr.
Mr. Micah Campbell
Ms. Rita Carlisle
Mr. Jon Carloftis
Mr. Clyde R. Carpenter
Mr. and Mrs.
Dwight Carpenter
Mr. and Mrs. Ross Carter
Mr. and Ms.
John and Laurel Cato
Mr. Jason Chadwell
Mr. and Mrs. Ben Chandler
Dr. and Mrs.
Shailendra Chopra
Dr. and Mrs. Harry Clarke
Mrs. Isabel McHenry Clay
Mr. and Mrs. C.A. Coleman, Jr.
Mr. and Mrs. Gary R. Coleman
Ms. Anne M. Combs
Ms. Robin Fishback Combs
Mr. and Mrs. Richard Comley
Mr. Tim and Mrs. Jackie Condo
Dr. and Mrs. Nelson Copeland
Ms. Dorothy Crutcher Cordray
Mr. and Mrs. James Cornish
Ms. Nancy Cox
Ms. Carla Creager
Mr. Leon J. Creek
Ms. Susan Cressy
Ms. Lydia Curtz and
Mr. Ben Tuttle
Dr. and Mrs. W. Lisle Dalton
Dr. and Mrs.
Gregory L. D'Angelo
Ms. Susan Ross Daole
Ms. Joan Davis
Mr. and Mrs. Pat Davis
Ms. Sylvia C. Davis
Mr. and Mrs. Zachary A. Davis
Dr. David B. Dearinger
Mr. and Mrs. Michael DeBoor
Mr. and Mrs.
Richard S. DeCamp
Ms. Nancy L. DeMarcus
Ms. Leslie Dodd
Mr. and Mrs. Richard Doerfler
Mr. and Mrs. Patrick Donahoe
Dr. and Mrs. Elvis Donaldson, Jr.
Mr. and Mrs. David Dowell
Mr. and Mrs.
Joseph S. Dreckman
Mr. Thomas A. Duke
Ms. Alison Dunn and
Ms. Kathleen Regan
Mrs. Ann Todd Dupree
Ms. Susan S. Durant
Dr. and Mrs. Michael W. Eden
Mrs. Janet Edwards
Mr. and Mrs. Michael Egan
David and PK Elpern

Ms. Hannah Emig
Ms. Pace Cooke Emmons and
Mr. Andy Mead
Mr. and Mrs. Ben P. Eubank, III
Ms. Helen H. Evans
Ms. Jane Fergus and
Mr. John Meyers
Mr. and Mrs. Joe Ferrell
Mr. and Mrs.
William G. Findley
Ms. Teresa M. Foody
Richard Ford and
Melissa Wilson
Mr. and Mrs. William Fortune
Mr. and Mrs.
J. Michael Franklin
Mr. Edward E. Gage
Mrs. Joan B. Gaines
Mr. and Mrs. Henry Galbraith
Mr. and Mrs. Jeff Garrett
Ms. Karen Garrison
Dr. and Mrs. James G. Gay
Mr. John Gerwe and
Mr. Mike Averdick
Mr. and Ms. Richard A. Getty
Mr. Jake Gibbs and
Ms. Anita Courtney
Mr. and Mrs. Bill Giles
Mr. Martin Ginocchio
Ms. Martha Hunt Givhan
Mrs. Holiday K. Glenn
Mr. and Ms. John Glenney
Mr. Don Glover
Mr. and Mrs. Charles Gorton
Mrs. Joseph Graddy
Ms. Anne Graham
Mr. and Mrs. Arthur Graham
Mr. Allen S. Graves
Ms. Marcia Gray and
Mr. William Lusky
Mr. and Mrs. Larry Griffey
Mr. and Mrs.
Allen E. Grimes, III
Ms. Kathy Gross
Ms. Judy Grunwald
Mr. and Mrs. John Hackworth
Dr. Philip B. Latham
Mr. and Mrs. Brad Leasor
Ms. Jennie Leavell
Mr. and Mrs. Carl R. Leonard
Ms. Rebecca B. Lewis
Mr. and Mrs.
Charles J. Lindquist
Ms. Debbie Long
Ms. Barbara Lovejoy and
Mr. Hubert Burton
Dr. and Mrs. John Loventhal
Dr. Priscilla Lynd
Mr. and Mrs. Zeff Maloney
Mr. and Mrs. Stephen Manella
Dr. and Mrs. Duane Marchyn
Mr. Greg Martelli
Mr. Rodney and
Ms. Carol Martin
Ms. Mariana H. Marye

Mr. and Mrs. Nathan Hohman
Dr. Paul Evans Holbrook
Ms. Carolyn Holmes
Mr. and Mrs. George Hoskins
Ms. Marie Houlihan
Ms. Gloria Hudson
Mrs. Barbara P. Hulette and
Ms. Libby Hulette
Mr. Alexander Hunt
Mr. Davis Hunt
Mr. Thomas Hunt
Mr. Alex Hunt North
Dr. and Mrs. James B. Hunter
Ms. Betty Jean Irvin
Mr. and Mrs. John G. Irvin, Jr.
Mrs. Margie Jacobs
Ms. Mollie K. Jameson
Mr. and Mrs. David Jaquith
Mr. and Mrs. Lee Johnson
Mr. and Mrs. William Johnston
Mr. and Mrs. Joseph R. Jones
Mr. and Mrs. Larry Jones
Mr. David Jones and
Ms. Kathy Simon
Mr. Bill Justice
Mr. Laryn Karsnitz
Ms. Evelyn B. Kemper
Elhapa Foundation, Inc. c/o
Mr. and Mrs. Kenan
Mr. and Ms.
Will and Leatha Kendrick
Mr. and Mrs. Burk Kessinger
Mr. Larry Kezele
Dr. and Mrs. Ben Kibler
Mr. and Mrs.
Sidney C. Kinkead, Jr.
Mr. and Ms.
Jeffrey D. Kirkland
Mr. Nathan Klemperer and
Ms. Marilyn Machara
Ms. Jessica Hunt Kremer
Ms. Zee Faulkner Kurfees
Mr. Timothy Kuryla
Ms. C. Charlotte Lakers
Mr. Dean Langdon and
Ms. Beth Hellebusch
Dr. Philip B. Latham
Mr. and Mrs. Brad Leasor
Ms. Jennie Leavell
Mr. and Mrs. Carl R. Leonard
Ms. Rebecca B. Lewis
Mr. and Mrs.
Charles J. Lindquist
Ms. Debbie Long
Ms. Barbara Lovejoy and
Mr. Hubert Burton
Dr. and Mrs. John Loventhal
Dr. Priscilla Lynd
Mr. and Mrs. Zeff Maloney
Mr. and Mrs. Stephen Manella
Dr. and Mrs. Duane Marchyn
Mr. Greg Martelli
Mr. Rodney and
Ms. Carol Martin
Ms. Mariana H. Marye

Ms. Alexandra Mason
Mr. and Mrs. Richard Masson
Ms. Bettye Lee Mastin
Mr. Kent Maury
Ms. Joan Mayer
Ms. Mary McDaniel
Mr. and Mrs. Charles McGaha
Dr. and Mrs. Willis P. McKee Jr.
Mr. James F. McKeighen, III
Ms. Kathryn V. McKinley
Mrs. George D. McNair
Mr. Tim Mellin and
Ms. Linda Hoff
Mr. and Mrs. Thomas Meng
Mr. George Meng and
Ms. Jo Ellen Hayden
Mr. and Mrs. John Paul Miller
Mr. and Mrs. John Winn Miller
Mrs. Judith Miller
Mr. Lynn Cravens and
Ms. Connie Jo Miller
Ms. Wallis Miller and
Mr. Frank Doering
Mr. Grant and Barbara Mills
Mr. and Mrs.
Robert E. Milward
Mr. and Mrs. Ernest N. Mize
Mr. and Mrs.
William L. Montague
Ms. Meredith Moody
Dr. Dixie Moore
Mr. Charles T. Moore
Mrs. Jean Robinson Moore
and Mr. Gerard Gerhard
Mr. and Mrs. Charles Morgan
Mrs. Louise Morris
Mr. Gregory Mullins
Mr. and Mrs. Charles Muntz
Mr. and Ms. Cotton Nash
Ms. Susan Milward Neal
Mr. James C. Nicholson
Dr. and Mrs. Bruce Nicol
Col. and Mrs. E. Douglas Noll
Dr. Maury Offutt
Ms. Sandra Oppegard &
Ms. Kathy Faye
Mr. Bryan Orthe
Ms. Ellen R. Parks
Ms. Bernice M. Pederson
Ms. Tina Peter
Ms. Maureen Peters and
Mr. Joe Turley
Mr. N. Gregory Pettit
Ms. Jane E. Phillips
Mr. and Mrs. Tom Pittman
Mr. and Mrs. Kent Pleasants
Mr. Graham Pohl and
Dr. Jane Fields
Mr. Sanford Pollack
Ms. Donna Potter and
Mr. Lanny Heavener
Mr. and Mrs. Louis Prichard
Mr. and Mrs. Richard Queen, III
Mr. and Mrs. C. Randall Raine
Dr. and Mrs. James C. Reed

Mr. and Mrs. Jim Richardson
Mr. and Mrs. William Riddle
Ms. Linda Roach
Mrs. Ann M. Robinson
Mr. Daniel A. Roller and
Ms. D. Adele Dickerson
Ms. Audrey Heyman Rooney
Mr. and Mrs. Donald R. Rose
Ms. Kenney S. Roseberry
Mr. Daniel Rowland
Mr. Chester Salisbury
Mr. Arthur Salomon and
Ms. Simone Salomon
Mr. and Mrs. Rob Samuels
Mr. and Mrs.
Russell H. Saunders
Dr. and Mrs. James F. Sautter
Ms. Catherine Savage
Ms. Martha B. Schlegel
Mr. and Mrs.
James H. Schrader
Dr. and Mrs. Barry Schumer
Ms. Jean Scott
Mr. and Mrs. Brooks Scudder
The Very Reverend and
Mrs. Robert L. Sessum
Mr. and Mrs. James L. Shane
Mr. and Mrs. William Shaver
Mr. and Mrs.
James S. Shropshire
Mr. and Ms. J. and
Judith Simpson
Ms. Melanie Simpson
Mr. and Ms. Larry Smith
Ms. Phyllis Spears
Mrs. Miriam Stambaugh
Mrs. Julia Duke
Henning Stanton
Ms. Helene Steene
Mr. and Mrs. Douglas Stephan
Ms. Milly Stewart
Mrs. John Stewart and
Magdalene Karon
Mr. and Mrs. John Stites III
Mr. and Mrs. Jordan Strickler
Ms. Kay Rucker Strohl
Mr. and Mrs.
William R. Strong
Mr. and Mrs.
William R. Sutherland III
Ms. Eleanor B. Sutter
Mr. and Mrs. Cliff Swauger
Ms. Marilyn P. Swinford
Mr. John William Tackett
Ms. Nancy Talbott
Mrs. Jim and Bonnie Tanner
Ms. Fran Taylor and
Mr. Tom Cheek
Dr. and Mrs. Dirk B. Thacker
Dr. and Mrs. John Thelin
Ms. Robin Theime
Mr. and Mrs. Dale B. Thoma
Dr. and Mrs.
John H. Thomas, III
Mr. Bill Thomason

Mr. Franklin D. Thompson
Ms. Gwen Thompson
Mr. and Mrs.
C. Matthew Tierney
Ms. Joyce F. Toth
Mark and Wendy Trivisonno
Mr. Ernest M. Trosper
Mr. and Mrs. Daniel G. Tudor
Ms. Marilyn Turner
Dr. and Mrs. Jeffrey Tuttle
Mr. George Van Meter, Jr.
Mrs. Isaac C. Van Meter, Jr.
Dr. Woodford S. and
Dorothy Van Meter
Ms. Mary Vaughan
Ms. Diane C. Wachs
Mr. and Mrs.
Wayne A. Waddell
Ms. Marian Wahlgren
Dr. Wilma J. Walker
Ms. Elizabeth Hunt Wallace
Mrs. Gary R. Wallace
Mr. W. Grady Walter II and
Ms. Melissa Kirtley
Dr. and Mrs.
J. Sloan Warner, Jr.
Mr. Lowry Rush Watkins, Jr.
Tom and Deborah Westerfield
Dr. and Mrs.
William B. Wheeler
Mr. Lynn Williamson
Ms. Miriam G. Wilson
Ms. Jane K. Winegardner
Mr. Joseph Winhusen
Mr. and Mrs. John Winters
Mr. and Mrs. Robert Wiseman
Mr. and Mrs. Bryan Wolfe
Dr. Nancy Wolsk
Dr. and Mrs. Glenn Womack
Ms. Jeanne R. Woodberry
Mrs. Miriam L. Woolfolk
Ms. Judy Worth
Mrs. Isabel M. Yates
Mr. and Mrs. Tom Zentall
Ms. Stephanie Zingale

New Members
Since October 2018
Ms. Phyllis Allebach
Ms. Whitney Allen
Ms. Liz Ballard
Mr. David Bazner
Ms. Pam Bryon
Ms. AubrieAna
Chenault-Brand
Ms. Patricia Cole
Ms. Laura Combs
Mr. Nathan Cornett -
Joined by Plaque
Ms. Rebecca A. Davis
Mr. and Mrs. Pat Davis
Ms. Amanda Donnelly
Mr. James Dougoud -

Joined by Plaque
Mr. and Ms.
David and PK Elpern
Ms. Meredith Etchison
Mr. Rich Fern
Mr. Ted Fiedler and
Ms. Sigrid Suesse
Ms. Susan Fischer
Ms. Georgetta Gatewood
Mr. Michael Godbey
Ms. Mary
Hensley Greenwell -
Joined by Plaque
Ms. Stacy Greer
Mr. Jon Hall -
Joined by Plaque
Duncan Tavern -
Kentucky Society DAR
Unitarian Universalist
Church of Lexington -
Joined by Plaque
Mr. Davis Hunt
Ms. Hannah Jamison and
Mr. Russell Waddell
Mr. and Mrs. Will and
Leatha Kendrick
Ms. Julia Kersey
Ms. Hannah Legris
Mrs. Hannah Maple
Mr. Joseph Markham
Mr. Ralph Martino
Mr. Frank and Mina Mattone
- Joined by Plaque
Mr. Stephen and
Ms. Rebecca McCauley -
Joined by Plaque
Ms. Anne McGee
Mr. Jonathan McKnight
Mr. Justin McNeil
Mr. Andy Mead and
Ms. Pace Cooke Emmons
Ms. Victoria Meyer
Ms. Jennifer Miller
Mr. Justin Morris
Mr. Scott and
Ms. Kari Muessig -
Joined by Plaque
Ms. Kay Reis
Ms. Charlotte Rice
Ms. Trish Smith
Mr. Nicholas Solon -
Joined by Plaque
Mr. Brian Stortzum -
Joined by Plaque
Ms. Erika Strecker
Mr. Doug and
Ms. Esther Tattershall -
Joined by Plaque
Mr. and Mrs. Bryan and
Melissa Tipton -

Joined by Plaque
Ms. Katelyn Wiard
Ms. Isabella Yunker
Honorariums and Memori-
als Since 2018
Our Gratitude for Gifts
Given in Honor:
Kent and Cathy Pleasants
by Ms. Ann Sturgill
Jackson Osborne
by Network for Good
Facebook Campaign
Sheila Ferrell
by Woman's Club of
Central Kentucky
Tony and Ms. Anne O'Hagan
by Mrs. John W. Garden
Joe and Linda Bark
by Eric and Becky Johnson
Terry Foody
by PEO Chapter AM KY
David and Whitney Smith
by James and
Margaret Smith
Jon Carloftis
by Owl Creek Garden Club
Anchorage Garden Club
Anchorage Botanical
Society
Christie Angel
Hopemont -
The Hunt Morgan House
by The Hunt Family
Alexander Hunt
Davis Hunt
Thomas Hunt
Jessica Hunt Kremer
Alex Hunt North
Elizabeth Hunt Wallace
Historic Downtown
Walking Tour
The Garden Fund
Christie Angel
Joe and Linda Bark
William Carey
Down to Earth Garden
Club, Inc.
John and Carolyn
Hackworth
Janette and Mike Heitz
Gay Reading



BLUE GRASS TRUST
Advisory Board

John Hackworth, Chair
Clyde Carpenter
Richard DeCamp
Ann Garden
Barbara Hulette
Nancy Iliff
Zee Faulkner Kurfees
Gloria Martin
Jim McKeighen
Mike Meuser
Tom Moore
Maureen Peters
W. Gay Reading
Sharon Reed
Dan Rowland
Craig Potts, SHPO

In Memoriam:
H. Foster Pettit



Preservation Month, May 2020

Preservation Month began as National Preservation Week in 1973, but in 2005, the National Trust for Historic Preservation extended the celebration to the entire month of May. Now Preservation Month provides preservationists worldwide an even greater opportunity to celebrate the diverse heritage of places and cultures. Due to the unprecedented circumstances surrounding COVID-19, this year the Blue Grass Trust kicked off Preservation Month virtually with a tour of Latrobe's Pope Villa in celebration of Benjamin Henry Latrobe's birthday, which conveniently happens to be

on May 1st. The BGT continued to digitally advocate for preservation throughout May with social media posts and e-blasts featuring our favorite historic structures, resources, DIY preservation projects, fun polls for BGT members and followers to share their preservation opinions, and brief essays about our historic properties during uncertain times. Check out our Blue Grass Trust Facebook page www.facebook.com/BlueGrassTrust or sign-up for our e-blasts by contacting us at info@bluegrasstrust.org to share in the fun! 🎉

BGT Annual Fund *One month remains for 2019-20*

An inflow of gifts and funds is critical for the sustainability of the Trust as, unlike many non-profits, BGT relies completely on the support of private individuals and organizations and receives no funding from government grants.

The Blue Grass Trust undertakes an Annual Fund drive, which generally runs from autumn through the end of our fiscal year in June and is crucial to the Trust work for covering much of our day to day operation and programs that support education and advocacy throughout the year. For example, thousands of citizens participate each year in our award-winning deTours program, which is free and conducts guided tours of historic buildings in Lexington and the broader Bluegrass.

For those who have already given, we appreciate your generosity which will allow the Trust to continue to

fulfill its mission of historic preservation. For those who can give or give again, please do so as the pandemic has put pressure on every facet of our economy, including non-profits. The BGT Board and staff are working hard to ensure all resources available are used as effectively as possible and are adapting the Trust's activities to new environmental requirements.

The fund remains open for donations at any time during the year. To make a donation, use the enclosed donation envelope, or online, go to www.bluegrasstrust.org and in the instructions section designate your gift for the Annual Fund, or just give us a call at 859-253-0362.

Again, thank you for your generosity and for all you do to help preserve history! 🎉

Historic Districts (*H-1 Overlays*) to the Rescue!



There's a new H-1 (local historic district) in town! The neighborhood across from Baptist Health on the west side of Nicholasville Road is now known as the Pensacola Park Historic District, Lexington's 16th local historic district. This new district extends all the way from Nicholasville Road west to the railroad tracks. It goes almost to Southland Drive, stopping with Goodrich Ave. on the south side, and almost to Cherokee Park, stopping with Suburban Court on the north side. Cherokee Park, definitely a historic street but not locally designated, is now buttressed on both sides by locally designated H-1 historic districts: Pensacola Park on the south and Seven Parks – so designated in 1997 – on the north.

request to allow this unobtrusive structure to be replaced by eight townhouses put the neighborhood surrounding it on a path that led to the creation of Lexington's newest historic district. Leaders of the Pensacola Park neighborhood say this

“Being designated a historic district is not a casual undertaking, but for just a year’s work it returns decades of protections and rewards. Not a bad investment!”

zone change request started discussions among neighbors about applying for the H-1 designation. (The building at 1847 Nicholasville was demolished shortly before the H-1 was approved.)

Neighborhood leaders had to overcome objections from not only a few property owners, but with objections from several members of the Urban County Council, to achieve its H-1 designation. This process includes inventorying the property owners and the properties themselves. Then this request is voted on by the Board of Architectural Review, the Planning Commission, and the Urban County Council; sometimes more than once.

Being designated a historic district is not a casual undertaking, but for just a year's work it returns decades of protections and rewards. Not a bad investment! (The late 3rd District Councilman, Jake Gibbs, played an important role in shepherding this designation through the Urban County Council.)



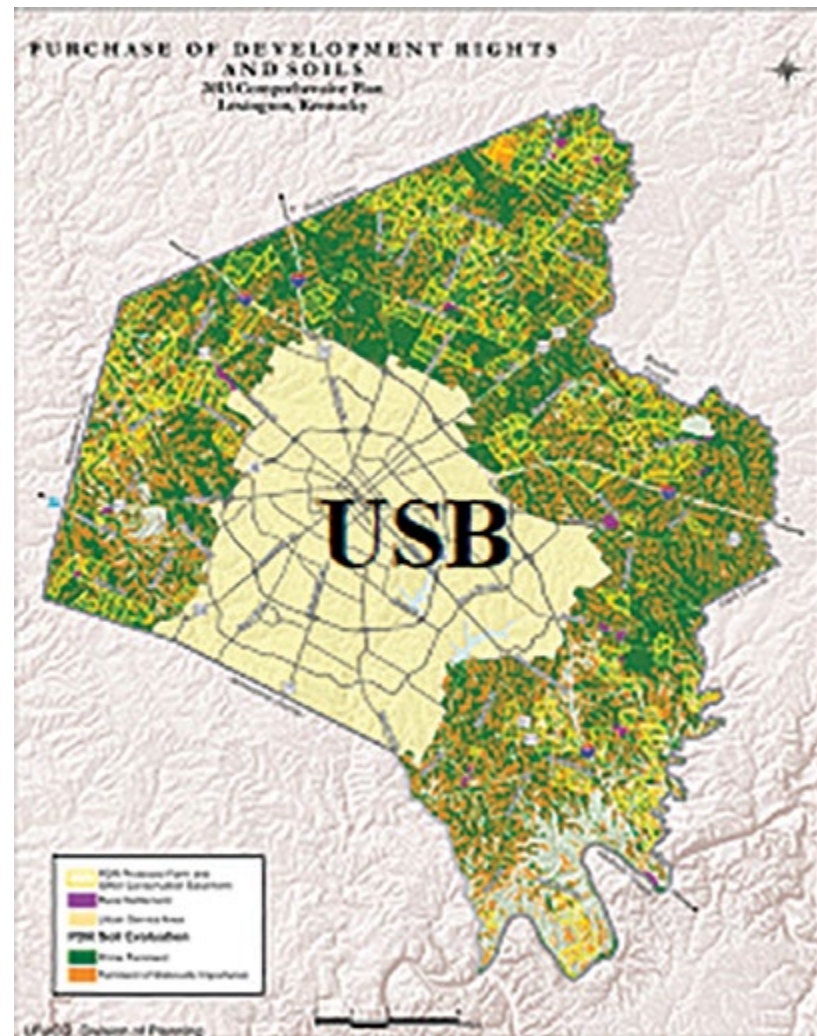
Lexington's Historic Districts

- Ashland Park
- Aylesford
- Bell Court
- Cadentown
- Constitution
- Elsmere Park
- Fayette Park
- Gratz Park
- Mulberry Hill
- Northside
- Pensacola Park
- Seven Parks
- South Ashland/ Central Avenue
- South Hill
- Western Suburb
- Woodward Heights

Continued on page 16

The BGT has noticed a recent trend in several of Lexington's well-kept but unprotected 20th century neighborhoods. Buyers purchase property with a house that was original to that neighborhood and in keeping with the neighborhood's architecture. The new owners then demolish a perfectly good dwelling. The demolition might be to extend an adjacent property owner's yard; but more often it is to build a new house that may or may not fit in with its surroundings, but that the buyers think will better meet their needs. If it is in an area zoned for low density residences, a buyer may seek to rezone the property to a higher density to build apartments, or request commercial zoning to allow for a business. Whatever occurs, the surrounding neighborhood is changed forever. It might be for the better, or it might be for the worse; but it is changed nevertheless. The advantage of locally designated H-1 historic districts is that an added layer of approval by professionals - following carefully created guidelines - serves to ensure that any changes will protect the heritage of historic neighborhoods. Without a historic district designation, there is little a neighborhood can do to protect itself from the whims of the owner next door, or a developer from across town.

The newly adopted Comprehensive Plan for Fayette County is focused on increasing density in the part of the county inside the Urban Service Boundary (USB), and severely limiting development outside of the USB. The USB was the first of its kind in the country when it was established in 1958. Even then, our city



“Unless this area (referred to as Southern Heights) that includes Tahoma and Shady Lane gets H-1 protection, it is threatened – not just the Nicholasville Road portion, but the whole district as well. That would be a shame.”

leaders appreciated the unique qualities of our rural areas and the need to protect them. The USB serves three purposes: It makes supplying support services such as roads, sewers, water, electric and gas more efficient by concentrating them inside the USB; it controls urban sprawl by eliminating disjointed spot development in rural areas; and it provides a major tool used to protect one of the Bluegrass's unique features – its incredibly fertile farmland as symbolized by the world renowned horse farms. To visitors, these horse farms define Central Kentucky.

Here we are, sixty-two years later, and we are starting to see the limits of land available for development within the USB. In recent years, Lexington has demonstrated that it is even more committed to not moving that protective boundary. But most — or at least many — agree that a prosperous city needs to continue to grow. To rectify these seemingly opposing objectives, the Comprehensive Plan strongly recommends significant increases in development density

within the USB. One of its focuses is to increase high density residential and commercial development along heavily traveled major roads. Those roads include Nicholasville Road.

The west side of this part of Nicholasville Road was mostly saved by the creation of the new Pensacola Park Historic District. But across the street, the pleasant residential stretch of houses on the east side of Nicholasville Road running south of Baptist Health to Edgemont is already under attack. An owner has requested approval to convert one of those residential properties into a non-residential zone for an office building. There will be others. Unless this area (referred to as Southern Heights) that includes Tahoma and Shady Lane gets H-1 protection, it is threatened – not just the Nicholasville Road portion, but the whole district as well. That would be a shame. 🙄

BGT's Heritage Society Enjoys Visit to Colonial Home



Colonial Home, the restored residence of Lisa and Pope McLean, Jr. and their three children

Lisa and Pope McLean, Jr. graciously opened their historic home to the Blue Grass Trust's Heritage Society members on Sunday, March 31, 2019. It was a special treat to see this grand, well-proportioned Greek revival country home, which has been meticulously restored by Pope, a BGT board member, and wife Lisa. Restoration of historic properties seems to be an avocation for Pope. Since his college days, he has been involved in numerous projects to revitalize old houses. While he admits that he isn't finished working on Colonial Home, he also has another restoration project in progress on a circa 1815 home on nearby Crestwood Farm, the McLean family-owned horse farm.

Pope and Lisa's residence, by most accounts, is attributed to master architect John McMurtry. It was built in 1841 for Levi Prewitt, who called the property "Cave Hill" in reference to a cave located near the house. More recently it has been called Colonial Home, which is the way Clay Lancaster refers to it in *Ante Bellum Houses of the Bluegrass*. Lancaster compares it favorably to other McMurtry homes in the region.

When the McLeans began their restoration work, the house had been uninhabited for nearly 30 years. There were no upstairs ceilings, no kitchen or modern plumbing and an antiquated electrical system. Abundant wildlife had taken up residence inside. As the renovation continued, Pope and Lisa found themselves facing a hard deadline: the impending arrival of their second child. They were able to beat the arrival of their son Mac by two weeks!

They moved in with a new kitchen and electrical systems in place, but with many missing finishing touches. There were no door knobs and no knobs on the kitchen cabinet doors, for example, and only one and a half baths. Only later, in 2007, did they add an addition which incorporates the old outdoor kitchen into the rest of the house.

Colonial Home was the property of the Hamilton family for most of the 20th century. The Blue Grass Trust became acquainted with

this family in 2006 when Jane Hamilton Blachly left \$501,000 in her will to the Blue Grass Trust. She had grown up in the house in the 1930s and 40s. Pope and Lisa received letters from Mrs. Blachly not long before her death, telling some of the history of the house and praising the McLeans for the wonderful work they were doing to restore her old home place.

Much of the Heritage Society visit was spent in the dining room where guests enjoyed a delicious array of food, from canapés to cookies, as they chatted and shared stories of their connection and involvement with the BGT. Pope answered questions, describing some of the challenges encountered in the process of bringing the grand home to life again. The living room has 14-foot ceilings, refinished poplar floors and beautiful furnishings. Between the rooms are massive hinged doors that measure 9.5 X 4.5 ft. and are most impressive!

John Hackworth briefly discussed the importance of the BGT's Heritage Society, which provides important stability and longevity to the mission of the Trust. Some Heritage Society members have left fixed sums in their wills, while others have left a percentage of their estates. Some have left stocks, bonds, or real property (all of which would be sold), and still others have purchased life insurance policies with the Trust as the beneficiary. With sound professional investment guidance, these funds provide a foundation for the Trust and demonstrate to the community and the state that the 14th oldest non-profit



Heritage Society members around the dining table at Pope and Lisa McLean's Colonial Home. Notice the massive door between the dining room and the front parlor.

preservation organization in the country has strong financial underpinnings.

To thank the McLeans for their generosity, the Trust presented them with two bottles of Chateau-Neuf du Pape (New Castle of the Pope), which seemed incredibly apropos! On behalf of the Community Preservation and Education Committee, John presented them with a bronze BGT plaque to adorn the front of their historic Colonial Home. 🙌

If you are interested in remembering the BGT in your estate planning, you may contact John Hackworth or Jackson Osborne at info@bluegrasstrust.org or by calling (859)253-0362.



Heritage Society Members

- Clyde Carpenter
- Ms. Linda Carroll
- Mr. and Mrs. Richard DeCamp
- Dr. and Mrs. Elvis Donaldson
- Janie Fergus and John Meyers
- Mr. and Mrs. Joseph C. Floyd
- Mr. and Mrs. John Hackworth
- Ms. Liz Harper
- Mrs. Gail H. Hart
- Mrs. Barbara Hulette
- Mr. and Mrs. David Jaquith
- Mr. and Mrs. William Johnston
- Mrs. Zee Faulkner Kurfees
- Mr. and Mrs. Robert E. Milward
- Mr. Jim McKeighen
- Mr. Tom Moore
- Dr. and Mrs. William N. Offutt
- Mr. N. Gregory Pettit
- Mr. Gay Reading
- Mrs. Sharon Reed
- Dr. and Mrs. Daniel Rowland
- Mr. David Stuart
- Prof. and Mrs. John R. Thelin
- Ms. Joyce Vanlandingham
- Mr. and Mrs. William T. Young, Jr.

Lucy Jones: Champion of Mid-Century Modern

Lucy Jones lives in a mid-century modern house and is in the process of restoring a mid-century restaurant, so ask her to name her favorite Lexington buildings from that era and she doesn't hesitate. At the top of the list is the Paul Miller Ford dealership at New Circle and Winchester roads. "By far," she says. "That parabolic roof! There were several examples of similar buildings around the nation and sadly that's one of the few that have survived." For No. 2 she chooses Indi's Restaurant, a fast-food place on North Broadway that proclaims itself to be the "Home of Spicy Chicken."

Then she switches to something that's no longer with us. It's not a building. It's the rotosphere, the revolving star-like feature that once sat atop the sign for the Catalina Motel at New Circle and North Broadway. "I was heartbroken when I drove by and noticed it had been taken down," she said. "I think they made 100 of those and there are only four functional ones left. I travel to see that sort of thing. If the Catalina had been able to fix it up, I think it would have been great for mid-century modern tourism in Lexington."

Unfortunately, the list of things those tourists won't be able to see is growing. There was, for example, the People's Bank, a jewel of a building with turquoise glazed brick and a zig-zag roof. Jones was involved in the three-year effort to move it out of harm's way, but it ended up as a pile of rubble beside South Broadway. The same fate befell the Wenner-Gren research lab on Rose Street, where NASA conducted some of its early research. It came down as part of the demolition of several University of Kentucky buildings designed by Ernst Johnson, a member of UK's engineering faculty and a master of modernist design.

The Blue Grass Trust continues to be an advocate for the Commonwealth Building, a former government building at the corner of West High and South Upper streets on the edge of the South Hill Historic neighborhood. When the historic district was established four decades ago, the Commonwealth Building did not qualify as "contributing" because it was not yet 50 years old. It now is well past that mark.

Lexington has learned to cherish its older historic

buildings. Look, for example, at the city's 16 historic districts, or the excellent adaptive reuse of the century-old Fayette National Bank building on Main Street, which now is the 21C Museum Hotel, or the center-of-town masterpiece now known as Courthouse Square.

But Lexington still is grappling with how to deal with its newer historic architecture. Buildings, especially commercial structures, that date from the Modernist period of the 1940s, '50s and '60s are old enough to meet the requirement of being historic, but often seen as not checking the boxes of what historic architecture should look like. "That's the irony," Jones said. "People don't understand that these buildings won't be allowed to be 100 or 200 years old if they're knocked down when they're




Lucy Jones in her mid-century modern home decorated in era-appropriate décor.

50, so we won't have that legacy anymore."

Jones has restored a half dozen houses, dating from the 1920s to the 1960s. Her current home, in the Eastland area, was built in 1966. She bought it three years ago when it was in sad shape and considered a teardown. It is a classic mid-century modern design, with open areas and large windows on either side

of the double front doors. It had been subjected to an unfortunate remodeling. She has been careful in choosing materials for the restoration. When she was not sure what the original bathroom tile looked like, she found a tile that had been in continuous production since the 1960s.

Jones has not been able to find out who designed the house, but says it looks as if it was patterned on the thousands of mid-century modern tract homes that developer Joseph Eichler built in California in the 1950s and '60s. Those houses are quite popular today. Jones is in the process of closing an online vintage clothing business to devote more time to her next project—restoring a 1950 building on Winchester Road that originally had been an ice cream store and most recently was a restaurant named Great China. She plans to turn it into a vegan restaurant. The challenge, she said, is bringing the building up to code without ruining its mid-century charm.

Jones says she has always been captivated by the charm of that architectural period, as well as other aspects of that time in our nation's history. "It was an era of so much optimism and so much spirit that people started thinking outside the literal box," she said. "The whole design concept just creates a feeling of harmony, which I find very comforting." 

"People don't understand that these buildings won't be allowed to be 100 or 200 years old if they're knocked down when they're 50, so we won't have that legacy anymore." — Lucy Jones

The Woman's Club of Central Kentucky: Portraits of Time

Buildings are built of brick and mortar, but the people who pass through them transform a building into a home.

All buildings represent a moment in time and its people give it life through their own unique contributions as time passes. This is why the Woman's Club of Central Kentucky (WCK) and Blue Grass Trust (BGT) marry together so beautifully. WCK has been filling the walls of what is now known as the Dr. Thomas Hunt Morgan House with beautiful people since 1894 and BGT since 1955. Our walls are painted with the legacy of many great women who make this building a portrait of time worth preserving.

Last year, our country honored the brave Americans who fought at D-Day 75 years ago. It brings to mind the testimony of ordinary people who do extraordinary things, some of whom are women that have painted our walls with their story. Today I'm glad to share three of them with you: Helen Evans, Laura Clay and Madeline McDowell Breckenridge.

Helen Evans was born in 1920 and is a University of Kentucky graduate. She was teaching home economics at Versailles High School when she applied and was accepted to the newly created Woman's Army Corps Officers Candidate School. She was in the first group of Kentucky Women accepted and at 21 was the youngest. She is as vibrant today as I imagine her being then, 99 years young and full of life, joy and energy, and looking forward to becoming a centenarian on June 11, 2020!

Helen trained in army food service and served as the Office of the Quartermaster General inspector for stateside WAC mess halls. By early 1945 she was assigned to the European Theatre of Operations with



From L to R - Helen Evans, Donna Price, WCKC president, and Jane Bryant whose husband is Ron Bryant, Director of Ward Hall Preservation Foundation in Georgetown, Kentucky.

the Office of the Quartermaster General outside Paris. At the war's end, she was working along the banks of the Rhine, where she fed German prisoners of war.

"Our walls are painted with the legacy of many great women who make this building a portrait of time worth preserving."

After the war, Evans was a senior training officer for the Veteran's Administration in Louisville until 1951. She held a number of posts in Frankfort, including director of the Lieutenant Governor's Mansion and director of the state meeting house. She has served as an executive officer of the Kentucky Mansions Preservation Foundation and the Mary Todd Lincoln House since 1985. She is a member of the

DAR. Helen was inducted into the Kentucky Veteran's Hall of Fame in 2018.

Laura Clay was born in 1849 and was educated at Sayre School in Lexington, Kentucky, Mrs. Sarah Hoffman's Finishing School in New York City, the University of Michigan, and the University of Kentucky. Laura is the co-founder and first president of the Kentucky Equal Rights association. She was also a leader in the Women's Suffrage Movement.

Madeline McDowell Breckenridge was born in 1872 and grew up at Ashland. Like Helen and Laura, she was also educated at the University of Kentucky. Madeline helped with the passage of the 19th amendment granting women the right to vote in 1920. She helped establish the Juvenile Justice System in Kentucky in 1906 along with other child labor issues. Her portrait today is permanently displayed at the Kentucky State Capitol.

I read Mrs. Scovells Inaugural Address for WCKC often. I believe it is more relevant today than when she addressed our first meeting in 1894. "This club is a movement of women for women, not for a woman against a man, but for the intelligent woman against the ignorant woman... The disciplined woman against the untrained woman... The tactful against the indiscreet... The judicious against the capricious... She is busy, philanthropic, prudent and forethoughted... She opens her mouth with wisdom and her tongue is the law of kindness... Wisdom that results from the blending of knowledge ... Grace that comes from universal courtesy... The easy assurance of those not afraid of committing a blunder."

To have people of this caliber as members of WCKC speaks to the quality of our club and its lasting legacy. WCKC has been and continues to be painted by the most remarkable women. This is why we assemble together, to make a lasting difference in the lives of our members, community and our country. We thank BGT for helping honor our past and look forward as we write many more stories for our future!

Donna Price, President 2019-2021 

Bourbon and Brews on Broadway 2019



Known for being a party of historic proportions, the Blue Grass Trust's annual Bourbon and Brews on Broadway (BBoB for short) was once again held on July 21st 2019. A party that many consider being the celebration of the summer and so funky that each of the last three years we've had at least one member of Earth, Wind, and Fire in attendance. That is the elements, of course.

When we held our first BBoB back in 2017 it was fire. The BGT campus, spanning two historic properties—the Dr. Thomas Hunt Morgan House and Hopemont, the Hunt-Morgan House—proved to be the perfect venue for party true to its title! However, it was the hottest day of the year, but we didn't let that stop the party: we kept it cool with plenty of shade and the big fans. And then in 2018, we had wind, but not even thunderstorms can slow us down, and the guests can attest to that! When the rain threatened to pour, we didn't let it dampen our spirits: we took the party inside of our spacious Dr. Thomas Hunt Morgan House, which is both the BGT's headquarters and



available event space! And for last year, it was earth's turn with a perfectly cloudless sunny summer day.

Of course, just because the weather was beautiful that didn't mean we were going to let it ruin our good time. Joined once again by our fabulous presenting sponsors Jon Carloftis Fine Garden Design and Makers Mark Bourbon with the addition of our friends at Longwood Antique Wood and West Sixth Brewing, BBoB was again the place to see and be seen. Guests feasted on delicious summer classics prepared by Catering by Donna, and enjoyed Maker's Mark cocktails inspired by some of central Kentucky's most iconic historic buildings and plenty of local craft beer from West Sixth.

If guests couldn't be found enjoying the grounds of the historic BGT campus, they could likely be found ogling over and bidding on our premier silent auction items that featured theatre packages, including Studio Players and Woodford Theatre; dinner with Lexington firefighters and



a fire truck ride at two of Lexington's historic fire stations; a private tour of Crestwood Farm; a private tour with Brady Barlow of West Sixth Brewing; and lots of Bourbon and Brew based baskets. Sponsors included Evans Gourmet Food, Kentucky Beer Cheese, and Ale-8- One.

If not enjoying the grounds, folks were likely out on the dance floor spellbound in a perpetual state of dance to Lexington's own Joslyn and the Sweet Compression. A wild live auction during the intermission from the dance floor featured such items as a trip to France, a private tour of Maker's Mark, and the ever-restocked staple of BBoB's wheelbarrow of booze.

Yes, once again, BBoB lived up to its reputation as the party of the summer, sending guests off with laughs, quenched palates, sore feet, and fond memories that left everyone looking forward to when we will do it all again.



Mid-Century Night's Dream



This past summer the Blue Grass Trust had a groovy time as we celebrated the historical importance of the style of mid-century modern architecture at our Mid-Century Night's Dream fundraiser. The evening's festivities were hosted by the Marvelous Miss Lucy Jones, who serves on both the BGT's Board and as chair of our deTours committee. The ultra-modern architecture of Lucy's 1960s residence with its exquisite period furnishings made for the coolest venue. And like the style of the home itself, so were the guests. Skinny ties, mod shifts, chunky jewelry, pants with pleats, and other vintage vestment were worn by party goers. Amongst those in attendance included special guest Mr. Charles Phoenix, the beloved pop culture humorist and television personality who the Los Angeles Times calls "The King of Retro," who performed a sold-out show at the Kentucky Theater the following evening.

To say the party was out of sight would be an understatement. A fabulous time was had by all as we enjoyed the tunes of the bygone decade from Mr. Lee's turntables, sipped tiki drinks prepared by Lexington's renowned mad scientist and mixologist Tiki Bobby, dined on fun and delicious vegan finger foods, and toasted alongside each other the preservation of our mid-century modern buildings.



2020 Antiques & Garden Show

Renowned for southern charm and quality dealers, the Blue Grass Trust for Historic Preservation's 35th Antiques & Garden Show (AGS) March 6-8, 2020 in Lexington was a fun and successful event in every way! The event started with the Gala Preview Cocktail Party on Thursday evening, March 5, featuring cocktails, a delectable array of gourmet food by Catering by Donna, and valet parking. A fundraiser for the BGT's preservation work in Central Kentucky, this three-day show has become a regional draw. We welcomed thousands of guests to the 2020 show at the Kentucky Horse Park's Alltech Arena, which featured 80+ quality exhibitors from around the country. We were honored to have Dr. & Mrs. Shailendra Chopra serve as our 2020 honorary co-chairs, and blessed to have BGT board members Geneva Donaldson and Maureen Peters as the 2020 AGS Committee co-chairs. They did an outstanding job. Returning again in 2020, and a big draw, were two Cocktails & Quickfire Seminars, sponsored by Jon Carloftis Fine Gardens and Maker's Mark and hosted by Janice Carter Levitch, Publisher of *The Voice Tribune* and Jackson Osborne of the BGT. We hosted a delicious and different lineup each day, of multiple ten-minute talks from trusted experts on exciting subjects: Design Eye, Plant/Floral, Entertaining, Bar Times, and Practical Home Ideas. Friday's fabulous lineup featured Ann Evans, Thomas McKinley, Benjamin Deaton, and Thomas Bolton. Saturday's spectacular array of experts featured Rob Samuels, Debbie Long, Isabel Ladd, and Ashley Pemberton Herndon. A specialty cocktail was provided each day by Maker's Mark.

Adding to the beauty of the show were designer vignettes by Isabel Ladd, Thoroughbred Design, and Norwalk Furniture & Design by K&T Interiors, and bringing that touch of "spring is in the air" were garden exhibitors Jon Carloftis Fine Gardens, Pemberton's Greenhouses, Three Toads Farm, Etchison and Co. Florist, and Christopher Burkhardt Design. The introduction of the Hopemont Garden Café provided a gorgeous relaxing area, designed by Ben Deaton, providing an opportunity to enjoy a lovely hot lunch and/or delicious cocktail with friends, surrounded by the beauty of the café as well as the show's dealers. Thanks in large measure to Faith Harders, BGT board and AGS committee member, we had a great lineup of complimentary daily lecturers that included Alex Mason, Brooke Pohl, Mel Hankla and Andre Pater. Other 2020 show highlights were the Kentucky Treasures exhibit of the Kentucky Hemp Museum at Hopemont.

The high note of the 2020 show was our stellar keynote speaker – Editor-in-Chief of *FLOWER Magazine*, Margot Shaw, who wowed everyone at Friday's keynote lecture with her stunning style and her charming talk. 🌱



Chris Edwards and Brandt Skirvin at Gala Preview Party



Antiques & Garden Show Co-Chair Geneva Donaldson with AGS committee member Carol Martin



2019 Co-Chairs Beverly and Bill Fortune and 2020 Co-Chairs Shailendra and Kathy Chopra



Keynote Speaker Margot Shaw



Cocktails & Quickfire Co-host Janice Carter Levitch



Flower gown designer Josh Samples with his creation at the Gala



Bruce Reynolds, BGT Board President Janie Fergus, and Larry Smith



Raffle winner Faith Harders with Mel Hankla autographing his book "Into the Bluegrass: Art and Artistry of Kentucky's Historic Icons"



Cocktails & Quickfire panel: Ann Evans, Ashley Pemberton Herndon, Debbie Long, Isabel Ladd, Rob Samuels and Jackson Osborne



Janette Heitz, Holly Wiedemann, Betsy Bulliet among Keynote audience



Alex Mason, Dr. Shailendra Chopra, Margo Shaw, Kathy Chopra, Sarah Mark

BGT Staff

Jackson Osborne
Preservation Outreach Coordinator

Brittany Sams
Historic Preservation Specialist

Rebekah Kirkland
Part-Time Administrative Associate

859.253.0362
www.bluegrasstrust.org
info@bluegrasstrust.org

Design
Miki Wright
dba Egg Design
miki.wright@scrambledegg.com



The Blue Grass Trust
for Historic Preservation
210 N. Broadway
Lexington, KY 40507

NON-PROFIT
ORG.
US POSTAGE
PAID
LEXINGTON, KY
PERMIT NO. 850

For Brittany Sams, the Blue Grass Trust's new historic preservation specialist, the love of outstanding historic architecture grew out of an over exposure to the very ordinary variety.

Sams, 26, was born in Maysville, but her family moved away when she was very young. They lived in a number of places, finally landing in the suburbs of Nashville. Then, when she was 15, the family moved back to Maysville. "The difference between the strip malls of suburban Nashville and the architecture of downtown Maysville was just astounding," she recalls. "It felt more like a place. It felt more real. It was more of a pedestrian experience and not just the car and parking lots I had been used to."

When it came time for college, she chose Asbury University, where she studied English, Greek and art. She also spent a semester studying Shakespeare and literary criticism at the University of Oxford in England. "Again, I had that pedestrian-level experience," she said. "I not only got to ride my bike everywhere, but I got to use architecture that had been preserved for centuries. I wondered why the whole world couldn't be that way."

Knowing a lot about English, Greek, art and even Shakespeare doesn't automatically lead to a job, so Sams set her sights on a graduate degree in historic preservation. She applied to several schools and was offered a Teaching Assistantship at the University of Kentucky.



In 2019, she was awarded a Master's degree in Historic Preservation.

Among her duties at the Trust is working with the Community Preservation and Education Committee. "That's one of my favorite things because it's the live ammunition," she said. "We follow development projects and demolitions that are eventually decided by the Planning Commission and the Urban County Council." She also works closely with Latrobe's Pope Villa Committee as it explores a future for the BGT-owned 1812 house designed by Benjamin Latrobe. "We're really hoping to move forward with that – to let the rubber hit the road – and I'm

hoping to be a large part of it," she said. "I would like for that to define the beginning of my career here." And she is working with the committee that oversees Hopemont, the Hunt-Morgan House.

Sams began working for the Trust in October and packs all those duties and much more into a part-time job. The part-time part works well for her now because she has two young children: Elspeth, 4, and Peter, 1. Her husband Joel is a communications associate with the Council of State Governments. They live in the South Frankfort National Historic District. "It is the kind of house I have always wanted," she said. "It is absolutely the cutest little stone Tudor Revival ever." 