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Save the Dates! Antiques and Garden Show March 8, 9, & 10, 2013,
Gala Preview Party March 7 at the Kentucky Horse Park's Alltech Arena

Plans are well-underway for the BGT's 2013 Antiques & Garden show at the Kentucky Horse Park's Alltech Arena! The 2013 show dates are March 8, 9, 10, with the Gala Preview Party on Thursday, March 7.

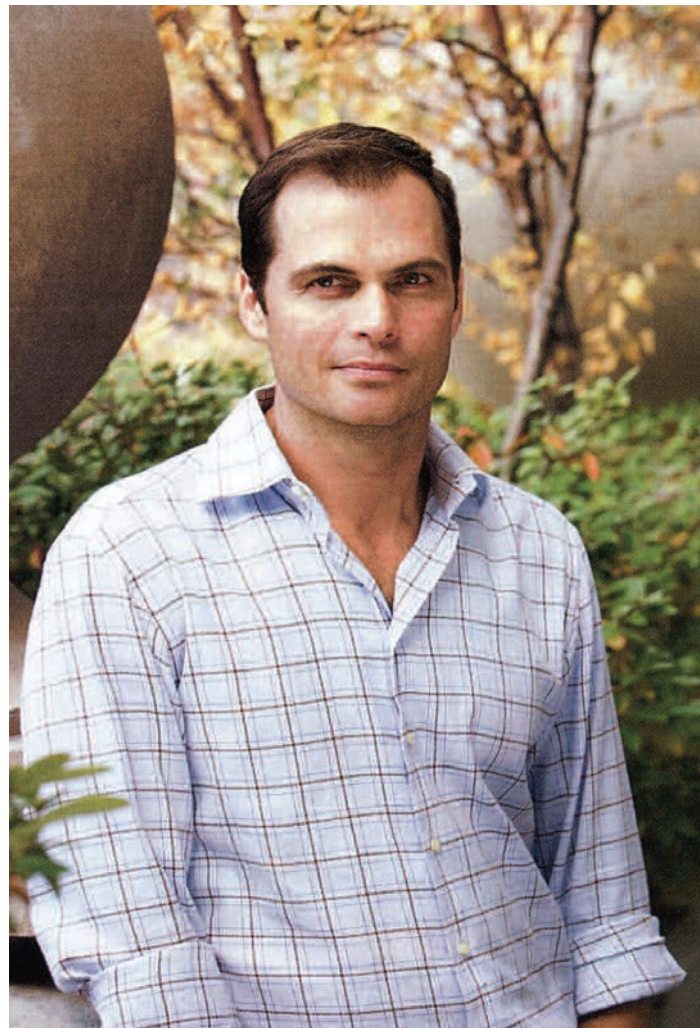
We are pleased to announce our three keynote luncheon speakers will be world-renowned garden designer and Kentucky native Jon Carloftis, Interior Design Hall of Fame designer Laura Bohn, and food experts Christopher Hirsheimer and Melissa Hamilton of Canal House Cook books.

We will again feature a great array of daily complimentary lecturers, a new batch of vintage cars on the Arena floor, outstanding antique and garden booths, delectable food at our Gala and Luncheon lectures, and so much more!

The BGT's 2012 Antiques and Garden Show co-chairs Foster and Brenda Pettit did such an exemplary job, we asked and they have agreed to serve in the same capacity again this year.

We look forward to seeing you again in March 2013 for the best BGT Antiques and Garden show ever!

For sponsorship or ticket information, please call the Trust at 859.253.0362



*Jon Carloftis, 2013 Antiques and Garden Show
Keynote Speaker*



*Barbara Hulette awarded the
John Wesley Hunt Award, for
lifetime service to preservation
in central Kentucky*

BGT's 2012
Historic Preservation
Award Winners
presented June 24th

www.bluegrasstrust.org

PRESERVATION

President's Letter:
H-1 Historic Neighborhoods

deTours: Monthly Visits to
Architectural Treasures

How to Work with Lexington's
Historic Preservation Office &
Board of Architectural Review

Update: BGT's
Plaque Program & Much More!

Matters

Volume 33 | Issue 2
Fall 2012

Cover Photo of Botherum, 341 Madison Place, Lexington, KY, by Peter Brackney



BGT 2012 - 2013 Board of Directors

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Message from our President: Greetings from Market Street

Kentucky has traditionally been a fierce proponent and protector of private property rights. There is absolutely nothing wrong with this tradition. People work hard to acquire property and they have every right to expect that their use of their property will not be adversely affected by unreasonable rules or regulations.

“Unreasonable” is the key word here. The idea that one has an absolute and unfettered right to own and use his/her property without any restrictions has never been the law of this land.

As the United States Supreme Court announced in a 1908 opinion:

We think it a settled principle, growing out of the nature of well-ordered civil society, that every holder of property, however absolute and unqualified may be his title, holds it under the implied liability that use of it may be so regulated that it shall not be injurious...to the community.

But, as Justice Oliver Wendell Holmes said, “The general rule is that while property may be regulated to a certain extent, if regulation goes too far it will be recognized as a taking.” And, if a restriction on property use constitutes a taking, then the Fifth Amendment to the Constitution requires that the property owner be compensated.

So to those of the “Don’t tread on me” persuasion or the “It’s my property and I’ll do what I want” philosophy, I say “right on” but understand that there should and must be limits to that philosophy.

For instance, does anybody really question the



Linda Carroll,
Blue Grass Trust Board President

legitimacy of zoning laws that would prevent a coal burning power generation plant from being plopped down in the middle of the Ashland Park neighborhood? What about allowing a homeowner to raise hogs in his/her backyard on Lansdowne Drive? And, should property owners be allowed to park their boats or trailers in their front yards?

My only point is that we all live with the burdens but enjoy the benefits of appropriate zoning laws that reasonably regulate the use of our properties. I believe that the zoning laws and regulations in Lexington have struck a reasonable balance and have made Lexington a wonderfully livable community.

My only point is that we all live with the burdens but enjoy the benefits of appropriate zoning laws that reasonably regulate the use of our properties. I believe that the zoning laws and regulations in Lexington have struck a reasonable balance and have made Lexington a wonder-

fully livable community. I believe zoning, planning and good governance lead to culture, society and civilization, as evidenced long ago when Lexington was defined as the Athens of the West.

Have you ever visited communities that have no planning or zoning laws or regulations? You might find three nice residences sandwiched between a service station and a fast-food restaurant. There may be no curbs, gutters or streetlights and each piece of commercial property might have multiple ingress and egress points, further congesting an already congested and haphazard traffic flow. Advertising signs of every shape and size clutter the landscape. Without question, each individual property owner is doing just as they want to do with their property but the overall effect is negative and “injurious to the community.”

This leads me to a discussion of the current effort by the South Ashland Neighborhood Association to expand the H-1 overlay. In initial meetings of residents of this beautiful neighborhood, it appears that a majority of the residents support the inclusion of more property in the South Ashland H-1 district. Understandably, some owners of property in this neighborhood are concerned about the restrictions that will be placed on their property. In the last edition of *Preservation Matters*, we answered twenty questions about the H-1 process and what it means to own property in an H-1 overlay. The gist of the H-1 overlay regulations is to impose reasonable restrictions on the alterations that can be made to the exterior of the properties in order to maintain and preserve the historic integrity of the entire district.

People have acquired homes in the Ashland Park neighborhood because they find these homes and the entire neighborhood to possess some universal but unique quality that has been preserved since its creation in the early 1900’s. They may not be aware that the famous landscape architects, Frederick Law

Olmstead (Senior and Junior) designed the neighborhood. But, they know it is a special place and want to retain its unique characteristics for decades and generations to come. It can hardly be argued that the establishment of other historic districts in Lexington has been anything other than a resounding success. Current citizens and visitors alike marvel at these 14 little pockets of history and architectural integrity (1,851 structures). Almost without exception, the property values within these historic districts have increased or at least maintained while the overall market for real property has declined.

But, it does not mean that these neighborhoods remain completely unchanging or stagnant. There are great examples within almost every historic district of creative and distinctive new buildings and additions to existing buildings which have been woven into the existing historic fabric. It might surprise people to know that Lexington’s historic preservation office and the Board of Architectural Review discourage the construction of copycat or “faux historic” buildings or additions within historic districts.

I hope that the residents of Ashland Park are given a fair hearing before each and every governmental body that must review and approve of their application for historic district status. I understand that there are naysayers who simply do not think that it is appropriate to impose restrictions on property owners who are not in favor of those restrictions. However, as I have tried to explain in this editorial, everyone lives with certain restrictions and those that are imposed on properties within other Lexington historic districts have proven to be fair, reasonable and successful.



The Blue Grass Trust Heritage Society

The Heritage Society is a special group of individuals who made a commitment to the future of the Blue Grass Trust for Historic Preservation by naming the Trust as a beneficiary in their wills or whose estates include gifts, revocable or irrevocable, to the Trust. All too often such gifts go unrecognized because they come at the end of the donors’ lives. The Heritage Society was created to honor these individuals for their generosity and support. Their patronage enables the Trust to continue its mission of education, service and advocacy. Please consider including the BGT in your estate planning and join the growing number of those whose legacies benefit the Trust. For more information please call us at (859)253-0362.

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Previous BGT deTour Sites

2011

January - Table Three Ten Restaurant, deTour & Afterhour

February - Gray Construction; Afterhour at Portofino

March - Walking deTour: historic Western Suburb; Afterhour at The Grey Goose

April - Preview of Shorty's, The Urban Market; Afterhour at Bluegrass Tavern

May - Latrobe's Pope Villa, Grosvenor Ave: A Celebration of National Preservation Month

June - Maxwell Place; Afterhour at Hugh Jass Burgers

July - Lexington Opera House; Afterhour at Blue Agave

August - Walking deTour: historic East Third Street; Afterhour at Atomic Cafe

September - Historic Carriage Houses in Gratz Park; Afterhour at Metropol

October - "Spooktacular" deTour of Bodley-Bullock House, Old Morrison, & Gratz Park Inn; Afterhour at Jonathon's

November - Institute 193 art gallery; Afterhour at le Deauville

December - Bellini's: Our First Upstairs/Downstairs deTour; Afterhour at Bellini's



Jason Sloan, Historic/Preservation Specialist for the BGT, welcoming guests to the July deTour, on the steps of Mulberry & Lime.

Over the last year and a half, the Blue Grass Trust deTours program has opened the doors to a great array of historic places in Lexington to well over a thousand people. BGT deTours is a program celebrating the Bluegrass' heritage and redevelopment projects by providing unique tours of historic locations that people might not normally get to visit. BGT deTours are held the first Wednesday of every month at 5:30 pm (except on holidays) and are free and open to the public.

A list of every deTour since the program's inception can be found in the sidebars of this article. A recent, popular BGT deTour was a walking tour of Constitution Street, located between Limestone and Martin Luther King, Junior Boulevard, in celebration of Independence Day. Because of the holiday, the deTour was on Monday, July 2. Residents Van Meter Pettit and Linda Blackford led the tour which met at the store Mulberry and Lime and concluded with an Afterhour of socializing at Columbia's Steakhouse on the corner of Limestone & 2nd Streets.

Our deTour committee is co-chaired by Mollie Eblen and Jason Sloan, and members include Peter Brackney, Brandon Warren, Rachel Alexander, Griffin Van Meter, Amelia Martin Adams, Will Adams, BGT board member



July's deTour featured seven properties in the Constituion Historic District.

Pamela Perlman, and Executive Director Sheila Omer Ferrell.



If you would like to volunteer or want information on upcoming deTours, please let us know via email @ info@bluegrasstrust.org Or visit our website at www.bluegrasstrust.org or be our friend on Facebook, or call us at 859.253.0362.

Umbrellas were the perfect accessory for our April walking deTour of North Limestone!



Right: Henry Clay's Law Office made for a good deTour in March.



L to R: BGT's Pamela Perlman, Linda Carroll and Annie Wright showed their patriotic colors at the July deTour.

Right: The 90 degree weather didn't deter guests from our July deTour.



Previous BGT deTour Sites

2012:

January - Sits. Peter & Paul School; Afterhour at deSha's

February - Lexington History Museum in the Old Courthouse; Afterhour at Table Three Ten

March - First Presbyterian Church and Henry Clay's Law Office; Afterhour at Dudley's

April - Walking deTour: North Limestone; Afterhour at Al's Bar

May - The Bread Box, Basement-to-roof deTour; Afterhour at West Sixth Brewing

June - Botherum (ca. 1851) special thanks to Dale Fisher & Jon Carloftis; Afterhour at The Grey Goose

July - Walking deTour of historic Constitution Street; Afterhour at Columbia's Steakhouse

August - Kentucky Theatre, Detour and Afterhour

September - Spindletop Hall, Detour and Afterhour

October - Old Episcopal Burying Ground and Fire Station #1, Afterhour at Atomic Cafe



Welcome to the
Newest Members of
the Blue Grass Trust!

(March 2012 – Present)

- Mr. Price Bell and Ms. Beth Thomas
- Mr. and Mrs. Peter Bourne
- Mr. Douglas Butler
- Mr. Gus Bynum
- Mrs. Sarah Cameron
- Ms. Jennifer Coffman
- Mr. Joseph Conley
- Dr. and Mrs. Nelson Copeland
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- Mr. Steve Gardner and
Mrs. Karen Wilson
- Mr. and Mrs. Bill Garner
- Ms. Anne Graham
- Mr. Mel Hankla & Ms. Angela Dehart
- Ms. Amy Hemenway
- Mr. and Mrs. Eric Iversen
- Mr. Laryn Karsnitz
- Mr. John Kerr III
- Mr. Alston Kerr
- Mr. and Mrs. Kirk Kopitzke
- Mr. H. Ison-Bowman and
Ms. ME Kountz
- Ms. Anne Kraus
- Mr. James Krupa
- Ms. Lisa Lair
- Ms. Brenda Lampton
- Ms. Kitty Lane
- Mr. Dan Lesage

Continued on page 7

Blue Grass Trust Homeowner Workshop Series



Each year, the Blue Grass Trust gives people a chance to get their hands dirty for free! The BGT Home Owner Workshop (HOW) Series focuses on unique and trending topics in historic preservation and is dedicated to providing home owners with vital information concerning the preservation of their homes, as well as help them complete their "honey-do" lists. Topics change yearly and cover a broad range, from the maintenance of wooden windows to historic preservation tax credits to historic landscaping, and provide home owners with new methods to evaluate their historic houses.

In order to help people become a bit handier at home, each workshop includes multiple experts from various backgrounds, allowing for a broad, in-depth presentation on the given topic. Our annual historic preservation tax credit workshop, for example, brings together state and city preservation officials and usually includes a home owner who has received tax credits; participants, therefore, are able to converse with historic preservation professionals on multiple levels in Kentucky.

On July 7, 2012, the Blue Grass Trust held its first workshops of the year, BGT Plaques: Who, What, When, Where, & Why with Dick DeCamp and Protect Your Wallet: Weatherizing Exterior Doors with Laryn Karsnitz at the Hunt-Morgan House, 201 N. Mill Street. Dick DeCamp (Executive Director Emeritus of the BGT) covered the history of the program, what the plaques represent, how the program has evolved, and what houses are eligible. Laryn Karsnitz is the owner of Lexington Wooden Window and Door Reconditioning Company and winner of the 2012 BGT

Preservation Craftsman Award. He discussed the importance of door maintenance and weatherization, and provided tips for weatherizing exterior doors.

The Blue Grass Trust's Home Owner Workshop (HOW) Series is made possible by a grant from the Virginia Clark Hagan Foundation; all BGT workshops are free, open to the public, and no registration is required. The 2012 workshop series is listed below:



Sister Clara Febringer with BGT's Dick DeCamp at Home Owner's Workshop held at St. Peter & Paul Parish on July 7, 2012

August 25 at the Hunt-Morgan House:

10:30 am – On the Surface: Bricks & Stucco with Miles Miller
Master mason Miles

Miller discussed exterior masonry surfaces, including stucco, various types of mortar and the formation of bricks. He presented some common problems in masonry construction and how to maintain your brick surfaces.

2:30 pm – DIY or CAP (Call A Professional) with Chris Annis of Annis & Dreyer Construction and Bill McNees of Congleton Lumber Co. Chris Annis of Annis & Dreyer Construction talked about a maintenance schedule for houses and maintenance projects home owners may feel comfortable completing. Bill McNees of Congleton Lumber presented some readily available materials and woods for repairs to historic structures.

September 29 at the Hunt-Morgan House:

10:30 am – Historic Preservation Tax Credits with Mike Radeke of the Kentucky Heritage Council and Betty Kerr, Director of the LFUCG Division of Historic Preservation Mike Radeke of the Kentucky Heritage Council will present the basic framework for obtaining historic preservation tax credits. Betty Kerr will discuss how the LFUCG Division of Historic Preservation can provide project guidance and technical assistance. Both will be answering questions concerning historic preservation at the state and local level.

2:30 pm – Salvage: Reclaiming History with George Gatewood of Longwood Antique Woods and Craig Rushing of Rc3 Architects George Gatewood, an owner and mind behind Longwood Antique Woods, and architect Craig Rushing, of Rc3, talked about the salvage and preservation of antique and vintage materials. They also talked about some of their current projects.

October 13 at the Hunt-Morgan House:

10:30 am – Caught with Copper: Detering Thieves from Your Investment (presenters TBA) Copper theft is at an all-time high. This session will focus on how to deter copper theft, including some common methods and practices.

12:30 pm – Landscaping in Historic Lexington with landscape specialists Joseph Hillenmeyer and John Michler Two of Lexington's premier landscape designers and artists, Joseph Hillenmeyer and John Michler, will talk about native plants, historic garden design, and incorporating new materials. Both have contributed to the beautiful Hunt-Morgan House garden.

Our heartfelt thanks to the Virginia Clark Hagan Foundation for making these workshops possible, to the skilled craftspeople and industry experts who lead the classes, and to our many attendees who come to learn how to preserve their treasured historic homes.



BGT's Jason Sloan and Dick DeCamp explaining the BGT's Plaque Program to workshop guests.



Continued from page 6
Welcome to the
Newest Members of
the Blue Grass Trust!

- Ms. Mary Elizabeth Lowe
- Ms. Holly Barbaccia and
Mr. Ryan Mann
- Ms. Ellen Lee Marshall
- Ms. Jan Mayes
- Ms. Virginia McClure
- Mr. Kevin McQuire
- Ms. Kelly Medley
- Mr. Ketan Merchant
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- Mr. and Mrs. Glenn Womack
- Mr. Henry Wyatt and
Ms. Margaret Spratt
- Ms. Julia Teuschler



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Anne E. Wright, Jason Sloan, Sheila Ferrell, Mollie Eblen, Peter Brackney

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NATIONAL TRUST FOR
HISTORIC PRESERVATION

St. Paul Parish Clock Tower

Have you noticed the black netting around the base of the steeple on the St. Paul Parish Clock Tower? Look up the next time you travel the 400 block of West Short and you will see the black netting just below the clock faces on the tower. It has no religious meaning but it did increase the prayers at the parish.

The netting solved a serious problem with the failure of the stone on the tower. Toward the end of 2010, the Division of Building Inspection cited the parish for the loose stone. To remedy the problem without closing the church doors, the National Trust for Historic Preservation awarded an Intervention Grant to the parish to remove the loose stone, wrap the remaining stone and allow time for parishioners to undertake the lengthy planning for the repairs. The award came to \$4,500, half the cost of the netting, stone removal and installation.

The situation serves as an important reminder of why the Department of the Interior recommends leaving all exterior masonry natural,



not painted. Decades ago, the steeple tower was painted and paint was also applied to the stonework. A combination of time and freeze-thaw cycles allowed water and ice to penetrate the brick and stone and create cracks or spalling behind the paint and into the stone and brick itself.

The parish has an active Buildings and Grounds committee who has retained Pearson and Peters as the architect for the project. The project will require scaffolding, engineering approval of scaffold loads, removal of the paint with chemical strippers, new limestone to match existing, repair of all buttresses, re-pointing and a staging area for arrival of the new stone.

The tower has long been an important element in the Lexington skyline. The St. Paul building cornerstone was set on November 12, 1865, and completed on October 18, 1868. The steeple rose 210 feet and newspaper articles referred to the St. Paul clock as the "town clock." It struck 6:00 p.m. for the first time on June 21, 1883.

New Historic District? Ashland Park National Historic District



Lexington has 14 locally designated historic - or H-1 overlay - districts, and two locally designated historic landmarks in addition to its 21 National Register historic districts and 3 National Register historic landmarks. While a lot of the properties in the National Register districts are also in the local historic districts, not all of them are. One surprising area that is a National Register historic district but not a local historic district is the Ashland Park National Historic District, adjacent to the Henry Clay Estate. It is bounded by East High St., and South Hanover, Richmond, Sycamore, Fincastle, Woodspoint, and Fontaine Roads. Mapped out in 1904 by the famous Olmsted Brothers at the request of the Clay family, the development was completed around 1930 (just in time to experience the Great Depression). Over 80-years later, it is still one of the premier residential areas of Lexington.

But it is not without challenges. At least one house in this area has been torn down to be replaced by a new house, and along the East High St. side, some houses have been converted to student housing – which in the past has not been helpful to maintaining neighborhood quality. The Ashland Park Neighborhood Association has petitioned the Planning Commission for local historic district protection for the

western half of Ashland Park (283 properties) – bordered by East High St. and South Hanover, Richmond, Desha, and Fontaine Roads.

The Planning Commission has ordered a study by the LFUCG Historic Preservation Office (HPO) to determine the appropriateness of this request. The Board of Architecture Review (BOAR) examined the information provided to it by the HPO, and held a public hearing where the BOAR recommended approval of the H-1 Proposal. The next step will be a Planning Commission hearing to consider the BOAR's recommendation. The Council can only disapprove the recommendation provided by it from the Planning Commission. If less than a majority of the Council votes to disapprove the Planning Commission's recommendation, then the Planning Commission's recommendation stands. It is expected to be 2013 before this application reaches Council.

The HPO, BOAR, and Planning Commission are more focused on the merits of the application than its public support – although public support is definitely a factor. Council, being composed of elected members, is probably more focused on the amount of public support, and less concerned with the merits of the application.

When the Hollywood Subdivision came up for final H-1 overlay approval by Council 5 or 6 years ago, the minority - but very vocal - dissenters convinced Council to disapprove the Planning Commission's recommendation for approval of that application.

Given the importance of public support to the success of this effort, how is it going? Postcards were sent out to all 283 properties. 169 responded and 114 did not respond. Of the 169 that responded, 117 support the effort, 48 oppose it, and 4 have no opinion. Of the 114 who did not respond, 51 had signed the original petition – perhaps adding them to the support side.

The major complaints against the H-1 overlay is concern over increased government regulations, and the perceived increased cost of making updates to one's property, most often concerning tile roofs and window updates. Several other concerns have been voiced that are either completely incorrect or deal with topics not covered by H-1 overlay guidelines. (Often it is these complete misconceptions that are the hardest to counter.) This is a unique piece of Lexington's heritage. It would be more than just a major loss if not protected and maintained.



**Thank You to Our
Year-End "1955"
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- Mr. and Mrs. Matt Brooks
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- Mr. and Mrs. Jim Reed
- Mr. Timothy Sineath
- Mr. Franklin Thompson



BGT's Historic Preservation Awards for 2012



Each year in June, the Blue Grass Trust presents its historic preservation awards in ten categories to honor deserving community preservation leaders. The 2012 awards ceremony was held out doors at the Hunt-Morgan House on June 24. With 115 Trust members in attendance, BGT Board President Linda Carroll made the following presentations.

Preservation

Craftsman Awards (2)

Given to a building-industry craftsman who has exhibited strong commitment to quality craftsmanship for historic buildings: Laryn Karsnitz, Lexington Wooden Window & Door Reconditioning; Many Moons Designs: Laura and Tommy Whittaker.

Laryn Karsnitz and his Lexington Wooden Window & Doors has been a great gift to the BGT and to many preservationists in Central Kentucky. He has restored windows, taught a window restoration session for our Virginia Clark Hagan workshops and when the BGT office door was vandalized, he made us a new door. The old windows, the

quality of the wood, the beautiful wavy glass are all things Laryn appreciates and respects. **Tommy and Laura Whittaker** of Many Moons Designs are self-described



L to R: Laryn Karsnitz, Laura

barn-chasers. They take old wood from just

about anywhere and turn it into beautiful things – custom cabinetry, custom flooring, Windy Corner on Bryan Station Road, flooring in the Grey Goose and more. They found themselves about 12 years ago with a passion for recycling wood so they literally quit their day jobs and got into Many

Moons full time. They recycle sawdust and create remarkably beautiful products without ever touching a tree.

Public Service to Preservation Awards (2)

Given to a government agency or official for service to preservation movement or to a specific project: Lindy Casebier; Fayette County Schools

Lindy Casebier is the Deputy Secretary of the Tourism, Arts and Heritage Cabinet and the acting State Historic Preservation Officer. Lindy is not new to public service; he is a former state senator from Louisville,



Lindy Casebier

former executive director of the Kentucky office on arts and cultural education in the Fletcher administration, a member of Governor Beshear's transition team and it has become very evident, he is a preservation advocate. You might not expect the acting SHPO to engage actively in preservation discussions, but Lindy has sat through day long meetings with the National Trust, attended the BGT's advisory committee meetings and spent time getting to know the preservation community throughout the Commonwealth.

Fayette County Public Schools' decision to restore school buildings rather than build new ones creates a greener school system and makes them worthy of recognition. Among their renovations: Arlington Elementary, where the oldest part of the school which was heavily modified by previous renovations was removed but the main part you see along North Limestone dating to 1935



Fayette County Schools Bill Wallace and Mary Wright flank BGT's Linda Carroll

remains. The current renovation/ addition is by Ross Tarrant Architects. The Cassidy Elementary - original building was designed by architect Whayne W. Haffner and drawings are dated Feb 2, 1934. The original builder was Warner & Mitchell Construction. The current renovation/ addition is by Tate Hill Jacobs Architects. The Russell Cave Elementary-original building was designed by H.A. Churchill - John T. Gillig. It was built in 1926. Churchill-Gillig did several well known local buildings including the Post Office/ Federal Courthouse on Barr Street, and buildings at Transy and Asbury. The current renovation/addition is by Pearson & Peters Architects. The Yates Elementary-original building was constructed in 1954 and is named for Dr. Earl Yates a member of the Fayette County Board of Education. Accepting the award for Fayette County Public Schools were Bill Wallace and Mary Wright.

Clay Lancaster Heritage Education Award

Given to an individual for service in researching and disseminating information about the Central Kentucky Region: Douglas Boyd, Ph.D for the book: Crawfish Bottom: Recovering a Lost Kentucky Community

Crawfish Bottom, Recovering a Lost Kentucky Community, tells the story of the poorest of poor living and surviving in a small Frankfort Community. Their voice was lost to urban renewal in the late 1960's for the sake of an office tower. In this scholarly work, **Douglas Boyd** lets us hear how they really lived and

cared for each other, but lost their sense of place to bulldozers. Many of the displaced simply could not survive when their community was torn apart. The Crow was believed to be a violent criminal element in Frankfort, but as Dr. Boyd reveals, it was also a strong community surviving as best it could. It was a pleasure to present this award to Dr. Boyd for giving a voice back to the people of the Crow and for this rich contribution to the Commonwealth.



L to R: Linda Carroll, Douglas Boyd

Community Preservation Award

Given to a non-governmental group for service to the preservation movement: Griffin Van Meter

There is a one-of-a-kind person who has taken over the area at the intersection of North Limestone and Loudon Ave. with its thriving bar, art, food and culture. For some reason, **Griffin Van Meter** adopted this North Limestone/ Loudon neighborhood and is bringing a new level of youthful, energetic entrepreneurship to all things preservation. If you spend any time with him you know he is committed financially and emotionally while also raising a family in this



L to R: Griffin Van Meter, Linda Carroll

(continued on page 12)

neighborhood. He combines his preservation interests so uniquely with an art and cultural life that everyone simply feels good. His creativity is beyond measure and he generously shares his ideas everywhere in this community. Griffin is a force in preservation and I am honored to recognize his efforts.

The Barbara Hulette Award

This is a special award because Barbara is such a special lady. It recognizes the preservation of our heritage, built environment, landscape, archaeological resources, sense of community and significant endeavors: Dave Shuffett, of KET

This year's award goes to Dave "Mudcat" Shuffett who has the best job in the world. He gets to promote history and preservation activities throughout the Commonwealth and is accompanied throughout his activities by his beloved dogs. A native of Greensburg, Dave graduated from Murray State University in 1982 with a degree in communications. His early career took him from television news reporter in Bristol, VA to bureau chief at WLEX-TV18 in Lexington. From 1989 to 1995, he served as both host and producer of *Kentucky Afield* before moving on to pursue his own television series and production company. The resulting series, *Outdoors with Dave Shuffett*, has been nationally syndicated. The first five seasons of *Kentucky Life* were hosted by Byron Crawford. Dave returned to his Kentucky roots to join the show in the summer of 1999, for the series' sixth season. In 2005, he was nominated for a regional Emmy Award for his role as host of the award-winning special edition, *Kentucky's Last Great Places*. *Kentucky Life* is a special show and everyone should tune in and enjoy the wonderful things Kentucky has to offer. Dave was on vacation as was most of KET, but sent the following note as their acceptance. "All of us at *Kentucky Life* were thrilled to hear of Dave Shuffett being honored by the Bluegrass Trust. Of course we are passionate about preserving and highlighting Kentucky's history through our show, and the recognition of these efforts is extremely gratifying.

I wish that we were able to send a representative to accept the award on Dave's behalf; unfortunately, the award ceremony coincides with most of our vacations, including my own (and Dave's, as you already know). We stay pretty busy producing new programs, and it seems that this is a popular weekend to be away! I hope you and the other members of the Bluegrass Trust know how much we appreciate the significance of the work that you do, and that everyone at KET and *Kentucky Life* is honored by your recognition of Dave." — Sincerely, Brandon Wickey, Series Producer, *Kentucky Life*.

The Lucy Shopshire Crump Volunteer Award

This award is presented to an individual and group who provided exemplary service to the BGT throughout the year: BGT deTours Steering Committee

It was our great pleasure to present this award to the team who dreamed up the BGT deTours. This creative team wanted to engage the community by opening doors to a great array of historic preservation projects in Lexington. BGT deTours is a program celebrating the heritage of the Bluegrass and its redevelopment projects.



L to R: Griffin Van Meter, Jason Sloan, Peter Brackney, Rachel Alexander

DeTours provides unique tours of historic locations that people might not normally get to visit. BGT deTours are held the first Wednesday of every month at 5:30 pm (except on holidays) and are free and open to the public. The June tour of Botherum on Madison Place, broke our record for attendance and shut down traffic at Madison and High Streets. The co-chairs for this are Mollie Eblen and

Jason Sloan, and the team also includes Rachel Alexander, Peter Brackney, Brandon Warren and Griffin Van Meter.

The Lucy Graves Advocacy Awards (2)

This award is presented to an individual or group who has exhibited advocacy leadership in supporting the historic preservation movement in Central Kentucky: George Dean; Judge Neal Cassity



L to R: George Dean & Linda Carroll

We have two awards this year. The first recognizes William Neal Cassity, the Judge Executive of Jessamine County since 1990. Judge Cassity has been a force for preserving Jessamine County's history. He secured funding for site development, construction and renovations at Camp Nelson Heritage Park and High Bridge Park. His own sweat and efforts went into the restoration of the Oliver Perry House at Camp Nelson. In 2004, you may remember the fire that ravaged several 1890's buildings on Main Street in Nicholasville. Judge Cassity immediately recognized the value of the historic facades and he once again secured funding for their restoration.

A dynamic duo exists in Nicholasville. Judge Cassity's work is complimented by the work of Magistrate George W. Dean, who has served on the fiscal court since 1993. Mr. Dean is also the chair of the Valley View Ferry Authority and he has worked extremely hard to keep Kentucky's oldest, continuously running commercial operation connecting, Fayette, (continued on page 13) Jessamine

and Madison Counties in operation. In 2001, Mr. Dean worked closely with Representative Bob Damron to insure legislation to protect private cemeteries from development. And, last but not least is the Riney-B Express, Mr. Dean's own newsletter educating citizens about the Riney B, a regional railroad that ran through Jessamine County. Remnants of the railroad still exist. Mr. Dean will be serving as a consulting party in the proposed I75 connector through Madison and Jessamine Counties.

Betty Hoopes Volunteer Service Award

This award recognizes those who give as much to the Trust as Betty Hoopes, a tireless member of the Antiques and Garden Show Committee: Chris Ertel

This year's award is for someone who is a great friend of the BGT. He was an outstanding volunteer at the Antiques and Garden Show with his daily presence at the front entrance. He is also a docent at the Hunt Morgan House and a volunteer extraordinaire. We are so lucky to have Chris Ertel in Lexington and we could have easily lost him to another state.



L to R: Chris Ertel, Linda Carroll

He went to Georgetown College for two years and then attended the University of Kentucky while leading tours to historic horse farm tours around Lexington. In the late 70's he was privileged to live on the grounds of Botherum and from that vantage point, he helped with neighborhood national register nominations. Later he got a degree in Preservation from Middle Tennessee State. He ultimately returned to Lexington to work in preservation. As things sometimes don't work out as planned, Chris wound up working for the court system and retired recently after 27

years. He is a historian, a researcher, a lover of old homes and a respected member and volunteer for the BGT.

The Clyde Carpenter Adaptive Reuse Awards (3)

This award recognizes Mr. Carpenter's adaptive reuse of a carriage house for his home on New Street. It is given to an individual or group for outstanding efforts toward rehabilitation and adaptive reuse: TRUST Lounge (Andy Shea); Parlay Social (Bob Estes and Joy Breeding); and Russell School Community Service Center (P.G. Peeples, Urban League of Lexington-Fayette County and Jack Burch, Community Action Council).



L to R: Jack Burch P.G. Peeples, Andy Shea, Joy Breeding, Bob Estes

We have three awards this year, speaking volumes about private investment in our community. Trust Lounge is a story of renewal. This building first served Lexington as the Phoenix Bank

Building in 1906, with strong stone pillars and a bank's fortress style. It later became Angelucci Tailors, which provided high end tailoring for Lexington residents. That period of time passed and the building fell into disrepair and we all witnessed the trash in the front doorway and torn curtains in the windows. But now, Andy Shea has resurrected the building to its original appearance as the Phoenix Bank. We are pleased to recognize Andy and wish him every success with his business.

The word "parlay" means to bet on a

subsequent event or to maneuver an asset to great advantage. Either definition applies to the maneuvering of the circa 1890, Northern Bank Building, bought by Bob Estes in 2008 into what is now known as Parlay Social. It is a new lunch time provider in our city's center, the site for families to feast on Farmer's

Market mornings, and definitely an evening hot spot, with plans for a fourth floor nightclub and roof patio. Like a number of buildings downtown, the bank disappeared and it became law offices and a few other

things along the way. Bob lives and works in the building and gives back to the community in imaginative ways. It is a pleasure to recognize his adaptive reuse of this historic bank. In 2006, the Russell School prepared for its nomination for the National Register for a building built in 1953-54. They told a compelling story of the school's education of the African-American community. Named for G.P. Russell, a leading African-American educator throughout the Commonwealth, the school opened its doors in January of 1954, the same year the U.S. Supreme Court ruled in Brown v. Board of Education. When the school settled into desegregation, it also became a sort of community center for the Northside. The 2006 National Register nomination allowed for tax credits and a funding mechanism to restore the property to a day care, community center and low income apartment housing. The combined power of the Urban League and the Community Action Council produced partnerships with banks, congressmen and more. We presented this award for service to Lexington, with our thanks to those organizations and their respective leaders, Mr. Porter Peeples and Mr. Jack Burch.

(continued on page 14)



BGT's Pop Up Preview Parties!

Thanks to new downtown businesses, Henry Clay Public House and Rosetta for hosting Pop Up Preview party fundraisers for the Trust this summer!



Barbara Hulette

The John Wesley Hunt Award

This award is given to an individual for lifetime service to the preservation movement in Kentucky: Barbara Hulette

When we realized we'd never given this award to the most special preservationist in the Commonwealth, we quickly corrected our mistake. The most unassuming person in the room for the awards ceremony is actually the most formidable. She is sweet and soft spoken, but wonderfully stubborn about doing what is right and best. Her preservation work in Lexington, and now Danville too, with the Kentucky Heritage Council, the National Trust, the Blue Grass Trust, and undoubtedly many more – consisted of real labor, good thinking and a determination to propel a plan forward. We have all had a phone call from her, we definitely have gotten a hand-written note with a thank you, or a request for money. We all have a great deal of respect for the lovely **Barbara Hulette**.

We asked Jim McKeighen, last year's recipient of this award, for an early memory of Barbara and he shared this: "She was everywhere – meeting in Washington, meeting with Congressmen and Senators." Dick DeCamp, our Executive Director Emeritus, said of Barbara, "She was never shy about asking for money; she told you a compelling story and ended with 'we need your help' and she rarely walked away without that help!"

Barbara is an advocate for everything she believes in – her family, the places she lives, the built environment around her, education of children, and raising awareness of the historic nature of your environment. Our thanks and congratulations to Barbara Hulette for a lifetime of service to preservation in Kentucky.



The Dot Crutcher Founders Day Award

The BGT's Community Preservation Committee elected to add a new award to the Blue Grass Trust annual awards and to make it a part of our new celebratory event, BGT Founders Day, to be held annually on July 12, the day the Trust was incorporated in 1955.

This award recognizes a long time Trust member and supporter, someone who continues to support and watch over us from her heavenly home, Dorothy "Dot" Crutcher. Dot, as we all affectionately called her, left us in 2008 at the age of 90.

Dot started early in the preservation movement in Kentucky. In the late 70's she saved 609 West Short, which is currently the home of BGT members Mark and Megan Naylor. Dot also saved a rare half-timber in the 700 block of Short Street around the same time, the current home of Bettye Lee Mastin.

After the Pope Villa fire, she was on the scene the next morning with Patrick Snadon and Clay Lancaster and her determination from that moment led to the purchase of the Pope Villa by the BGT.

She was fortunate to have a deep friendship with Elizabeth Wagoner



Dorothy "Dot" Crutcher



L to R: John Rhorer, Babara and Libby Hulette



L to R: Lendy and Darrell Brown, Wendy and Bob Lewis



L to R: Sally Johnston, Kikki Brackney

and Barbara Hulette and the knowledge they all had each other's backs when it came to preservation.

When Dot approached you with a request, it would quickly be followed by her formidable team.

We at the Trust know that every aspect of her life focused on the greater good so it honors The BGT to honor her with this award.

And, for the first recipient of the Dot Crutcher Founders Day Award, we want to honor **John Rhorer**. Rhorer has a deep and abiding love of the Commonwealth of Kentucky. While all aspects of preservation matter to him, it is his overarching appreciation of the magnificence of Kentucky and its rich history that makes him also about the greater good.

Throughout his time on the Board and now as the chair of the LFUCG's Historic Preservation Commission and member of the BGT's Education, Development and Finance Committees — John demonstrates careful thought and action in all matters. When you get an email from him and he ends with "just my two cents," take heed — because his one cent would matter and two makes it more valuable.

The vast number of advocacy issues the BGT entered into this past year, John Rhorer had a hand in every discussion, every letter, and every follow-up.

The BGT is better for its association with John Rhorer and his passion for the BGT is visible every day. So, as we honor Dot Crutcher, we also honor John Rhorer – two people with quiet and persistent dedication to preservation and the greater good of the Commonwealth.



2012 Calendar of Events

September

September 21, 5:00 to 8:00 pm
 Gallery Hop @ Hunt-Morgan House,
 201 N. Mill Street,
 Free & Open to Public
 Featuring Artist Debbie Westerfield

September 29, 10:30 am & 2:30 pm
 Home Owner Workshops (HOW)
 @ Hunt-Morgan House,
 201 N. Mill Street
 10:30 am -
 Historic Preservation Tax Credits
 2:30 pm -
 Salvage: Reclaiming History,
 with Longwood Antique Woods

October

October 3, 5:30 pm BGT deTour
 Lexington Fire Station #1
 219 E. Third Street,
 and Old Episcopal Burying Grounds
 AfterHour @ Atomic Cafe

October 5, 5:00 to 7:00 pm
 PRHBTN @ Buster's,
 899 Manchester Street
 Opening Reception: 5:00 to 7:00 pm
 Entertainment: 9:00 pm - 3:00 am
 Lexington's celebration of
 art, culture & music
 Tickets & info: www.prhbtn.com
*(BGT is one of five charitable
 beneficiaries of the event.)*

Continued Page 17, right

In May We Celebrated National Preservation Month in Many Ways!



BGT Board and Staff welcome guests to Latrobe's Pope Villa

May is always a busy month at the Blue Grass Trust. The first day of May is the start of National Preservation Month and it is the birth date of Benjamin Henry Latrobe, the renowned architect of the BGT's Pope Villa, located at 326 Grosvenor Avenue.

On Tuesday, May 1, 2012, the Blue Grass Trust celebrated Benjamin Henry Latrobe's 248th birthday at the Pope Villa with an open house and lecture by Dr. Patrick Snadon, architectural historian and Latrobe expert. Dr. Snadon's lecture covered the legacy and architecture of Latrobe, intertwining the importance and history of the Pope Villa. Emceed by BGT board member Mike Meuser, around sixty people attended this free event, which included a BBQ dinner and birthday cupcakes. Dr. Snadon's lecture was made possible by a grant from the Virginia Clark Hagan Foundation.

Wednesday, May 2nd found a BGT deTours group of 64 guests exploring the Bread Box redevelopment on West Sixth Street. Built in the 1890s as the Holsum Bakery, the building was added to on several occasions before shuttering in the 1990s under the familiar Rainbo Bread banner. The deTour included many areas in the building that are not yet open to the general public. The Bread Box is in its early

stages of becoming a home to "organizations that share a commitment to the community, our environment, and the community in which it sits." Afterwards, the BGT met at West Sixth Brewing for an hour of socializing and some great locally brewed beer.

On Monday, May 7, the Blue Grass Trust hosted a pop-up preview party at Rosetta, the gorgeous new restaurant and bar at 127 Limestone at the corner of Short Street, to benefit the BGT. A terrific addition to the great places to wine and dine downtown, Rosetta opened to the public on May 8.

The Hunt-Morgan House and the Blue Grass Trust office ("The Kitchen") were open for complimentary tours during DLC's Mayfest in Gratz Park, May 12 and 13. The weather was perfect on Saturday, May 12 when the Trust presented actress Janet Scott as Mary Settles: The Last Shaker at Pleasant Hill, a Kentucky Chautauqua presentation of the Kentucky Humanities Council, Inc. in the garden at the Hunt-Morgan House. Also featured at the BGT office during Mayfest were new works by preservation photographer Carol Peachee, who recently published Images of the J. E. Pepper Distillery Ruins, as well as a BGT display of "Snapshots of Lexington's Past".

Veiled and Unveiled: A New Historic Marker at the Hunt-Morgan House by Peter Brackney

One evening in mid-April, a crowd gathered at Lexington's Hunt-Morgan House for the unveiling of a new historic marker. The old marker, the venerable number three, was over fifty years old, difficult to read, and factually inaccurate. It read:

Home of John Hunt Morgan, "Thunderbolt of the Confederacy." Born Huntsville, Alabama, June 1, 1825. Killed Greeneville, Tennessee, September 4, 1864. Lieutenant, Kentucky Volunteers in Mexican War 1846 - 1847. Major General, C.S.A., 1861 - 1864.

Thanks to some generous gifts and a collaboration between the Blue Grass Trust and the Morgan's Men Association, a new marker with crisp text and a more informative history stands near the northwest corner of Second and Mill streets:

HUNT-MORGAN HOUSE 1814 Federal-style home, named Hopemont, retains original architectural features, including a cantilevered staircase & fanlight window. Saved from demolition by the Blue Grass Trust in 1955. Built by John Wesley Hunt (1773 - 1849), a philanthropist and the first millionaire west of the Allegheny Mountains.



Brenda and Foster Pettit unveil HMH Marker

(Reverse) Inherited by daughter, Henrietta Hunt Morgan, mother of Brigadier General John Hunt Morgan (1825 - 1864), known as the "Thunderbolt of the Confederacy." Birthplace of John Wesley Hunt's great grandson, Dr. Thomas Hunt Morgan (1866 - 1945), known as the "Father of Modern Genetics" and the first Kentuckian to win a Nobel Prize (1933).

Foster and Brenda Pettit, who led the effort to replace the old marker, had the honor of unveiling the new marker. The old number three will soon be displayed in the Hunt-Morgan House gardens.



2012 Calendar of Events

continued from page 16

October 13, 10:30 am & 12:30 pm
 Home Owner Workshops (HOW)
 @ Hunt-Morgan House,
 201 N. Mill Street
 10:30 am - Caught with Copper:
 Detering Thieves
 12:30 pm - Landscaping in
 Historic Lexington
 Featuring experts Joseph Hillenmeyer
 and John Michler

November

November 7, 5:30 pm BGT DeTour
 For details visit www.bluegrasstrust.org
 or call 859.253.0362

November 16, 5:00 to 8:00 pm
 Gallery Hop @ Hunt-Morgan House,
 201 N. Mill Street,
 Free & Open to Public

November 22, Thanksgiving Day

December

December 5, 5:30 pm, BGT deTour
 For details visit www.bluegrasstrust.org
 or call 859.253.0362

SAVE THESE DATES for 2013!

March 8, 9, 10, 2013
 BGT's Antiques & Garden Show
 Kentucky Horse Park's
 Alltech Indoor Arena
 & Gala Preview Party
 March 7, 2013
 Sponsorships, Information & Tickets:
 859.253-0362
www.bluegrasstrust.org



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Working with the Historic Preservation Office and the Board of Architectural Review

Roof Shutters Wooden windows

A major advantage to those who own property in historic districts is the confidence that your neighbor will not be allowed to make any modifications to their property that will diminish the value of your property ... or vice-versa.

The last issue of the BGT's Preservation Matters included an article titled, "Top 20 Q & A's of Historic Districts". Among other items, it described what a Historic District is and how property owners within a Historic District are affected. It talked about what a Certificate of Appropriateness (COA) is, when it is required, and how to get one. To continue ...

Once you have completed and submitted an application to obtain a COA for your project, what happens next? That depends on the nature of the project. Simple projects that do not radically change what is already present, or are little more than maintenance, can usually be approved by the Historic Preservation Office (HPO) staff without a formal hearing before the Board of Architectural Review (BOAR). If that is the case, then you can be issued a COA within a couple of days. Appendix D of the Design Review Guidelines available on the HPO's website is a chart entitled, "Review of Elements in H-1 Districts". This chart outlines the types of projects that require no approval, require HPO staff approval only, or that always require a hearing before the BOAR.

The HPO's website contains an abundance of information, and can be located by entering www.lexingtonky.gov. Click on the "City Government" tab, then select the "Planning" box, then the "Historic Preservation" box.)

For projects that always require BOAR ap-

proval, it is worthwhile to work with the staff to get their thoughts on how to design your project. They know the guidelines thoroughly, and can be quite helpful in helping you to realize your objectives within the confines of the Design Review Guidelines. And, since the HPO staff will make a recommendation (that they will make available to you upon request) to the BOAR regarding how your design conforms to the Design Review Guidelines, following their recommendations on the design of your project will help to garner a positive recommendation to the BOAR.

You might also request a preliminary design hearing before the BOAR. This is usually done for larger projects using basic renderings, before a lot of details have been specified. Doing this allows you even more input about your project at the start of the design process.

If you appear before the BOAR, and your proposal is backed by a staff recommendation of approval – possibly requiring changes to your submitted plans – and you agree with the staff recommendations, more often than not the BOAR will also agree, and the COA can be issued within a couple of days.

If you and the HPO staff are not able to agree on your plans, then you are always required to go before the BOAR. Even though the HPO staff recommends that your project be done differently than the way you desire, it is definitely not the end of the discussion. But it will be really important that you prepare thoroughly before the actual hearing.

There are several important things to keep in mind when appearing before the BOAR with a project that the HPO staff has issues with.

1. The HPO staff is composed of preservation professionals who work really hard, and sincerely believe in Historic Preservation. You will not endear yourself to the BOAR by being anything but respectful of their opinions and efforts. Try to understand where the HPO is coming from.

2. The members of the BOAR are volunteers that are doing this incredibly time consuming job for the greater good, and for no compensation. They have deliberately put themselves in a position of conscientiously making decisions that may end up aggravating their friends and neighbors because they really believe in the process and want it to work.

3. While this may seem like a no-brainer, people have appeared before the BOAR who were so openly disdainful of the HPO staff, the members of the BOAR, and the historic overlay process in general so as to defy understanding. While the BOAR will always work hard to interpret the guidelines fairly, basic human nature would suggest that they will be less inclined to look for some inventive way to help you out if you come across as hostile to the process.

4. The HPO staff's position is such that they are always going to look at your project through a strict interpretation of the Design Review Guidelines. But any set of guidelines – no matter how carefully written – will have areas that can be interpreted differently by different people, or that are inconsistent at times for a specific situation. That is why there is a BOAR in the first place.

In order to successfully defend your position when you are in disagreement with the HPO staff's recommendations, you first need to understand the Design Review guidelines thoroughly – especially in the areas that

pertain to your project. Fortunately they are quite well written, readily available on the HPO website, and contain lots of pictures and examples and other interesting information.

It is always worthwhile to find out who the BOAR members are (their names can be found from a link on the HPO website), what their occupations are, and – if possible – their orientation on the issues that might affect their approval of your desires. BOAR members come and go – as their terms end, time commitments interfere, and other parts of life get in their way. Sometimes the Board makeup will be heavy with architects, and other times, there may only be a single architect on the Board. Often, when there is a proposal that is out of the ordinary, but still one that you are convinced is really good architecture, is logical and is in keeping with the Guidelines, it helps if there is at least one architect Board member present. The architect Board member can more confidently confirm that this different and non-traditional but otherwise well thought-out proposal really is good architecture. Such confirmation can really influence votes.

Make sure you tell them who you are. You might have lived in historic areas for years, fought the good battles, served on the Historic Preservation Commission, etc., but that doesn't mean the people on the BOAR will be aware of that. So, unless you are the Mayor, Governor, or Clyde Carpenter, it helps to summarize the parts of your past that will help establish you as someone that is a believer in historic preservation.

Make sure that you understand why what you

are proposing is a logical solution for what you want to accomplish, why it is good architecture, and why it conforms to the Design Review Guidelines. Be ready to document your reasoning. Just stating, for instance, that this is good architecture will probably not be convincing. Try to put yourself in the shoes of the Board members (people just like yourself), and give them information that will help them make their decision.

Unless you are a known designer whose preservation credentials are well established and known, it helps to have confirmation (written or spoken) from other designers or



architects regarding your design. This is especially important if there are no Board member architects present during your hearing. (You can always request a postponement if you perceive Board members that might better understand your position are not present. Usually, everyone is pleased that there is one less issue to deal with on that particular day.)

Don't try to argue with the positions that the guidelines take. Even if you believe you are right, that will be a losing argument; since it will label you as someone that doesn't understand basic historic preservation concepts.

Anticipate why a board member might take issue with your position and make sure you have already covered your reasoning on that issue in your presentation.

Look for similar examples in H-1 areas that support your position. Then take clear pictures that will illustrate your points.

Practice your presentation. You don't want to ramble (which is easy to do if you are

"winging" it). If it runs more than 10 minutes, make sure that it is really required, and then make sure it is no longer than 15 minutes, unless it is a really complex project. Remember, the BOAR members have a life outside of this hearing – or at least would like to. Be concise. Eliminate anything that does not pertain to why they should vote in your favor. You may be the only thing between them and dinner. It's always worthwhile to use the basic format of:

1. Tell them what they are going to hear.
2. Tell them the detail.
3. Tell them what they just heard.

Try to be present for the hearing even if your representative is

making the presentation. You need to understand what is going on, and you may be able to add something.

Remember, working with the H-1 overlay design review process will generally help you end up with a result that is better than it would have been without the reviews that force you to examine your project really closely, and to think about items you might have glossed over without the structure such a process provides.

ZOTA Zone Ordinance Text Amendment *by Kate Savage, Guest Editorial*

Change can sometimes occur so silently and slowly that it takes a while to notice. Like rising damp, or termite destruction. But when it is, reactions are immediate. Such was the case with the gradual loss of affordable single family homes in the neighborhoods surrounding UK's campus, as one by one, houses were bought and systemically converted into rental property. Large vinyl box additions were added to small cottage-style houses, back yards were graveled over to provide parking for numerous cars, and suddenly as many as 12 – 16 renters were living in a property zoned R1.

Increased student registration at the University of Kentucky along with the failure to provide more on-campus accommodation, lax code enforcement, building inspections that were complaint driven and loop holes in the zoning regulations, created a perfect storm for opportunistic developers.

Twenty five years ago twelve of the fifteen houses in the 600 block of Columbia Avenue were owner occupied. Today eight are owner occupied, seven are rental. Two of the three houses currently for sale on that street are presently owner occupied, so this ratio could easily and dramatically change.

The noise, destruction of property, loss of green space, stressed sewer and garbage services, disappearance of landscaping, and the increase in cars and traffic eventually awoke the residents of these neighborhoods to a problem that seemed to have occurred overnight. In a desperate attempt to curtail the exploitation of these hun-

dred year old urban neighborhoods, individuals galvanized in seeking the H1 zoning overlay. ND1 had been given consideration but was rejected as it failed to offer demolition protection, which was seen as a critical component of this preservation effort.

Historic zoning requires observing and complying with some stringent regulations that many in these modest homes felt would be financially burdensome. As a result a long and bitter battle that amounted to localized civil war ensued.



Landlords, who had already secured a strong foot hold in these neighborhoods were up in arms, students were incited to believe that residents were ganging up against them, and many residents were fiercely divided in their opinions on the merits of H1. Whilst some neighborhoods prevailed in their zone overlay applications, there were others that did not. It was acrimonious fight regardless of the outcome and some neighborhood associations, five years on, are still fractured and dysfunctional because of it.

However this debacle drew sufficient pub-

licity and attention that a “Student Housing Task Force” was created by the Mayor to examine the housing issues impacting neighborhoods surrounding the university. This task force comprised a balanced representation of all the stakeholders – landlords, students, residents, university and government officials. Progress was slow and it took two years to deliver a report. The findings and recommendations were again fiercely contested and the credibility and motives of involved individuals called to question by both sides of the concern.

Although the efforts produced by this task force mostly fell by the wayside, it proved to be another paving stone on the path to fix the crux of problem which by now had been identified as one of density.

Meanwhile, some relief came in the form of a Zone Ordinance Text Amendment that was introduced by the council person representing the district that included the University of Kentucky, parts of down town and all of the sur-

rounding neighborhoods. The ZOTA redefined words such as “family” and “boarding house” giving them more clarity and specificity. The number of renters allowed in a property zoned R1 and R2 was also quantified.

Conceived in the think-tank meetings of The Town and Gown Commission as the “next step”, Lexington’s three anchor institutions; the University of Kentucky, Transylvania University and the Bluegrass Community and Technical College, along with the Bluegrass Trust and several smaller interested parties were approached

and agreed to engage as a group and sponsor a study to be undertaken by Omar Blaik and his company U3 Ventures. Omar Blaik has long been recognized as helping city anchor institutions to act as



leaders in the creation of a strategic vision to leverage their economic impact and better integrate with their surrounding neighborhoods and in so doing, create economic stimulus and benefits for all.

Using a data driven approach, the study looked at the impact of the institutions’ employees and students on the city and neighborhoods adjacent to their campuses. The study also looked at the potential of commercial corridors and found that the majority of on-campus student housing was located more than a half mile from surrounding commercial corridors, a factor that had reduced the viability of a walk-able college town environment.

While the study’s key findings came as no to surprise to those who have been living within the environs of the various campuses, the recommendations offered some fresh suggestions.

1. Create a Lexington Anchor Advisory Council

This recommendation is seen by neighborhood residents as a positive and ongoing opportunity for continued engagement and collaboration, between all parties, and a forum for new ideas and exchange.

tail and residential areas in ways that would be beneficial for all.

4. Stimulate housing demand

It makes perfect sense to develop housing incentives for employees to purchase and rent homes in the neighborhoods around the anchor colleges. Incentives such as the “Life where you Work” need to be made more accessible, and the idea of creating an institutional-governed property bank to reposition former student housing properties is seen as an excellent and most viable way to transform conversions back to their former state.

However, this being said, it now remains to be seen whether the leadership and genuine participation of the University of Kentucky will be evidenced, because without their sincerity of intent, this report will become what some neighborhoods already fear, just one more in a string of studies done on the subject of student housing and its impact on neighborhoods.

However, the leadership and involvement of senior representatives is also perceived as critical to the success of this council.

2. Target student housing development

Residents would welcome ideas that would help to better blend and revitalize their neighborhoods, in particular an off-campus policy that would address student behaviour and neighborhood concerns.

3. Activate commercial corridors

This too was recognized as an energizing measure and one that, with careful thought and planning would help to link the academic, commercial, re-





BGT Detour at Botherum



On June 6, 2012, the Blue Grass Trust hosted a “deTour” at Botherum, causing the first preservation-related traffic jam in Lexington. Starting at 5:30 pm, a line of people formed stretching from the front door through the gates and down Madison Place to High Street to see one of Lexington’s most architecturally unique houses, which had only able to be glimpsed through the large iron gates off of Madison Place in the historic Woodward Heights neighborhood. Hidden behind a tall stone wall for nearly 30 years, the gates to the eclectic house were opened to the public via the BGT deTours program, thanks to the wonderful new owners Jon Carloftis and Dale Fisher.



described by renowned architectural historian Clay Lancaster, as “... a jewel of architecture which contains the finest interior of its type in existence.”

Architect John McMurtry built Botherum in 1851 for lawyer and banker Madison C. Johnson to design the house in memory of Johnson’s beloved late wife Sally Ann. Clay Lancaster notes that the unique plan, primarily characterized by Gothic Revival, was representative of the architect’s work, who saw himself as a builder first—relying heavily on the Greek, Roman, and Gothic forms in his architectural work.



Johnson, an amateur astronomer, worked closely with McMurtry in the design and incorporated a second-story octagonal parapet for stargazing, accessible from stairs leading up from the courtyard created by the U-shaped plan (now filled in to create a square floor plan). Interestingly, only one bedroom was included in the original plan (possibly accommodating Johnson’s infrequent entertainment of overnight guests). Other interesting features included diamond dust mirrors and a root cellar in the basement that was purportedly used to hide slaves escaping on the Underground Railroad.

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Extensive descriptions of the house can be found in two of Clay Lancaster’s famous works: *Vestiges of the Venerable City* (1978) and *Ante Bellum Houses of the Bluegrass* (1961), among various other publications.

owners. Many board members of the Blue Grass Trust greeted the large crowd, handing out free water, sharing the current happenings of the BGT, and signing up new members.

Carloftis and Fisher recently purchased the 1851 house with the intent of restoring it and agreed to give the BGT the first tour. Dale Fisher and BGT President Linda Carroll welcomed the nearly 800 people before opening the doors to the National Register house,

Appearance of Historically-Named Businesses

by Peter Brackney

Shakespeare wrote that something’s name isn’t as important as the thing itself: “A rose by any other name would smell as sweet.” True, yes. But it certainly is nice to see history recognized in the names of local businesses. Over the past few years, a number of local businesses around downtown Lexington have taken historic sounding names.

Popular years ago until it closed in 1984 (reopening for a brief encore performance in the early 1990s) was the Jefferson Davis Inn, or the JDI as it was often called. Located at West High and Limestone, the pub was located where the Confederate President lived while he attended Transylvania University. Today, the JDI is being reborn on South Broadway in an infill mixed use development in the historic South Hill neighborhood



The Historic Western Suburb has welcomed a number of new businesses onto its Jefferson Street corridor. Joining the long-standing Stella’s Deli are The Grey Goose, Wagon Bones BBQ, and Nick Ryan’s Saloon. Like the JDI, Nick Ryan’s is a reprise of an older venue: a man named Nick Ryan owned and operated his own bar in the early 1900s at 120 North Mill Street.

Henry Clay once practiced law on North Upper Street’s Jordan’s Row. There, at 110-112 North Upper St., Henry Clay’s Public House has opened. While Henry Clay requires no introduction, his Public House is described as an “old world style pub” featuring “a blend of today’s and yesterday’s classic cocktails, potatoes, and concoctions for the discerning bibulous patron, combined with a dash of American culture,

historical heritage, and humorous anecdotes.” The old Clark Hardware Store at the intersection of West Short and North Broadway is a beautiful three-story circa 1870 Italianate Commercial. Today, it is home to Shakespeare & Company – a “Victorian chic” restaurant offering everything from a coffee and crepe to evening fine dining. The restaurant, a popular chain in Dubai, is the first of its kind in the United States.

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Our heritage is alive in Lexington and it is plainly evident in these new establishments. Each of these establishments has brought renewed vitality to historic neighborhoods and our downtown commercial district whether through strategic infill or the preservation and adaptive use of existing buildings.

The Kaintuckeean: A Journey Blogging The Commonwealth’s Rich History by Peter Brackney

For *Preservation Matters*, the BGT’s Executive Director Sheila Ferrell asked that I write about my avocation: exploring Kentucky’s abundant “diversity, natural wealth, beauty, and grace from on High.” Ky. Rev. Stat. 2.035. My discoveries are shared on my website, www.kaintuckeean.com.

It is often a challenge to get out and explore Kentucky’s scenic byways and small towns. By day, I am an attorney and I am always a husband and doting father of two. Yet, passions for discovery, for history, and for Kentucky continue to explore.

I began the Kaintuckeean after finishing my last law school exam by heading south on U.S. 27 past Nicholasville, o’er the Kentucky River and onto KY 152 in Garrard County. Across some of the most beautiful rolling hills of Bluegrass, I made my way toward Harrodsburg’s busy Main Street. The northbound drive out of Mercer County’s seat on US 127 goes through lands held by the McAfee family who were among Kentucky’s earliest settlers. The Mercer County community of Providence was named because God had, through a lone deer, saved the McAfee Company from the brink of starvation there in 1773.

The name “Kaintuckeean” stems from an old pioneer spelling variation and I’ve greatly enjoyed learning the tales of Kentuckians throughout our 220-plus year history. It seems that every rural byway and urban alley has something to offer. Although I grew up in a home bearing a BGT plaque, I didn’t become involved in the Trust until the young professionals’ deTour group was organized. DeTours, much like my Kaintuckeean trips, are keen to find history in unique and often forgotten places.

The BGT's 2012 Antiques and Garden Show — New and Renewed at the Kentucky Horse Park



The Blue Grass Trust's "new & renewed" Antiques and Garden show, held on March 16-18, 2012 at its new location at the Kentucky Horse Park's Alltech Indoor Arena, was a beautiful success. Attendance increased twenty-three per cent, the vintage car show on the Arena floor was a huge hit, we featured 14% more exhibitors, and our appraisal fair with experts from Cowan's Auctions was spot on! Guests loved our three award-winning keynote luncheon speakers of interior designer Suzanne Kasler, sustainability expert Sergio Palleroni, and landscape architect James Doyle. Equally impressive were our array of daily complimentary lectures in its new location integrated amongst the lovely antique and garden displays which drew large and appreciative crowds.

Enjoy these gorgeous photos from the 2012 Antiques and Garden Show by photographer, Patrick Morgan.

