

BGT Staff:

Sheila Omer Ferrell, Executive Director  
Jason Sloan, Director of Preservation  
Becky Eblen, Preservation Associate



The Blue Grass Trust  
for Historic Preservation  
253 Market Street  
Lexington, Kentucky 40507

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Phone: 859.253.0362  
Fax: 859.259.9210  
www.bluegrasstrust.org



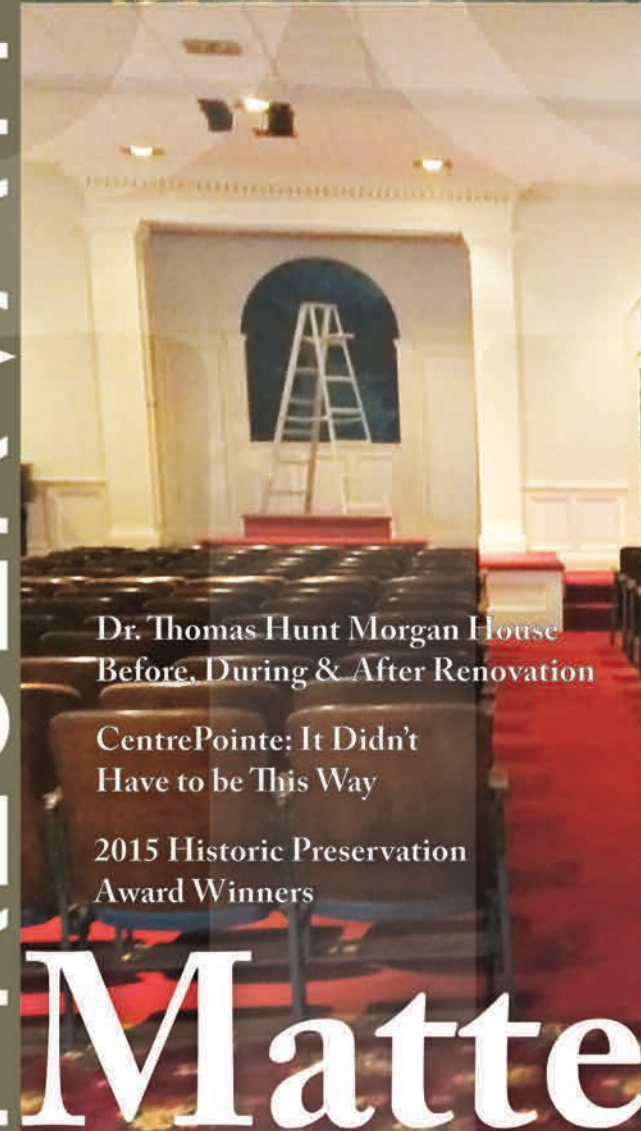
Save the Dates: March 4, 5, 6, 2016 for the BGT's 31st Antiques & Garden Show, and  
Gala Preview Party on March 3, 2016, at the Kentucky Horse Park's Alltech Arena!



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# PRESERVATION

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Dr. Thomas Hunt Morgan House  
Before, During & After Renovation

CentrePointe: It Didn't  
Have to be This Way

2015 Historic Preservation  
Award Winners

Saving Peoples Bank:  
The Peoples Portal

BGT de Tours

July 12 Founders Day

# Matters

Volume 36 | Issue 2  
Summer/Fall 2015

Cover Photos: Foyer and Auditorium  
Before and After at  
Dr. Thomas Hunt-Morgan House





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*Preservation Associate*

## Message from our President: *Happy 60<sup>th</sup> to the Blue Grass Trust for Historic Preservation.*

This year we celebrate 60 years as central Kentucky's leading preservation organization. The BGT was founded in 1955 by a group of citizens to save the Hunt-Morgan House (HMH) at the corner of Second and Mill Street from the same fate as the Hart-Bradford House across the street which was demolished in 1955 for a parking lot (and today, 60 years later, it's still a parking lot). I believe our founders would be proud of the work we've done over the years and especially pleased with our recent accomplishments at the Hunt-Morgan House which was built in 1814 by John Wesley Hunt, the first millionaire west of the Alleghenies was the birthplace of Dr. Thomas Hunt Morgan, and is now operated as a house museum by the BGT; and the acquisition and first phase of renovation of the Dr. Thomas Hunt Morgan House (THM) at 210 North Broadway. This fall/winter, we will be working with the respected preservation architecture firm of Mesick, Cohen, Wilson, Baker, to produce a master plan for Latrobe's Pope Villa. This is a substantial step for the BGT,



Maureen Peters, William Carey, Becky Eblen, and Gay Reading celebrate LaTrobe's birthday at Pope Villa



Maureen Peters, *President 2015-16, Board of Directors, The Blue Grass Trust for Historic Preservation*

Pope Villa and Lexington, and was made possible in part by funding from LFUCG.

As mentioned in our last newsletter, we accepted ownership of the boyhood home of Dr. Thomas Hunt Morgan, Kentucky's first Nobel Prize winner, from the Woman's Club of Central Kentucky on September 29, 2014. Earlier this year we began work on phase one of renovations, which focused on the H. Foster Pettit Auditorium space. The renovation included central heat and air conditioning (which it previously did not have), new lighting, new acoustical ceiling in the auditorium space and a vaulted plaster ceiling above the acoustical ceiling in the chapel area was exposed and restored, refinishing existing wood floors in the chapel and installing new carpet tiles in the lecture area. The existing dining room space received new carpet tiles and two new exterior doors with steps and hand rails to connect to the paved area in the back of the building. Wood floors in the foyer and parlors in the original house were refinished. And the entire first floor of the building received fresh paint in all public spaces. See the article on the Dr. Thomas Hunt

Morgan House on page 24 for additional information and some before and after photos. The second phase of work will focus on the exterior envelope including work on the windows and the roof and gutters on the original building.

Plans are also underway for the BGT's 31<sup>st</sup> Antiques and Garden show. For your calendar, the dates for this year's show are March 4, 5 and 6, 2016, with the Gala Preview Party on Thursday, March 3, at the Kentucky Horse Park's Alltech Arena. This is the BGT's largest fundraising event each year.

I'm proud to serve a second term as president and look forward to working with our returning and new Board members. We want to thank the following for their dedicated service to the BGT as they completed their Board terms June 30, 2015: Tom Meng, Marcia Gray, Barbara Tilghman, Andrew Moore and Joseph Hillenmeyer. We also want to welcome our new Board members: Yvonne Giles, Dr. Jim Tanner, Dale Fisher, Kent Pleasants and Linda Carroll.

We will be reaching out to you in late September to ask for your help by making your important (and tax-deductible!) donation to BGT's Annual Fund drive for 2015 – 16. With your help and support, our staff and board can continue to play a vital role in preserving and protecting the historic places of the Bluegrass. As Central Kentucky's leading citizen-based non-profit advocacy organization for historic preservation, we don't receive regular Federal or State funding but rely on you as our neighbors to help us carry out and

fund our mission "to protect, revitalize, and promote the special historic places in our community to enhance the quality of life for future



Maureen Peters and her husband Joe Turley

generations. The properties owned by the Blue Grass Trust are guided by the three tenets of the Trust Mission – Education, Service, and Advocacy."

Best regards,  
 Maureen Peters



Jason Sloan, Becky Eblen, Jim and Martha Birchfield, Bill Johnston, Maureen Peters, and Joe Turley

## Two Easy Ways to Support the BGT!

The Blue Grass Trust for Historic Preservation is now enrolled in the Kroger Community Rewards Program and AmazonSmile.

For a portion of your purchases at Kroger to be donated to the BGT, simply register your Kroger Plus card online at [krogercommunityrewards.com](http://krogercommunityrewards.com).

If you do not have a Kroger Plus card, sign up at the customer service desk in your local store. Kroger requires re-enrollment every year.

If you have an online account with Kroger, click SIGN IN. If you do not have an online account, click REGISTER or CREATE AN ACCOUNT.

You must swipe your registered Kroger Plus card or use the phone number that is related to the card for each purchase to count for the Blue Grass Trust for Historic Preservation.

The BGT also participates in the AmazonSmile program. AmazonSmile is a simple and automatic way for you to support the BGT every time you shop, at no cost to you. When you shop at [www.smile.amazon.com](http://www.smile.amazon.com), Amazon will donate .5% of the purchase price to our organization.

Not every Amazon product is eligible for the donation, but most are. If you already have an existing Amazon.com account, you use the same account for AmazonSmile. On your first visit to AmazonSmile, you need to select the Blue Grass Trust for Historic Preservation. After that, your selection will be remembered and eligible purchases will result in a donation. And don't worry – once you've registered, if you forget and go to Amazon.com, it will remind you to go to [smile.amazon.com](http://smile.amazon.com) and provide the quick link.



# Lexington in the National Spotlight on C-SPAN, with Segments on Latrobe's Pope Villa and Hunt-Morgan House

On July 18, Lexington got to show off some of its rich history and culture at a national level when it was spotlighted as part of C-SPAN's *Cities Tour Series*. Shown on C-SPAN3, the series features "the literary life and history of a selected city" as told by "local historians, authors, and civic leaders" at literary and historic sites. The Blue Grass Trust for Historic Preservation was excited



*Latrobe's Pope Villa*

to see Lexington receive national attention, and honored to partake in sharing the history of two of the houses that we proudly steward: the Hunt-Morgan House at 201 N. Mill Street located in Gratz Park, Lexington's first historic district, and Latrobe's Pope Villa at 326 Grosvenor Avenue in the Aylesford historic district.

Tom Moore, BGT board member and Pope Villa Chair, took C-SPAN through Pope Villa sharing its nationally significant history. Designed by Benjamin Henry Latrobe, "America's first architect," the Pope Villa was completed in 1813 for Senator John Pope and his wife, Eliza. Arguably Latrobe's most avant-garde design, the Pope Villa was the architectural summation of his domestic planning theories. The house went through significant renovations in the 1840s and 1860s before becoming apartments for the majority of the 20th century; in 1987, the house was burned, and subsequently purchased by the BGT with the goal of restoration. Most recently, the BGT secured \$50,000 from the Lexington-Fayette Urban County Government to complete a master plan that will guide the structure's restoration.

Jason Sloan, BGT Director of Preservation, provided the history of the Hunt-Morgan House. Completed in 1814, the Hunt-Morgan House was built for John and Catherine Hunt. John Wesley Hunt is often referred to as "the first millionaire west of the Allegheny Mountains," and made his fortune in hemp. The house was then inherited by their daughter Henrietta Hunt Morgan, mother of infamous Confederate General John Hunt Morgan; Henrietta inhabited the house the longest. The Hunt-Morgan House was also the birthplace of Nobel



*Jim Dickinson, Jason Sloan, Maureen Peters, Tom Meng, PV Chair Tom Moore, Gay Reading, and Sharon Reed*



*The Hunt-Morgan House*

Prize winner Dr. Thomas Hunt Morgan, the "Father of Modern Genetics" and one of Kentucky's most internationally recognized personages. The Blue Grass Trust was founded to save the Hunt-Morgan House from demolition in 1955, marking the true start of the preservation movement in Central Kentucky, with 2015 marking our 60th year of stewardship.

We hope that you are able to explore C-SPAN's pieces on the Pope Villa and the Hunt-Morgan House, as well as all of the wonderful segments on Lexington's history, which can be found by visiting [www.c-span.org](http://www.c-span.org) and searching for "Lexington Kentucky."

Additional sites and segments on Lexington in the C-Span show included an introduction by Mayor Jim Gray; Lexington Cemetery with author Kent Masterson Brown; King Library Press with Printing Press Director (and BGT board member) Paul Holbrook; Ashland, the Henry Clay



*The parlor at the Hunt-Morgan House*

Estate with curator Eric Brooks; Mary Todd Lincoln House with executive director Gwen Thompson; Keeneland with Vice President Vince Gabbert; author Tracy Campbell on his book *Short of the Glory: The Fall and Redemption of Edward Pritchard*; author Mark Wahlgren Sum-

mers on his book *A Dangerous Stir: Fear, Paranoia, and the Making of Reconstruction*; author Justin Wedeking on his book *Supreme Court Confirmation Hearings in the U.S. Senate*; author Maryjean Wall on her book *How Kentucky Became Southern: A Tale of Outlaws, Horse Thieves, Gamblers, and Breeders*; and author Karl Raitz on his book *Kentucky's Frontier Highway: Historical Landscapes Along the Maysville Road*. 📖

## 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.

- Dr. and Mrs. Gayle V. Alexander
- Anonymous
- Ms. Jane Hamilton Blachly
- Mrs. Hazel Bush
- Ms. Rose Jewell Collier
- Mr. and Mrs. Richard DeCamp
- Ms. Linda A. Carroll
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- Mr. James McKeighen
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- Mr. Tom Moore
- Dr. and Mrs. William N. Offutt IV
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- Mr. David Stuart
- Prof. and Mrs. John R. Thelin
- Ms. Joyce Vanlandingham
- Mr. and Mrs. Arlyn Wagner
- Mr. Lowry Rush Watkins, Jr.
- Mr. E.M. "Jack" Webster
- Ms. Vivian M. Weil
- Mr. and Mrs. William T. Young, Jr.





The Blue Grass Trust for  
Historic Preservation

Wednesday,  
September 16  
For the BGT's  
4th Annual

PAWS  
PRESERVATION

Wednesday  
September 16, 2015,  
6 - 8 PM

Pet the Night Away with  
Great Fun Fur All  
@Atomic Cafe's  
Outdoor Patio  
265 Limestone @  
Third Street

Admission \$15 in advance,  
\$20 @ door=1 Person & 1 Pet  
Includes Light snacks  
for People & Pets  
Fun Contests,  
Photo Ops & More!  
Cat Lovers! Bring a Purrfectly  
Framed Photo  
of your Favorite Feline

For Reservations,  
Event & Sponsorship Info,  
Give the BGT a Bark @  
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www.bluegrasstrust.org

## Saving Historic Peoples Bank, Lexington's Mid-Century Modern Icon

The Peoples Bank at 343 South Broadway – listed on the Blue Grass Trust for Historic Preservation's 2015 Endangered List and nearly demolished last year – is a Lexington mid-century Modern icon that is on the verge of becoming one of the city's

and the need to protect a wide variety of our built heritage.

Significant media and fundraising efforts by the Warwick Foundation to move the building and turn it into the Peoples Portal,



The Peoples Bank will be moved to the corner of High and Patterson and become the Peoples Portal

most successful preservation wins. An effort spearheaded by the Warwick Foundation and receiving widespread community support is on track to result in the Peoples Bank being moved to the corner of High and Patterson Streets where it would become the Peoples Portal.

The Peoples Bank is arguably Lexington's most visible Modern structure, especially since the demolition of numerous Ernst Johnson-designed buildings at the University of Kentucky in 2014. Saving the building was the result of hard work and creative problem-solving on the part of a number of community stakeholders that included the Warwick Foundation, support from Mayor Jim Gray and LFUCG, the Lexington Center Corporation, Langley Properties, the Blue Grass Trust for Historic Preservation, and PVA David O'Neill, among others. These efforts, coupled with generous funding in the form of donations both small and large, combined to save the building, which will be donated by Langley Properties. The result has expanded public awareness about this individual structure

“an enduring monument to the values of respect and inclusion, partnering with non-profits and universities throughout the area to offer programs on those themes,” have been at the forefront. Their successful movement to save the Peoples Bank included sharing the building's history and engaging programming across media outlets, social media and many meetings that were spearheaded by a number of Warwick board members and supporters: Paul Evans Holbrook (President), Laurel Catto (Secretary, Treasurer, and Chair), Tom Cheek (board member) and Lucy Jones, who helped lead their social media campaign. Their ability to raise enough funding in a few short months is nothing short of remarkable.

Ample financing, of course, is important to any successful preservation project and while the structure has yet to be moved, Warwick is very close to the requisite \$850,000 for moving and site preparation. Funding for the project includes a \$300,000 commitment from the Warwick Foundation, \$250,000 of which must be matched by additional

community contributions; \$150,000 from the Lexington-Fayette Urban County Government; and \$150,000 from the Lexington Center Corporation, which is also providing the land for the building. The BGT helped engineer a \$50,000 donation from Bayer Properties as part of a Memorandum of Agreement related to their Summit development at Fritz Farm on Nicholasville Road, a contribution which goes toward the \$250,000 to be matched. The Memorandum of Agreement came as the result of the federally designated Section 106 consultation process that acknowledged the loss of a property eligible for the National Register of Historic Places, the Fritz Farm. (See sidebar for details on the Section 106 process.)

As the leading preservation organization in Central Kentucky, the Blue Grass Trust for Historic Preservation supported the saving of Peoples Bank on a number of different levels. In addition to supporting the Warwick Foundation's efforts on social media and with a \$1,000 donation, the Blue Grass Trust continues working to increase recognition of the historic value of Modernist structures.



WARWICK FOUNDATION

This included a talk by architect Sarah House Tate, “What's to Love? Mid-Century Modern Buildings Speak Out,” at the Dr. Thomas Hunt Morgan House on April 28th of this year. We also listed Lexington's Modern structures on our 2015 endangered list, with the fate of Peoples Bank as one of our central concerns.

The fight to save the Peoples Bank is much like any previous threat to Lexington's built heritage: concerned citizens and groups took notice, spreading the word and voicing their hope for a positive outcome that avoided demolition. Unlike some recent, notorious battles over threatened historic buildings, Peoples Bank looks as if it will have a positive outcome. Important to that positive outcome are the significant efforts of a number of local people and organizations that worked to educate the public and advocate for this mid-century Modern icon; just as important is the recognition by Robert Langley and Langley Properties of the importance of Peoples Bank as part of Lexington's built heritage. The foresight to save and re-use this structure is an important step toward establishing the historic relevance of Lexington's mid-to-late twentieth century structures.

## Section 106: the Summit at Fritz Farm and the Peoples Portal Project

Section 106 of the National Historic Preservation Act requires Federal agencies to consider the impacts of projects they fund, approve or carry out on historic properties.

In the case of Fritz Farm, Bayer Properties, the developers, applied for a permit to impact 560 linear feet of a perennial stream, 510 linear feet of an intermittent stream, 350 linear feet of an ephemeral stream and .19 acres of three emergent wetlands. Their application was made to the US Army Corps of Engineers, a Federal agency. The Corps required the applicant to conduct historic and archaeological surveys of the property. As a result of these investigations and consultation with LFUCG and the Kentucky Heritage Council, the Corps determined that Fritz Farm was eligible for the National Register of Historic Places and that the proposed development would have an adverse effect (in this case, demolition) on the property. Because of the development's adverse effect on Fritz Farm, the Corps had to consult with interested entities, known as consulting parties.

Consulting parties for Fritz Farm were brought to the table by the Corps to discuss mitigation measures to account for the loss of the historic farm. Consulting parties consisted of: Bayer Properties; the Kentucky Heritage Council/State Historic Preservation Office; LFUCG; BGT; and Linda Carroll, a Kentucky Heritage Council member. Through coordination among these parties, a \$50,000 donation to the Peoples Portal Project was selected as the principal mitigation measure, in addition to detailed documentation of the Fritz Farm house.

**BREAKING NEWS:** The Warwick Foundation has successfully completed a \$250,000 matching funds campaign to save the Peoples Bank and repurpose it as a Peoples Portal to the Rupp District. The campaign was completed late today, September 29, the extended deadline agreed by the building's owner, Langley Properties.

The campaign was completed with a \$10,000 grant from the Crutcher Family Foundation, based in Midway. The late Dorothy Crutcher was a leading local preservationist. Her family has continued to support preservation efforts through the foundation she started with her husband, the late Dr. Richard Crutcher. Their daughter, Dottie Cordray, said, “Our family is thrilled to partner with the Warwick Foundation to save this worth while building at a time when so much valuable architecture from this period is being lost.”

The campaign was supported by a robust crowd funding campaign that attracted numerous small donors and active social media buzz. Other major donors to the campaign include the Brereton & Elizabeth Jones Charitable Family Foundation, the Josephine Ardery Foundation, the Owsley Brown III Philanthropic Foundation, the Owsley Brown II Philanthropic Foundation, the Hilary Boone Foundation, Laurel Catto, Elizabeth L. Jones, Altech, Ben Kaufmann & Janet Zusman, Central Bank, Helen Alexander & Stuart Huston and Lucy Jones. The Blue Grass Trust negotiated a \$50,000 historic preservation mitigation fee from Bayer Properties and designated those funds for the matching campaign.

The public match releases \$300,000 in funds committed by the Warwick Foundation. The Urban County Government has budgeted \$150,000 in additional funding for relocation expenses. Langley Properties is donating the building to the Warwick Foundation. The Lexington Center Corporation has designated a receiver site on West High Street and is in the process of preparing a nominal cost ground lease for the property.



# What Preservation Means to Me

By *W. Grady Walter II*, Guest Columnist

The smell of steamy vinegar, old wallpaper and plaster is one that I still recall. It's part of my earliest preservation memories—my mother and father working tirelessly in 1972 preparing for our move to a stuccoed story-and-a-half craftsman-style house built sometime before 1920. They didn't think of themselves as preservationists. They were just fixing up an old house.

What a remarkable year 1972 was in my family. That summer, my father worked on his master's degree; my mother typed his thesis and other papers on a manual Royal typewriter. They bought a new car. I turned four years old. My brother was born that fall. My parents managed all of this along with scraping as many as eight layers of wallpaper over paint from every wall and most ceilings in the house.

My father joked that it was his "urban renewal project," but unlike many so-called projects of the day, his didn't sweep away whole blocks of our history for the sake of modern buildings that are now showing their age and need millions in upgrades or risk being torn down themselves.

A block from Ashland's Central Park and close to downtown, the location offered many new things for a child to experience. Some were simple things, but not to be taken for granted. One day while we were eating lunch on the front porch, Mom taught me to tell time by counting the chimes of the church bells several blocks away. I still stop, listen and count when I hear chimes.

Bob Vila's "This Old House" on PBS was five years away, and HGTV didn't launch until 1994. Unlike today, there were few do-it-yourself guides or sources for quality restoration materials. And, while my young parents would have liked to restore the house, their immediate goal was to make it as clean, safe and attractive for their growing family as possible. After all,

the budget was tight. Part of preservation is "doing no harm" when a complete restoration isn't feasible. Making no inappropriate or irreparable alterations now means that proper restoration can be done later. In the 1990s, my parents started over, stripping and refinishing woodwork and floors the way they knew it should have been done in 1972. Though they soon moved to a house that would eventually allow them to "age in place" without stairs, they had put considerable time, toil and love into restoring



Ward Hall

that old story-and-a-half—and it definitely showed.

Growing up in that house and having watched my parents work I grew to appreciate old buildings. I took baths in a claw foot tub. I became fascinated with pocket doors and how they could be locked with a skeleton key. I discovered a pipe—long covered up on the inside—that once drained water from the icebox to the outside before electric refrigerators became common.

A few years ago when my better half Melissa Kirtley and I began working on a 1960s brick ranch in Lexington, my par-



W. Grady Walter II

ents came to help us scrape wallpaper and paint. It was harder work than when they were in their twenties, but they enjoyed it because of the memories.

Returning to the 1970s, another old house still haunts my father. It came on the market, sold quickly and was demolished to make way for condominiums. He drove by it one morning on the way to work, but that afternoon it was a pile of rubble. Much like the Blue Grass Trust's own inception in 1955, this event spurred the neighbors to seek National Register of Historic Places (NRHP) designations in 1979 in an effort to keep that from happening again.

The hometown newspaper ran articles about those buildings. Nearly 40 years later, I still have these clippings in a scrapbook. Around the same time, my teacher gave our class the assignment of identifying columns on buildings according to their orders—Doric, Ionic and Corinthian. Perhaps nothing says stately like columns used properly on a facade or portico—but nothing stands out more when their scale or style is wrong!

These experiences were the start of my interest in architecture and preservation. The NRHP applications and newspaper articles have been invaluable to me as I've worked to compile a book on these and other buildings that still need recognition and documentation. I think of it as a love letter to my hometown that's still in progress.

Even in the loss of a building, there is the opportunity to learn. We cannot save every building and still move forward as a society, but we must strive to save more buildings and in purposeful ways. Just as recycling or repurposing of consumer goods helps the environment, preserving old buildings saves natural resources and keeps materials out of landfills. Encouraging preservation and favoring redevelopment over new develop-

ment can result in a more thoughtful, accessible place to live by minimizing the urban sprawl that new development often brings.

Sometimes we put too much emphasis on the past owners of special buildings but not enough emphasis on historical context, architectural features or the talented architects and craftsmen who built them. Through my amateur research, I learned that the architect of some prominent buildings in my hometown also designed the historic Westlake Theatre near MacArthur Park in Los Angeles. This was certainly an "ah-hah" moment for me.

In another case, I have recently become acquainted with the daughter of the late architect Fred H. Elswick, who designed the Kentucky Fair and Exposition Center, but whose real talent lay in beautiful residences with historic antecedents (some in Ashland) and who had an entire line of furniture produced under his name by the Consider H. Willett Company. These increasingly collectible pieces are still found and valued in many Kentucky houses today. And you thought furniture with celebrity names was something new?

Buildings fall into disrepair when their cost of upkeep, location or intended use is no longer suitable for the current owner's needs. Historic preservation in today's world means finding innovative ways to realign those factors and considerations. Look around Kentucky and see schoolhouses that have been converted to senior housing, soft drink bottling plants that are now microbreweries, commercial bakeries that have become aquaculture facilities, among others.

Preservation also means educational projects such as the Blue Grass Trust's own Pope Villa. It serves as a working laboratory for preservationists and students as they've analyzed layers of plaster and paint, removed partitions that subdivided a once grand house into apartments, and repaired substantial

damage from a fire. Then there are house museums throughout the country that range from the modest to the Disney-like experience of Biltmore Estate. My favorite is Ward Hall in Georgetown, Kentucky, which serves as an intact, but as yet unrestored, study in the high Greek Revival style. Designed



Ward Hall Capital

by Thomas Lewinski, many of its details reflect the pattern books of Minard LaFever, who helped make the style popular in the antebellum United States. Since its completion sometime before 1857, Ward Hall has been virtually unaltered, except by weathering and decay. It is the rare exam-

Since its completion sometime before 1857, Ward Hall has been virtually unaltered, except by weathering and decay. It is the rare example where owners' modifications over the years have done little or no harm to the house as originally built.

ple where owners' modifications over the years have done little or no harm to the house as originally built.

Dedicated volunteers, led by David Stuart, are steadfast in opening the house regularly for visitors while trying to raise

the estimated \$850,000 for Phase One of the restoration, which addresses only the mansion's external envelope.

Preserving landmarks like Ward Hall means that those of us who love them can visit them whenever we need a fix of beauty and grandeur—for the nominal cost of ad-

mission—while living day to day in houses befitting our means and lifestyles.

There's more than the cost of admission, however. We should all share in the cost of preservation whenever possible by donating to organizations such as the Blue Grass Trust for Historic Preservation, Preservation Kentucky, the Ward Hall Preservation Foundation and others. For most of us, donating even large sums to such organizations has a far better return on investment than trying to restore and maintain buildings like these for our own private use. The big dividend comes from saving the fabric of our community and making restored buildings accessible to generations to come.

My small donations and the ability to provide graphic design and marketing services pro bono through my company, Stablemate Creative, have given me a sense of ownership in Ward Hall. This is what preservation means to me. Knowing that I have participated feels good. ✝



# CentrePointe: *It Didn't Have to Be This Way*

As we go to press with this edition of *Preservation Matters*, we've all read the news that there are new developments (pun fully intended) in the CentrePointe saga. At this time, little is known about what these new developments actually include. But, as in all things that are CentrePointe, that is par for the course. Who has really known what was actually going on at CentrePointe over the past 7+ years?

At some point, we are certain there will be a documentary made about the CentrePointe project. In the right hands, it would be a sure-fire Oscar nominee. It has all of the elements of a riveting story. Ambitious mayor (Jim Newberry) joins forces with ambitious developers (Donald and Dudley Webb, Webb Properties) to "transform" the center of what was already becoming a thriving and energized central downtown area. There are months of behind-the-scenes meetings among the mayor, his close advisors, the developers, members of local

boards and governmental bodies that will have to approve the project and heads of downtown agencies whose job it is to



*Roof-top view of downtown Lexington, before CentrePointe site*

hours reviewing video of the initial press conference and subsequent presentation to the Urban County Council at its work session. We encourage anyone who has an interest in this matter to do likewise. What many wish was forever flushed down our memory drains is right there for all to remember: [http://lfucg.granicus.com/MediaPlayer.php?view\\_id=4&clip\\_id=411](http://lfucg.granicus.com/MediaPlayer.php?view_id=4&clip_id=411).

But wait! The project calls for the complete destruction of an entire city block that contains several historic buildings, including Lexington's very first commercial structure. These unique pieces of history will be replaced by a monolithic tower of glass and steel that absolutely dwarfs its surroundings. At the work session where the plans are first disclosed, a few council members (Dick DeCamp, Jim Gray and Tom Blues), having not been in the planners' inner circle, immediately express some reservations about the project. Thereafter, the voices of those who have an appreciation for history and concern about the overwhelming scale of Centre-

Pointe begin to be heard.

Whether the developers and the mayor had any expectation that their transformational gift to Lexington would receive such criticism is unclear. We will leave for the documentarian to take the story from those first few weeks of vigorous debate; through the David vs. Goliath battles before the Courthouse Area Design Review Board and the Fayette Circuit Court; through the farewell concerts and final beer pours at The Dame and Busters; through the hurried demolition of the buildings on the block, while the developers and their legal team toasted the wrecking ball's work from their vantage point at Bellini's; through the countless (truly, it is countless) promises by the developers that construction would begin "in a few weeks"; through the saga of the supposed secret foreign investor who died and whose identity, to this very day, must still remain secret; through the hiring and firing of numerous architects and designers and the numerous re-designs of the proj-

ect; through the planting of grass on and fencing of the site to the digging of the hole, to the installation of the cranes and their inactivity for more than 8 months; through the closing of the sidewalks and one lane of traffic on all four sides of the block; through the latest announcements of a new developer.

Lack of transparency in the planning and review of such an impactful project in the heart of our downtown is bad. Allowing our local government's elected officials and the appointed leaders of its agencies who are supposed to be looking out for the welfare of the entire downtown community to become the cheerleaders and water carriers for the developer is bad. Allowing historic buildings to be demolished before plans for the replacement development are finalized and fully approved and without appropriate financial assurances is bad.

For seven years we have either had an ugly pile of rubble, a pasture, or an open pit in the middle of our downtown. Visitors to the World Equestrian Games saw it. For seven years, visitors to Keeneland for racing and sales have seen it. For seven years, visitors to the Rolex Three Day Event have seen it. For seven years, fans of UK basketball and football have seen it. For seven years, those of us who work, live and play in downtown Lexington have seen it. And, the tens of thousands who will attend the Breeder's Cup, the opening

We don't have the room or the time to fill in that history here. Michael Moore, where are you?

What we do want to say is that CentrePointe has given us a teachable moment.

visitors to the Rolex Three Day Event have seen it. For seven years, fans of UK basketball and football have seen it. For seven years, those of us who work, live and play in downtown Lexington have seen it. And, the tens of thousands who will attend the Breeder's Cup, the opening



*CentrePointe site*



*The Dame and Busters pre-demolition*



*The corner of Vine and Limestone pre-demolition*



*Upper Street pre-demolition*



*Bird's-eye view of original city block before demo for CentrePointe site*

*(continued on page 12)*





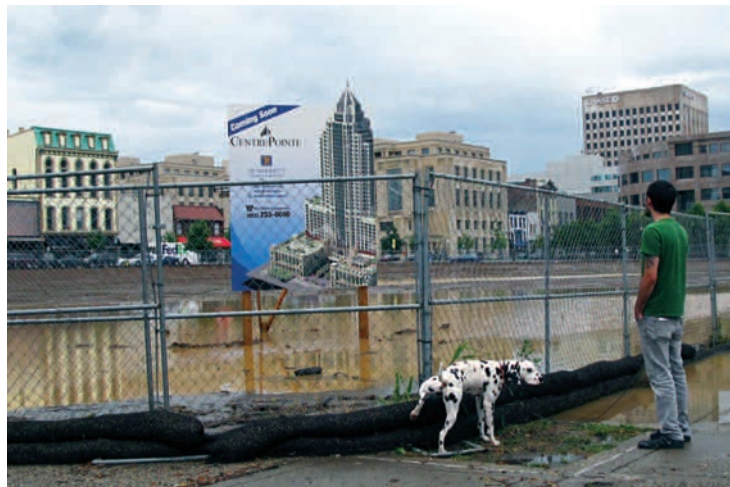
*Skyline view of city block along Limestone pre-demolition*

of the new Commonwealth Stadium and the students who will begin Fall classes at UK and Transylvania will see it. It didn't have to be this way. During that time, dozens of aging buildings in downtown Lexington have been beautifully rehabilitated and are now occupied by thriving, profitable and tax-paying businesses. Who knows? With a little more transparency, a little more critical thinking and a little more regulatory protections against haste and waste, each of the buildings that was destroyed to make way for the pile of rubble, the pasture and the pit may today be a similar thriving, profitable and tax-paying business. Let's let the teachable moment teach us. ☩



*The pit at CentrePoint*

During that time, dozens of aging buildings in downtown Lexington have been beautifully rehabilitated and are now occupied by thriving, profitable and tax-paying businesses.



*A muddy block in the center of downtown*



*Idle cranes at CentrePoint.*

## A Significant Loss in Scott County: *Robert Sanders House,* *circa 1797*

This past April, Kentucky suffered one of its most significant architectural losses in recent memory, the beloved Robert Sanders House. Located just south of Georgetown off US 25, this Georgian house was built by horse industry pioneer Colonel Robert Sanders circa 1797, making it one of the oldest brick houses in the Commonwealth—certainly the oldest in Scott County. Adding to its architectural importance was the magnificent interior that, up until its demolition, included original walnut paneling and a walnut mantelpiece, along with numerous intricate details.

Photographs from the 1980s show the house in excellent condition, with historian Ann Bolton Bevins' 1981 *A History of Scott County, As Told By Selected Buildings* noting that the owners at that time were involved in restorations of several historic buildings on site. Unfortunately, the current owner let the house sit for the better part of a decade, using it only for storage while it deteriorated. Even so, several preservationists expressed a belief that the house was still in good condition and able to be restored.

The Robert Sanders House was twice listed by the Blue Grass Trust for Historic Preservation as endangered, in 2004 and 2009. These listings also included strong efforts to work with the owner to save the house, particularly when the Trust learned that the house and land were for sale. These efforts were to no avail, as the house was salvaged for its architectural pieces and parts.

The goal of the BGT's endangered list is to find positive, long-term outcomes for historic properties, shining the light on those places that the Trust believes are savable. With this loss, the Blue Grass Trust expressed hope that Scott County work to institute a 30-day hold on demolition for historic structures (50+ years of age) for documentation purposes, similar to Fayette County. In addition to being able to document the structure, something preservationists were unable to do for the Robert Sanders House, a 30-day hold provides the opportunity for finding a better outcome than demolition. ☩



*Robert Sanders, exterior*



*Robert Sanders House interior*



*Robert Sanders house as demolition begins*



## New Members

(Since January 30, 2015)

Dr. Jonathan Allison  
Mr Jon Carloffis and Mr Dale Fisher  
Ms. Laurel Catto  
Dr. and Mrs. Harry Clarke  
Mr. Alan Cornett  
Mr. and Mrs. Henri de Hahn  
Mr. and Mrs. Robert Elliston (w/plaque)  
Ms. Marilyn Field  
Ms. Terry Foody  
Ms. Sarah Gardner  
Mr. James Gillespie  
Mr. Allen Graves  
Mr. Richard Greissman and  
Dr. Randolph Hollingsworth

Ms. Leigh Gross  
Mr. Dale Gutman  
Mr. and Mrs. Joe Haydon  
Ms. Jessica Hosfield  
Mr. Richard Jackson  
Ms. Shannon Johnson  
Ms. Kate Joseph  
Mr. Patrick Kennedy  
Ms. Candace Lane  
Mr. and Mrs. Tom Lillich  
Ms. Madge Lynn  
Ms. Kathryn Lyon  
Mr. Tyler McCauley  
Mr. and Mrs. Jonathan Miller  
Mr. and Mrs. Ron Mitchell  
Mr. David Muntean  
Mr. and Mrs. Tim Murphy  
Dr. and Mrs. John Nehil  
Mr. and Mrs. Kent Pleasants  
Mr. and Mrs. Henry Richmond  
Ms. Patricia Riddle  
Mr. and Mrs. George Sanders  
Ms. Sarah Jane Sanders  
Ms. Patricia Schaub  
Mr. and Mrs. Brooks Scudder (w/plaque)  
Mr. Michael Sidebottom  
Mr. Tony Sills  
Mr. Blazer Smith  
Ms. Pam Upton  
Mr. William Verlander  
Ms. Laura Whittaker

Ms. Judy Worth  
Ms. Alyssa Yates

## Honorariums and Memorials

(Since January 30, 2015)

**Jim and Martha Birchfield**  
by Win Meeker

**Weesie and Prentiss Douglass'**  
**50th Wedding Anniversary**  
by Barbara Hulette

## Thanks for Gifts

### Given in Memory of:

**H. Foster Pettit** by  
Mr. Robert Babbage  
Ms. Edith Bingham  
Dr. and Mrs. Elvis Donaldson, and Jr.  
Ms. Barbara Hulette  
Dr. and Mrs. J.O. LaPrairie, Jr.  
Miss Annie Marcum  
Mr. and Mrs. Don Wathen

**Lennie House** by  
Mr. and Mrs. William Tidd

**Michael Norman Burke** by  
Clara Yates Wieland

**Anna Louise Dearing** by  
Ms. Wanda Baker  
The Bramble Family  
The Browning School Parents Association  
Mr and Mrs Daryl Crawford  
The Foley Family  
Mr. and Mrs. Kelly McEntyre  
Mr. and Mrs. Matthew McGrath  
(with affection for David Dearing)  
Ms. Minnie Nelson  
Ms. Creelea Pangaro  
Mr. Lionel Spiro (also in honor of David Dearing)

## Annual Fund Donations

(Since January 30, 2015)

Mr. and Mrs. Paul Carpenter  
Mr. Ken Clevidence and Mr. Charlie Milward  
**Mr. and Mrs. Hugh Coomer**  
Mr. and Mrs. John Palumbo  
Mr. and Mrs. James Schrader  
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Ms. Susan Slade  
The Club at UK's Spindletop Hall

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Drs. Magdalene Karon and John Stewart  
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# BGT's deTours Get You in the Door of Historic Buildings

On the first Wednesday of each month, a committed cadre of individuals gather at a historic central Kentucky locale to explore a place that they might not otherwise have the opportunity to see. Thanks to the Blue Grass Trust for Historic Preservation and its deTour Committee, currently co-chaired by Peter Brackney and Linda Carroll, this group has gathered each month since January 2011 and its ranks have swelled.

In this case, growth is good. With more than 50 deTours under its belt, the Blue Grass Trust deTours Committee planned and continues to plan these events which are free and open to the public. After each deTour, a social AfterHour allows an opportunity to socialize at a local restaurant or watering hole. Many AfterHour destinations offer to "give back" a portion of their sales to the Blue Grass Trust – to each we say thank you!

In its first year, deTours had average monthly attendance of 35. In 2012, that number jumped to 51 (actually, it was much higher but the number is too skewed when the 800+ who attended the Botherum deTour are included). In 2013, average attendance was 57 before jumping to 84 in 2014. But the average deTour attendance in 2015 has increased to nearly 100!

These numbers are important, but more important is what they represent. These figures show a vibrant and growing program that brings the mission and identity of the Blue Grass Trust to an increasing number of people on an ongoing basis.

To further aid its mission and reach, deTours has increased its presence on Facebook, Twitter, and Instagram. If you use social media, please be sure to friend/follow/like BGTdeTours on these platforms:

[www.facebook.com/BGTdeTours](http://www.facebook.com/BGTdeTours)  
[www.twitter.com/BlueGrassTrust](http://www.twitter.com/BlueGrassTrust)  
[www.instagram.com/BGTdeTours](http://www.instagram.com/BGTdeTours)

Before, during, and after each deTour, those attending are encouraged to "spread the

word" about the events and historic preservation using the hashtag #BGTdeTours.

If you haven't been to a deTour before, you really should try and get one on your calendar. Here's where we've been the past few months.



*Saint Paul AME*

February 2015  
 St. Paul AME

In addition to its historic districts (H-1), Lexington has designated two individual structures as being Local Historic Landmarks. One of these is the St. Paul African Methodist Episcopal (AME) Church on North Upper Street. A portion of the church building dates to 1826 and the congregation has a rich history. It once served as a station on the Underground Railroad and, following the Civil War, the church hosted discussions about the education of black Kentuckians. Members of St. Paul AME helped organize both the Colored Orphan Industrial Home (a prior deTour site) and the Phyllis Wheatley YWCA. An 1885 assembly at St. Paul AME on the subject of black education led toward the creation of what became Kentucky State University. Rev. William Hale shared historical background about the AME denomination and, specifically, St. Paul's, while Lynda Thomas discussed the many stained glass windows which are found in this beautiful house of worship.

Our social AfterHour following the deTour was held at Atomic Café, one of Lexington's favorite downtown spots.

March 2015  
 Carrick House

Located at Third and Limestone streets, many Lexingtonians remember this beautiful building as the Whitehall Funeral Chapel. But over the past several years, it has been



*Carrick House Exterior*



*Carrick House Interior*

transformed into a wonderful event space. The double portico at the front of the historic mansion, attributed to Gideon Shryock though John McMurtry completed much of the project, is complemented by the modern addition in the rear where space is plentiful.

Although construction began for James Weir in 1832, his passing and other complications prevented the building's completion until the 1850s.



*Carrick House Interior*

Lexington Beerworks was the AfterHour locale following our tour of the Carrick House. Lexington Beerworks provided a gives-back for the BGT

April 2015  
 Parker Place



*Parker Place*

Architect John McMurtry operated a lumber yard on the site before building Captain John Wilgus this Italianate residence on West Short Street on land that belonged to Mary Todd Lincoln's grandmother. This gem of the Western Historic Suburb was described in the neighborhood's National Register application as being "by far the largest scale and most elaborate residential



*Parker Place*



*Welcoming guests to Parker Place*



*BGT's Dr. Thomas Hunt Morgan House*

building in the neighborhood." The well-attended deTour even featured the sounds of UK opera singers filling the air with song as we began exploring the residence.

One of Lexington's newest restaurants, Pies & Pints in The Square, just a short walk from Parker Place, was the location of our AfterHour.

May 2015  
 Gratz Park Walking Tour & Dr. Thomas Hunt Morgan House

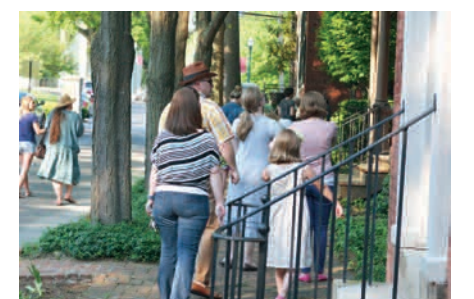
Designated as Lexington's first H-1 historic district in 1958, Gratz Park is immediately recognizable to those who love Lexington's history. Carolyn Hackworth, of Lexington Walking Tours, discussed the spaces of Gratz Park before deTour guests were given walking tour brochures and the opportunity



*Gratz Park*



*Gratz Park*



*Walking deTour of Gratz Park*

to explore the neighborhood on their own. Gratz Park is, of course, the home of the BGT's offices. This deTour served to pass the baton as we walked from Gratz Park to the Dr. Thomas Hunt Morgan House at 210 N. Broadway. The latter will soon house the offices of the Blue Grass Trust; there we celebrated National Historic Preservation Month with some light refreshments for attendees.

June 2015  
 Frankfort

The Old Governor's Mansion and the Old State Capitol were on the agenda for deTours' second trip beyond Fayette County. The Old Governor's Mansion is one of the oldest executive mansions in the United States; Lt. Gov. Crit Luallen welcomed us to the residence where two of her ancestors





Interior of Old Capitol Building

once lived. After touring the mansion and walking through its gardens (shared with the Kentucky Historical Society), we found ourselves at the Old State Capitol. Assembled on the steps of this National Historic Land-



Steps of the Old Capitol Building

mark, the building's history was told by Sara Elliot before we were admitted to Kentucky's former seat of government.

We celebrated our social AfterHour at Serafini, where guests enjoyed drinks and dinner in a wonderful old building.

July 2015  
School of Art & Visual Studies

A circa 1899 tobacco rehandling plant, expanded several times during the decades that ensued, was the site of our July deTour. Repurposed as loft apartments a decade ago, the



School of Art and Visual Studies/SAVS



School of Art and Visual Studies/SAVS



School of Art and Visual Studies/SAVS

University of Kentucky School of Art and Visual Studies has again repurposed this immense structure located on Bolivar Street. Although only a few students had yet passed through the doors, deTour attendees were able to get a sneak peek at an incredible learning space that was transformed by the College of Fine Arts and Omni Architects. Many who attended remembered the poorly lit quarters of the Reynolds Building (the school's prior home) and were in awe over the amount of natural light that was designed to reach nearly every corner of this facility. It is a big win for the University of Kentucky.

August 2015  
146 East Third Street

In August 2011, John Morgan and Linda Carroll hosted a wonderful walking deTour of their residence and three properties which

they were restoring or had restored on East Third Street. The final structure on that deTour was 146 East Third Street. Built in 1847, 146 East Third has served over the years as the home of Daniel Wickliffe (editor and owner of the *Lexington Observer & Reporter*) the DeVereaux family, and even the Loyal Order of Moose. When we visited in 2011, there were some concerns about safety – the building was in pretty rough shape. But John and Linda, and architecture firm Alt32,



John Morgan welcomes guests to 146 East Third Street



Exterior of 146 East Third Street

and help from Community Trust Bank have transformed it into a gorgeous office space for engineering firm Respec, Inc.

Columbia Steakhouse, a restaurant steeped in Lexington history, was the AfterHour destination following our BGT deTour. They generously donated a portion of sales to AfterHour guests back to the BGT.

We encourage you to use social media and to publicly post your favorite deTours memory – remember to use #BGT deTours in your post! And we look forward to seeing you at the next deTour! 📍

# A Comprehensive Guide: *Lexington's Urban Planning, Zoning, Administration & Related Community Organizations*

It is difficult for those who live in a county with strong zoning ordinances to comprehend living in a county with no zoning ordinances... and vice-versa.

Wikipedia.org defines zoning as the “control by authority of the use of land, and of the buildings thereon. Areas of land are divided into zones within which various uses are permitted.” Zoning is an important tool – if not the most important – used by urban planners all over the developed world.

That zoning is not a universally loved or agreed upon process can readily be seen by googling “why have zoning”. The first result brought up is a website titled, [www.importanceofphilosophy.com/Bloody\\_ZoningLaws.html](http://www.importanceofphilosophy.com/Bloody_ZoningLaws.html). As their website name suggests, they are not for zoning. Rather they would have land use conflicts settled under nuisance laws. The discussion between urban planning believers and property rights stalwarts is one that has been vigorously pursued – and will continue to be – long after we have all gone to our own final zones. Lexington, Fayette County, or the LFUCG (three names for the same entity), has a complex urban planning process. Therefore, the rest of this article will be about Lexington.

Lexington had no zoning until 1920. Its population was then 54,664. By 1958, some 38 years later, Fayette County's population had doubled, and was growing quickly, spurred in part by the IBM Electric Typewriter Division's relocation to Lexington in December, 1956. In 1958, to address the resulting growth-related sewage treatment issues that were causing serious groundwater pollution (in turn causing elevated hepatitis

rates) Lexington created an Urban Service Area Boundary (USAB) – the first in the nation. No sewer service would be provided outside of the USAB. In addition, outside

the USAB, the individual residential septic systems used to treat sewage would require a 10 acre lot size – later increased to 40 acres in 1999. While the USAB has been expanded as Lexington has grown, it is considered by many to have been an effective tool in concentrating

Lexington's growth and development; at the same time it has preserved the unique and valuable agricultural beauty and functionality of Lexington's portion of this World Monument Fund's Watchlist member. Since 1958, the USAB has been expanded by 23%, while Lexington's population has grown 237% - 10 times the USAB growth. The zoning regulations have grown steadily as well, becoming more complex as our civilization and life styles have become more complex. In fact, a good portion of the Lexington-Fayette Urban County Government's (LFUCG) activities deal with handling and regulating property use and property improvements.

If one doesn't have occasion to interact with our urban county government, it is not easy to understand which department, agency or commission does what, let alone remember their names. It's hard enough just to remember one's council district and who one's

council person is. At least in Fayette County, all of that has changed for the better. For those who want to get a better understanding of our local government, there is LFUCG's website. Following is a quick primer of the part of our local government that regulates our property use and property improvements, using the website as a guide.

Starting at [www.lexingtonky.gov](http://www.lexingtonky.gov) and clicking on the “City Government” tab (the right-most tab), one immediately gets a list of the pieces and parts of our City's government structure. Clicking on any of the displayed list items allows one to dig deeper into every part of our local government. The one that deals with properties is Planning, Preservation, and Development (PPD).

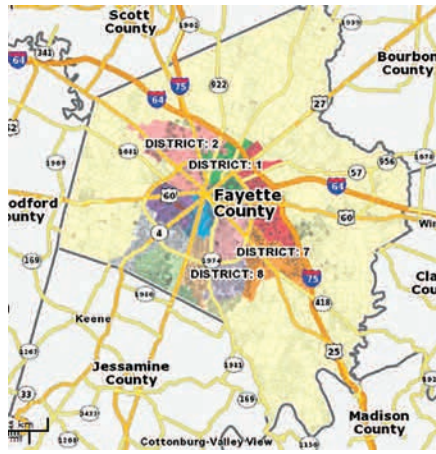
Within PPD, the Planning Division provides the professional expertise used in developing our Zoning Ordinances, developing and maintaining various small area plans as well as updating our county's Comprehensive Plan. There are some three dozen staff members in Planning. They also participate



in transportation planning as well as provide specific staff support and knowledge to various volunteer-staffed commissions such as the Planning Commission and the Board of Adjustment, along with Council, and the executive branch of the LFUCG. Click on the Planning link for more

(continued on page 20)





property while you owned it. So it is worth following the Division of Building Inspection's rules.

If one's property is in a local historic district (H-1 Overlay), or part of the Courthouse Area Design (CAD) district (which is a gerrymandered swatch of downtown properties in the vicinity of the Old Courthouse), one cannot get a building permit without prior approvals. The CAD property owners will have to have their plans approved by the volunteer-staffed Courthouse Area Design Review Board (CADRB). Those who live in an H-1

information about this interesting division, including a link to Fayette County's Zoning Ordinances. (While not something one might want to read at the beach, it is very informative if one needs to know more about the zoning process.)

Building Inspection is another of the divisions under PPD. If one is going to build a new building, or make substantial changes to an existing building, its grounds, or a building's systems (plumbing, electrical, HVAC, etc.), permits are required from Building Inspection.



(Click on the Building Inspection link to obtain more information and the forms needed. The Permit Guides link in the Building Inspection section provides a lot of very useful information.) Once a building permit is obtained, there will be inspections by trained Building Inspection personnel to ensure that the applicable Zoning Ordinances and Building Codes are being followed.

Until relatively recently, Lexington was somewhat lax about enforcing building permit regulations. Now, if one is caught and determined to be violating the law, there can be some pretty severe fines. Also, when selling a property through a realtor, the Lexington Board of Realtors will often make you sign that you had all of the licenses required for any work done on the



Overlay first need to contact the Historic Preservation Office (HPO), a part of the PPD. The HPO has a very competent preservation-trained staff (including an architect) to evaluate the changes one has in mind. (The HPO only concerns itself with exterior changes, and never the paint color unless the structure is brick and has never been painted before). They cannot provide architectural services, but they can make suggestions regarding one's plans. While the HPO can approve the majority of exterior change requests, when one disagrees with the HPO's recommendations or for projects that are more complex, the final approval will be made by the volunteer-staffed Board of Architectural Review (BOAR). The HPO will make a recommendation to the BOAR regarding the project. The BOAR will pass on whether the design meets the historic preservation guidelines. Most of the time, they will agree with the HPO's recommendations, but not always. Once the property owner is issued a Certificate of

Appropriateness (COA) by the HPO, Building Inspection can issue a Building Permit.

Who makes up the guidelines that the HPO and BOAR work to enforce? This is where the County's volunteer-staffed Historic Preservation Commission (HPC) comes in. It is their job to promote historic preservation throughout the county, and to write the building guidelines used by the HPO and the BOAR. (To develop the guidelines currently in use, they gathered input from several Lexington citizens. The Fayette County guidelines follow the federal historic preservation guidelines very closely, and are less intrusive than many suburban neighborhood guidelines.)

If a property owner and the BOAR or the CADRB cannot come to any agreement, the applicant can appeal the case to the volunteer-staffed Planning Commission. If the Planning Commission doesn't satisfy the resident's desires, the resident can appeal the case to the Fayette Circuit Court. The Planning Commission's primary focus is passing on individual land use and zoning requests and issues. It also approves the Comprehensive Plan when it is updated by the Division of Planning.

In Fayette County there are many historic areas that are not part of any H-1 Overlay. Those residents are left on their own and with Building Inspection regarding changes to their building exteriors. To check to determine if a property is in an H-1 Overlay, or in the CAD district, log on to the Fayette County Property Valuation Administrator's (PVA) website ([www.fayettepva.com](http://www.fayettepva.com)). At the top of the main page for a property, there is a block labeled "Overlay". That block has a "C" in it for properties in the CAD district, or "H1" for properties in an H-1 Overlay.

There are also 170 listed properties and districts (which include many more individual properties) on the National Register of Historic Places within Fayette County according to Wikipedia. These are initiated, designated and approved locally by the HPC and the HPO, then approved by the National Park Service (NPS) (part of the US Government's Department of the Interior), after it has

been approved by the Kentucky Heritage Council (KHC) in Frankfort. These districts are completely separate from the local H-1 Overlays, although they may overlap. The big advantage of being listed on the National Register is that property owners are then eligible to apply for the Kentucky State Historic Tax Credit and the Federal Historic Tax Credit for renovations to their



properties. These tax credits can be for up to 30% of qualified renovation costs. Contrary to popular belief, there are no restrictions on National Register listed properties unless the property owner wants to use federal money (or a federal process) to change them. A listing of the properties in Fayette County that are listed in the National Register can be found at [https://en.wikipedia.org/wiki/National\\_Register\\_of\\_Historic\\_Places\\_listings\\_in\\_Fayette\\_County,\\_Kentucky](https://en.wikipedia.org/wiki/National_Register_of_Historic_Places_listings_in_Fayette_County,_Kentucky). It is an interesting list, full of surprises.

The BGT plaque program, started in the early 1970s, is one of the Blue Grass Trust's most visible advocacy and outreach efforts. Owners can apply for a plaque online (<http://bluegrasstrust.org/documents/ApplicationForm.pdf>) or by picking up a paper application at the Blue Grass Trust. The BGT's Community Preservation and Education Committee reviews plaque applications monthly. Once approved, applicants can pick their plaque up at the Blue Grass Trust of office, and have two choices: an aluminum plaque (\$150) or a



bronze plaque (\$250); each plaque includes a one-year membership to the BGT. BGT plaques are a recognition program only, and come with no restrictions. For more information, call the Blue Grass Trust for Historic Preservation at 859-253-0362. Just because one has the correct zoning to build a structure, there are certain restrictions within each zone: such as how the structure will be used, the structure's dimensions, how close to the property line it can be, etc. Some uses are specifically permitted, some uses are specifically prohibited, and some uses are permitted under certain conditions. The uses that are permitted under certain conditions are referred to as "conditional uses". To qualify for using your property or structure for one of these "conditional uses", the volunteer-staffed Board of Adjustment (BOA) has to approve it. To construct a building that is closer to a property line, or one that has dimensions or dimensional ratios that "vary" from those called for in a particular zone, the property owner needs to request a "variance", which also must be approved by the BOA.

One area of confusion many have is between the Division of Building Inspection, and the Division of Code Enforcement – also a part of PPD. The confusion possibly has to do with the fact that Building Inspection enforces the building code. Building Inspection's code enforcement deals with the construction time period, and ensuring that the building codes are followed when new construction or changes to existing buildings are being made. The Division of Code Enforcement – in Lexington, at least – deals with existing buildings and properties that have become dangerous to reside in or degrading to the surrounding properties' property values. So if one sees a gutter hanging down, or peeling paint, or high weeds, or knows of an apartment that has one working electrical outlet from which extension cords are run for the rest of the residence, etc., the people that will deal with that issue are the Division of Code Enforcement staff.

Most recently, Fayette County implemented its first volunteer-staffed Vacant Property Review Commission (VPRC). It is administered from the

PPD. The Kentucky State Legislature enacted the basic law for this commission around the year 2000, allowing counties to establish this type of commission. The VPRC's mission is to identify residential properties that are not being used and that have been allowed to fall in disrepair. In Fayette County, property owners who own properties that fall under this categorization and show little actual effort to rectify this situation, have their property taxes increased by \$1 per \$100 of the property's assessment. This has the effect of almost doubling their yearly property taxes. The current tax year was the first time this was implemented; and there are currently 97 properties so designated.

(continued on page 22)



Exterior of 151 Constitution pre-renovation



Rear of 151 Constitution pre-renovation



151 Constitution renovated



### Upcoming BGT Events

BGT deTours: First Wednesday each month @ 5:30 pm.

Visit BGT deTours on [www.Facebook/BGTdeTours](http://www.Facebook/BGTdeTours) or call the Trust @ 859.253.0362 for location details!

### Upcoming BGT deTour Dates for 2015:

- October 7
- November 4
- December 2
- January 6
- February 3
- March 2

The BGT's Annual Fund Drive for 2015 begins late September and continues through June 30, 2016

September 16  
PAWS 4 Preservation  
Atomic Cafe, 6 - 8 PM  
\$15 in advance and \$20 at the door  
Reservations 859.253.0362

September 29, 2015:  
H. Foster Pettit Auditorium Naming Ceremony,  
at Dr. Thomas Hunt-Morgan House,  
210 N. Broadway, 6 PM  
Reservations a must

Gallery Hop @  
The Hunt-Morgan House,  
201 N. Mill St.  
Free & open to the public,  
5 to 8 pm.  
September 18  
November 20  
January 15



The Lexington Downtown Development Authority (LDDA) ([www.lexingtondda.com](http://www.lexingtondda.com)) per its mission statement, "promotes physical and economic development that strengthens and maintains downtown Lexington as the cultural and economic heart of Central Kentucky." It either tackles development challenges directly, or works to drive investment into the downtown neighborhoods and central business district. It has a full-time staff and is administered by a volunteer-staffed board appointed by the Mayor.

The Purchase of Development Rights (PDR) program is also administered out of PPD. The goal of this program is to place conservation easements on 50,000 acres outside of the USAB, also referred to as the Rural Service Area (RSA). The mission statement for the PDR program states that this 50,000 acres is intended to be a "critical mass of protected farmland, for the general agriculture, equine and tourism industries." Currently, the PDR program is at 58% of its goal. (The first person to call the BGT office after reading this will receive a crisp \$5 bill and a BGT pin.) The volunteer-staffed Fayette County Rural Land Management Board (RLMP) administers this program, also a part of PPD.

There are some other city agencies, boards or commissions that one might hear about that deal with housing and/or downtown issues. In October 2014 LFUCG created the Office of

Affordable Housing, along with the volunteer-staffed Affordable Housing Governing Board to oversee the Affordable Housing Fund. This is also under the management of PPD. The mission of the Affordable Housing Fund is to "leverage public investment to preserve, produce, and provide safe, quality, affordable housing." It is funded from allocations in Lexington's general fund budget and is separate from the Lexington Housing Authority, which manages public housing in Lexington (and is governed by yet another volunteer-staffed board).

The Downtown Lexington Corporation (DLC) ([www.downtownlex.com](http://www.downtownlex.com)) sponsors and coordinates events in the downtown such as Thursday Night Live, various parades during the year, art shows, and other events that promote the downtown and encourage people to visit and experience downtown. It is guided by a membership board, and like the LDDA, it has a full-time staff.

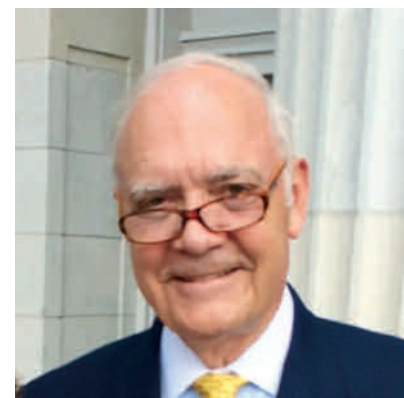
Urban planning, regulation, and administration are not an easy task. Not only are a significant number of paid city employees involved, but there is a considerable number of volunteers who donate their time to help make Lexington a better place, as well as a fairly administered place. 🙏

# BGT Launches PEP/Talks: Talks About Preserving, Educating and Protecting

The Blue Grass Trust for Historic Preservation is excited about the launch of our new, informative and fun series, BGT PEP/Talks. (PEP=Preserving, Educating, Protecting). We unveiled the series' name in June, PEP/Talks, which will feature presentations by leading experts on a range of topics related to historic preservation followed by a moderated panel discussion featuring local leaders from various backgrounds. PEP/Talks are free and open to the public.

BGT's PEP/Talks will follow a regular format, with the doors of the Dr. Thomas Hunt Morgan House at 210 North Broadway opening at 5:30 pm with a social half-hour with nosh and beverages. At 6:00 pm, the feature presentation will begin in the Auditorium, followed by panel discussion by leading professionals on the evening's topic.

### October 13 Pep/Talks Historic Preservation & Tax Credits



Bob Griffith

Join us on October 13, when BGT's PEP/Talks will feature Bob Griffith from Louisville, discussing his award-winning restoration of the Clarkson House in Meade County. Doors at The Dr. Thomas Hunt Morgan House will open at 5:30 pm for socializing and refreshments. Mr. Griffith's presentation will begin at 6:00 pm, followed by a panel discussion centered on Kentucky's



Clarkson House before

Historic Rehabilitation Tax Credit Program. The panel will include Bob Griffith, Scot Walters, KY Heritage Council; Holly Wiedemann, AU Associates, Dr. Thad Overmyer, owner of the Willis Green House in Danville, KY, and others, and will be moderated by BGT President Maureen Peters, Principal Architect at Pearson & Peters Architects. BGT's PEP/Talks are free and open to the public.



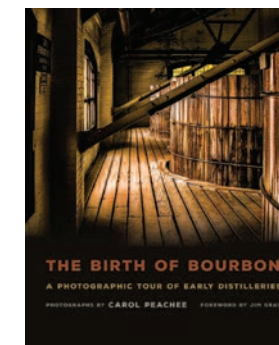
Clarkson House interior, after



Clarkson House after

Two early talks in this newly-named series helped guide its outline prior to its unveiling. The first talk featured attorney and author Peter Brackney, who discussed his book *Lost Lexington* in November 2014; the second was by architect Sarah House Tate, on Lexington's Modern architecture in April 2015. Held in the auditorium of our newly renovated Dr. Thomas Hunt Morgan House, more than 100 people attended each talk and panel discussion.

On September 8, the BGT held its third program and the first under the new PEP/Talk moniker when photographer Carol Peachee discussed her new book *The Birth of Bourbon: A Photographic Tour of Early Distilleries*, followed by a panel discussion on the history and importance of bourbon in the Commonwealth. Panelists scheduled to appear were Lindy Casebier, Deputy Secretary of Kentucky's Tourism, Arts & Heritage Cabinet; Roger Leasor of Liquor Barn; Niki Heichbech with VisitLex; Meredith Moody of Buffalo Trace. 🙏



*The Birth of Bourbon* by Carol Peachee



# The BGT's Dr. Thomas Hunt Morgan House: *A Renovated Treasure*

When the Blue Grass Trust for Historic Preservation received the deed to the Dr. Thomas Hunt Morgan House (THM) from the Woman's Club of Central Kentucky on September 29, 2014, we were excited for many reasons. Built circa 1868-70, this historic property adjoins the BGT's Hunt-Morgan House (HMH) on land that was originally part of the Hunt-Morgan House lot. It was a family compound 144 years ago, and under the stewardship of the BGT, the Dr. Thomas Hunt Morgan House, childhood home of Kentucky's first Nobel prize winner and the "Father of Modern Genetics," and the Hunt-Morgan House, where he was born, are united again and forever.

At almost 10,000 square feet, the Dr. Thomas Hunt Morgan House is a three-story house at 210 North Broadway with a large adjoining dining room, an auditorium/chapel, and on-site parking; and it will soon house the BGT offices on the second floor. THM will provide space and opportunity in the heart of a thriving downtown for community-wide events such as our PEP/Talk lecture series, arts events like Moveable Feast's Henry Faulkner

Symposium (held August 29), and twice-monthly meetings by the Woman's Club of Central Kentucky, in addition to business meetings, weddings, receptions, and other events and rentals.

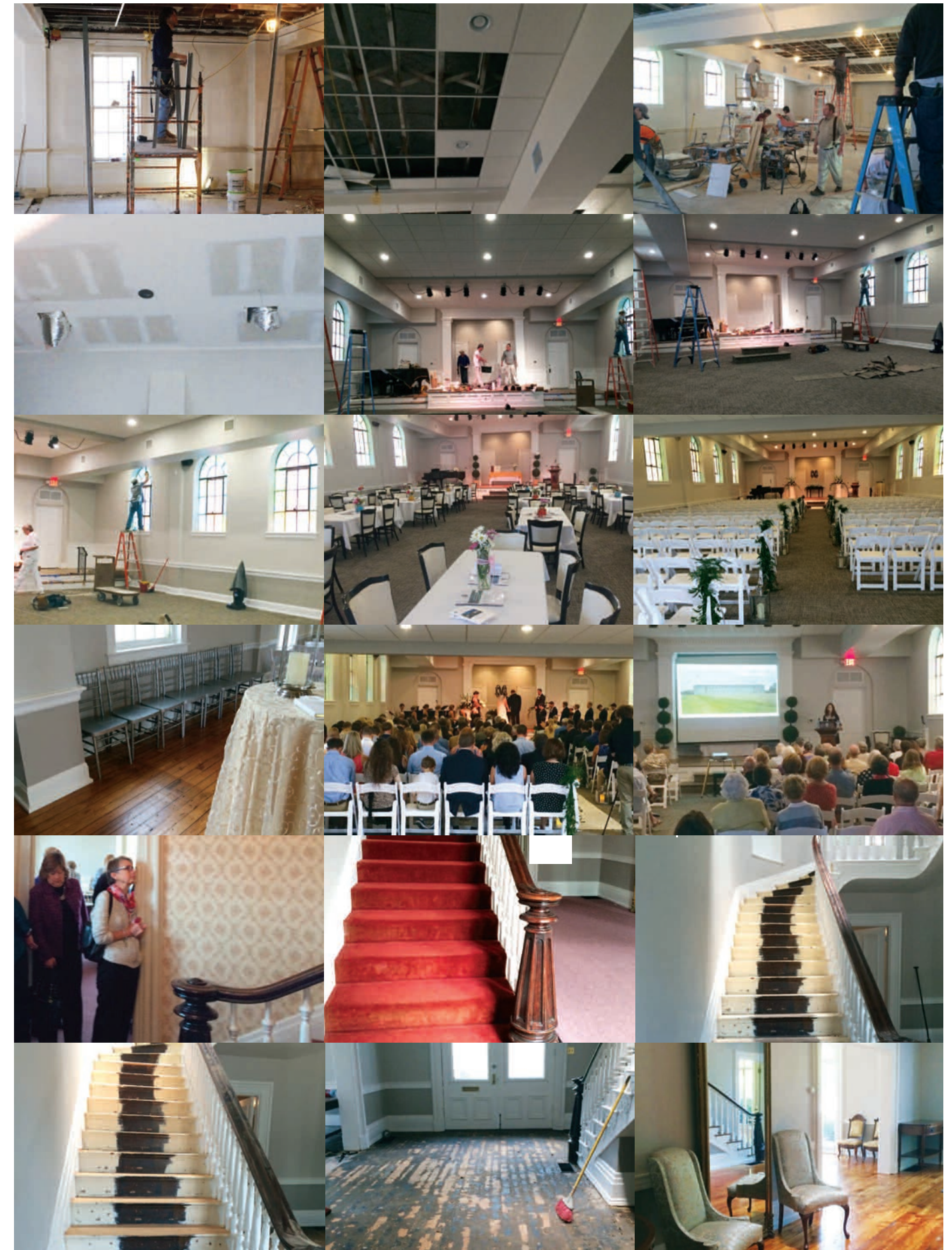
The THM had great bones when the BGT became its steward, but it was in need of major renovations to show its original beauty and improve its functionality for the 21st century. As with any major undertaking, it was also in need of a great deal of funding. Thanks to the 2014 Annual Fund Drive that included two \$25,000 challenge match grants, one from Darrell and Lendy Brown and one from Mr. and Mrs. Dave Harper, and numerous donations large and small from our membership, friends, neighbors, and local businesses, we were able to move forward with the first phase of interior renovations.

In January 2015, the BGT began Phase One of the renovations. We tackled and fixed major interior issues on the THM's first floor: the auditorium had no air conditioning and the old, bolted-in theatre seats did not allow for flexible use of the space;

numerous roof leaks caused the plaster to bubble and crumble, emitting a mildew odor; the wallpaper was yellowed and torn; old carpet and linoleum tiles covered original wood floors; heavy drapes masked the beautiful lines of the Italianate windows; the dining room had no access doors to the outside at the rear.

The Blue Grass Trust completed Phase One of the interior work on the Dr. Thomas Hunt Morgan House the first week of August and we are very happy with the outcome. In 2016, Phase Two's renovations of the exterior envelope will necessitate additional community funding to help preserve and protect this wonderful community treasure. If you are interested in playing a role in preserving the Dr. Thomas Hunt Morgan House, please contact us.

Here is a pictorial of the Phase One renovation process and the results. For even more pictures of the renovation process, please visit our website at: [bluegrasstrust.org/THMrenovations](http://bluegrasstrust.org/THMrenovations)









# The Blue Grass Trust's 2015 Historic Preservation Award Winners

The Blue Grass Trust for Historic Preservation presented its prestigious annual Historic Preservation awards on Sunday, June 21 at the newly renovated Dr. Thomas Hunt Morgan House. Held in conjunction with its annual membership meeting, upwards of 150 guests were in attendance as Board President Maureen Peters shared comprehensive narratives about each deserving



Bill Johnston, BGT VP

award winner, presenting each with an engraved Julep cup. Bill Johnston, Vice President of the Board, was also on hand to present to the membership the financial report from 2014-15, the slate of new board members: Linda Carroll, Dale Fisher, Yvonne Giles, Kent Pleasants, and Dr. Jim Tanner was unanimously approved, as was the slate of returning officers, Peters as President, Johnston as VP, Treasurer Randy Miloszewski, and Secretary Faith Harders. At the conclusion of the awards ceremony, a delicious supper by Catering by Donna was served.

Preservation Craftsman Award 2015 – Given to a building industry craftsman who has exhibited strong commitment to quality craftsmanship for historic buildings: **Patrick Kennedy**



Patrick Kennedy

If you wanted to learn the multi-step process of turning thirty-inch square white oak timbers into roofing

shingles, the craft of timber frame construction, old window restoration, or how to lay a dry stone wall, Patrick Kennedy, the 2015 Craftsman Award Winner would be the first name on your list. He is comfortable with words that include shingle brakes, dogwood gluts, froes, shaving horses, and draw knives, and is also passionate, dedicated and tenacious. He has been a true champion in the field, particularly as it relates to craftsmanship and training in the preservation trades. Patrick made a real difference in the quality of important rehabilitation and restoration projects statewide through his past role as Restoration Project Manager for the Kentucky Heritage Council. His experience and skill set as a tradesman was a welcome addition to the agency.

Patrick opened many doors between the preservation advocacy community and the preservation trades community. He helped establish the Preservation Skills Training Workshops at Pine Mountain Settlement School, made important connections with the Preservation Trades Network, enticed world class experts to visit, speak and teach in Kentucky, and provided direction on Kentucky's historic covered bridge program. The relationships he built with individuals like Bob Yapp continue to pay dividends for preservation in Kentucky.

While Patrick has retired from his position with the Kentucky Heritage Council, he continues to offer his time and talent as a preservation professional.

Public Service to Preservation Award 2015 – Given to a government agency or official for service to preservation movement or to a specific project: **Chris Ford**

The recipient of this award, former LFUCG Council member Chris Ford, has handled diverse issues – a salt dome at the entrance to a neighborhood, homelessness in Lexington, neighborhood violence, Lyft and Uber, the James Lane Allen

statue in Gratz Park, e-cigarettes, homeless day shelters, shortfalls and surpluses, the Charles Young Center, and he is the father of four. Chris was first elected in 2010, and he served the 1st District until his recent appointment by Mayor Jim Gray



Chris Ford and Maureen Peters

as Social Services Commissioner. Four of the fifteen Local Historic Districts (H-1's) are a part of the 1st District Boundary: Gratz Park, Constitution, Mulberry Hill and Northside. Chris embraced preservation; he saw it as a neighborhood stabilization success and he uses the term when he speaks about unstable neighborhoods. The Blue Grass Trust and the larger preservation community congratulate and thank Chris Ford for his past service, and promise to continue to be his partner in his new role as Social Services Commissioner.

Clay Lancaster Heritage Education 2015 Award (2) – Given to an individual for service in researching and disseminating information about the Central Kentucky Region: **Larry Isenhour; Gigi Lacer & Libby Howard**

The BGT took on the importance of mid-century modern as we witnessed the vast demolition of the Ernst Johnson buildings at the University of Kentucky. It is a design movement in American Housing that began after World War II. The postwar era was a time of new beginnings, with some designers creating housing for the modern age. Richard Isenhour did just that with his own designs. His son Larry Isenhour, documented his father's work in his book *The Houses of Richard Isenhour*. It shows many of the mid-

Century Modern projects he worked on from 1956 to 1978, with photos, sketches and architectural drawings. This is heritage education at its best. We were pleased to have Larry as a guest lecturer at the BGT's 2015 Antiques & Garden Show.



Larry Isenhour and Maureen Peters

Also winners of the Clay Lancaster Heritage Education 2015 Award were Gigi Lacer and Libby Howard, co-authors of the groundbreaking book on early Kentucky material culture and decorative arts *Collecting Kentucky 1790-1860*, published in 2013. Nothing of



Libby Howard and Gigi Lacer

this magnitude on Kentucky collections had ever been published before, and the need for and public appreciation of this book is evidenced by the fact that the first printing immediately sold out and a second printing sold out as well.

Gigi Lacer is the author of two other books documenting the lives and works of Kentucky's two most prominent early equine painters, one on Edward Troye was published in 2006 and the other on T.J. Scott was published in 2010. Gigi has a long history of commitment to education about our early Kentucky heritage. For years, she spoke at schools and hosted enrichment programs for grade schoolers at her Shelby County farm. Busloads of students would come each year for

hands-on learning experiences in making color dyes and actually dying cotton and wool, weaving on looms, building replicas of early cabins and living life in the manner of the early settlers of Kentucky.

Libby Howard has likewise had a long and avid interest in our early Kentucky heritage. In addition to her work in gathering content information for the book, her educational and professional experience as an English Literature major at the University of Kentucky and as the former Editor of *Kentucky Homes & Gardens* magazine were invaluable in making the book a great success.

Community Preservation 2015 Award (2) – Given to a non-governmental group for service to the preservation movement: **St. Peter Claver School; Chad Needham**

St. Peter Claver School at 485 West Fourth Street was built in 1887 and established by the Sisters of Charity of Nazareth. Its handsome late Richardsonian building represents one of the most important ecclesiastical and education buildings in Lexington's black history. The enrollment of the school was 296 children (and only 20 were Catholic). Black Catholics were not fully welcomed at St. Paul and St Peter (the other two Catholic Churches in Lexington) until the 1940s. For more than fifty years the only Roman Catholic chapel for black persons in the Lexington area was located in a small upper room in the school building. The Sisters of Divine Providence took charge of the school in 1942 and they added a Catholic High School in 1948.



Maureen Peters and Deacon James Weathers

In 1965, a group of parents established the Lexington Montessori Society and with their help, Sister Marcia Jehn started a Montessori

class at St. Peter Claver School. The following year Sr. Mary Cletus arrived to begin a second class. The school flourished in this location for eighteen years. As time passed there was a growing interest to expand the Montessori school and in 1983 a new school was established on Texaco Road. The new school was named Providence Montessori in honor of the Sisters of Divine Providence who were the school's supporters and benefactors—having sold them the land and backed three loans to build the new facility.

In 2007 the St. Peter Claver Church community began a master planning study for the Fourth and Jefferson campus. Having experienced significant growth over the past decade, the education and meeting spaces within the existing buildings were no longer adequate. The building committee reviewed various options but early on committed to keeping a portion of the original building as part of the renovated and expanded facility. The original building along Fourth was completely renovated over the past two years with a major addition providing education and meeting rooms on the second floor and a large parish hall on the first floor. Accepting the award for St. Peter Claver was Deacon James Weathers.

Ask anyone about Chad Needham, the second Community Preservation award winner, and you'll start up a conversation about niceness. Dale Holland, the owner of Atomic Café, remarked about Chad and his incredible niceness in a recent conversation. Dale said "it's the Needham way, the whole family." While the niceness factor goes a long way in a community, when you add niceness with preservation, you have a winning combination. Chad worked to save and rehab three houses on Constitution, one on the corner of 5th and N. Limestone, three at the corner of 6th and N. Limestone, and the home of he and his wife Denise in Fayette Park. Chad's story and his work is also about bringing businesses into an area that also brings customers – a hair salon, an Arcade for gaming, and the delicious North Limestone Coffee and

(continued on page 30)



Donuts. Chad, who was not able to attend, was thanked for his body of work that has been transformative to the Community.

The Barbara Hulette Award 2015 - Named in honor of renowned preservationist Barbara Hulette, it recognizes preservation of our heritage, built environment, landscape, archaeological resources, sense of community and significant endeavors: **Fielding and Nancy Turner**

Something transformative happened in the marriage between award winners Fielding and Nancy Turner. This couple met, fell in love, lived in a 1870s building restored by John Morgan and Linda Carroll, and took their honeymoon, at least part of it, in Cuba - way before it was okay. Fielding and Nancy live on her family's historic farm in Clark County, a property where they, the 7th generation, and with their son marking the 8th generation, live in history. Architect Van



Fielding and Nancy Turner and son, Henry

Meter Pettit had a hand in an addition to the log structure and they added heat and air to the historic property. The couple live preservation in other ways as Nancy is the Executive Director of Winchester/ Clark County Tourism and the brain child of the Beer Cheese Trail.

The Lucy Shopshire Crump Volunteer 2015 Award - is presented to an individual who provided exemplary service to the BGT throughout the year: **Docents of the Hunt-Morgan House Museum**

The Hunt-Morgan House Museum comes to life for thousands of visitors each year thanks to these docents, on Wednesday, Mim Wilson and Betty Hubbard; on Thursday, Tom Moore and William Carey; on Friday, Carolyn Hackworth, Joan Bishop, and Dmetrius Conley Williams; and on Sunday Ellen Hellard and William Carey. We also have on-call docents who help throughout the year: they include Faith



Jason Sloan, Tom Moore, William Carey, Mim Wilson, and Betty Hubbard

Harders, Beverly Miller, Kevin Murphy, Chris Ertel, Ashley Paul, Colleen Cheslak, Zachary Dearing, and always and most especially, Jason Sloan. They are a stellar team of docents who help visitors envision life at the Hunt-Morgan House in the early 1800s. They are performers, story tellers, researchers, and historians in their own right and the Blue Grass Trust is forever grateful for the charitable service to the BGT and our community.

The Lucy Graves Advocacy 2015 Award (2) - is presented to an individual or group who has exhibited Advocacy leadership in supporting the historic preservation movement in Central Kentucky: **Charles "Chuck" Pittenger; Hayward Wilkison**

This award was given to two different individuals who simply get jobs done and who we are proud to call friends of the BGT. Chuck Pittenger wears many preservation hats - he is the Registrar for the Speed Art Museum in Louisville, Kentucky. The registrar is responsible for knowing all items in the collection, knowing their location, greeting works loaned to the museum and overseeing Speed loans. With a \$50 million investment in the Speed's expansion, we imagine his head-spinning job will grow exponentially, but it may already be spinning as he travels with their exhibitions that are currently on loan. The Speed is a Kentucky treasure and we were so grateful to Chuck for his role in sharing it with the Speed's exhibit of Kentucky Treasures at the BGT's Antiques & Garden Show in 2013. But the Speed is just Chuck's day job - he is also the steward, with his wife Linda, of the historic Richard Branham House in Stamping Ground, Kentucky. Overlooking Elkhorn Creek, this house is dry laid stone and dates to the late 1700s. The house

was uninhabitable when they bought it 20 years ago so they lived in a psychedelic painted school bus and started to work on the house. At the time of acquisition, the main rooms of the house were stacked to the ceiling with engine blocks. Two years ago they finished the project and love their home and its view of Elkhorn



Chuck Pittenger

Creek. And the seed is officially planted: their son, Sumpter Pittenger, was married on their small farm in August and he too has bought an 1880s house to gut and restore in New Albany, Indiana. For those who love preservation, passing it along to the youth is the best reward. Chuck's nature is to pitch in when he's around the BGT, and we thank him for his professional, personal and charitable work in preservation.

There are those who "walk the walk" and those who "talk the talk", but Hayward Wilkison is one who truly does both. Hayward has been a long-standing and unrelenting advocate for historic preservation. In 2003 he became the director of preservation with the Blue Grass Trust and from that position directed the Trust's varied preservation efforts for several years. When the CentrePointe project was first announced (how many years ago?) Hayward jumped into action and co-founded Preserve Lexington and, in a short period of time, rallied the opposition to the destruction of the historic buildings on Morton's Row and others within the CentrePointe block. Under his leadership, Preserve Lexington gave voice to a renewed and refreshed preservation movement in Lexington, which has continued to build momentum since those early days of the CentrePointe battle. Hayward sat at the Plaintiff's table and testified under oath (which is more than we can say for the CentrePointe developers) when Preserve Lexington asked Judge Goodwine to stop the demolition. While that effort was unsuccessful, there is little

doubt that Hayward's passion, tempered with intelligence and reason, set the proper tone for the debate and helped convince the ever-growing majority of Lexington's citizens of the importance of historic preservation. He remains active in Bluegrass



Hayward Wilkison

preservation, being an integral part of the South Hill Historic District and penning pro-preservation letters and editorials whenever the occasion requires. On a personal level, 14 years ago, Hayward acquired and preserved the Stilfield Cabin, an 1805 structure on South Upper Street. It is a beautifully restored and respected part of Lexington and was featured on a BGT deTour last year.

Betty Hoopes Volunteer Service 2015 Award (2) recognizes those who give as much to the Trust as Betty Hoopes, a tireless member of the BGT's Antiques & Garden Show Committee: **Kathy Chopra, Faith Harders**

Tireless is the right word for Kathy Chopra and Faith Harders, two lovely and ever present faces at the BGT's Antiques & Garden Show. Both are on the show's committee and help enormously with the planning that goes into the



Faith Harders and Kathy Chopra

show. Both are two of the most festive people at the Gala opening. Kathy is always at the front door greeting guests, while Faith chairs, plans and oversees the complimentary lecture series, and also helps with the keynote speakers luncheons. They volunteer in other ways for the BGT too: Kathy is an avid gardener and is a member

of the Town & Country Garden Club that takes great care of the HMH garden, and Faith is a BGT Board member and officer, serving as Secretary. Their devoted involvement in the Trust activities is our treasure.

The Clyde Carpenter Adaptive Reuse 2015 Award (3) recognizes architect Clyde 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: **National Provisions; Chase Tap Room; Seed Building at Brookview Farm**

This award is one of the more interesting categories as adaptive reuse speaks to the heart of good preservation. Our first winner was National Provisions, the 16,000 square feet of yumminess in an old bottling plant on the corner of Walton and National Avenues. The brain child of Krim Boughalem and Andrea



Krim Boughalem and Andrea Sims

Sims, they combined their culture, their knowledge of food and their style to make inviting and delicious spaces. The BGT recognized them for their work on their downtown restaurant Table 310 a few years ago, and the look they created there continues at National Provisions where they hosted a BGT deTour last year, and the huge turnout told us it would be a Lexington hotspot, and it is!

Chris Heflin knows beer and his restoration of the Chase Tap Room on the Corner of Jefferson and Third replaced a forlorn market with a vibrant bar space with doors swung open making for a lively and neighborly corner. Our thanks to Chris for letting the BGT be among Chase's first guests at a Pop-Up Preview party a few years ago, and for bringing new life to a tired corner and new purpose to an old building.

Located in the historic Boone Creek

Watershed in Clark County is the extraordinary Brookview Farm, which dates back to Kentucky's land-grant days. A nationally-known Hereford cattle-breeding operation, Brookview is also the birthplace of a number of 20th century agricultural inventions by J. Douglas "Doug" Gay, including a Bluegrass Seed Stripper, which, according to the Fayette Alliance's web site, provided "cleaner, quicker, and more complete stripping operations, a Bluegrass Seed Stripper has been widely recognized as a key development in 20th century farm technology."

In 2000, Monnie Gay Long, Doug Gay's oldest daughter, and her son, Jacob Douglas Owens, reformed the management of Brookview Farm to continue the cattle-breeding operation, now raising Devon cattle. Today, it is run by the Gay Family Limited Partnership, which includes three generations of family ownership: matriarch Monnie Long, her son Jacob Douglas Gay Owens, his wife Jenny Owens and their two sons Walker and J. Owens.

Located on the farm is an historic storage building constructed sometime between 1890 and 1910, and used for grain storage until the 1930s. Starting in the 1950s, the building was used for farm woodworking and storage. Oftentimes, utilitarian buildings of this nature are forgotten after they become outdated or need more maintenance than they are worth. But in 2014, the family undertook a major renovation to transform the



Doug and Walker Owens and Maureen Peters

Seed Building into an event space that provides historic, industrial charm with modern amenities. We recognized them for their transformative change to this important building.



The Landscape Preservation  
2015 Award (2) **Skullers Clock and  
The Legacy Trail**

Two projects have been selected to win this award, its third year as a BGT Historic Preservation Award. The first award goes for the iconic **Skullers Clock**. Thanks to the efforts of the Historic Preservation Commission led then by **Win Meeker** and staffed by **Bettie Kerr**, the government allowed for fundraising to restore the clock to its glory days with its signature eyes (painted by BGT friend Eric Johnson) and now keeping accurate time again. The clock was first installed in 1913 by jeweler Harry Skuller. It



Win Meeker and  
Maureen Peters

was heavily damaged by a storm in 1974 and removed for street improvements in 2010. That led the Commission to initiate plans for repair. Thanks to Win and Bettie for their leadership on this and many preservation matters in the community.

Things often happen organically and there is not a better example than award winner, **The Legacy Trail**, a shared use trail connecting downtown Lexington to the Kentucky Horse Park located in northern Fayette County.

Planning for the trail started in 2002 and consisted of a four mile segment across property owned and maintained by the University of Kentucky. At the time it was thought this project would be a good candidate for a federally funded grant application for a shared use trail. The city had struggled with building trails for several reasons including not owning any right-of-way or having any abandoned rail lines in which to construct a trail. Through various

channels, someone within the University was identified to sign a letter that they would support a grant across UK's Maine Chance farm. The City felt that there

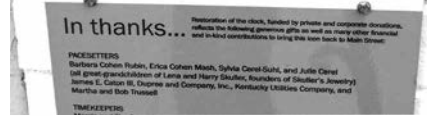
**Restoring  
the Clock**

Based on evidence in historic photographs and in the Brown Clock Company Catalogue, the Verdin Company of Cincinnati, Ohio, restored the clock in 2013, crafting missing elements to match the originals. Verdin repainted the clock its original black color and, with testing, matched the signature historic blue neon. Fabricators replaced the clock's missing eyeglasses and Lexington artist Eric Johnson created original art as the clock's new eyes. In the restoration, the timepiece received mechanized dawn-dusk on-off switches, a ten-year internal battery to retain time in the event of power failure, and an automated 100-year calendar to adjust for time changes.



As part of Main Street construction, workers remove the clock face from its column. Fabricating commenced and the clock made its way to Cincinnati for restoration. (City of Lexington Historic Preservation Office, 2010)

This sign allowed to mark the clock's restoration, 20 September 2013 in the event of power failure, and an automated 100-year calendar to adjust for time changes.



Skullers Clock

only one property owner and the trail would not go through backyards and it would also connect major hotels in the area to a state park. The City applied for the grant several times and was rejected several times. Then in December 2005, it was announced that Lexington had been chosen to host the FEI World Equestrian Games at the Kentucky Horse Park bringing more than 600,000 visitors and 1,000 journalists from around the world to the Lexington-Bluegrass region, resulting in an economic impact of more than \$150 million during a two-week period in September 2010, and the idea of a trail connecting the KHP to downtown started gaining momentum. Lexington was awarded the first of many grants in 2007. And now they had the attention of UK, particularly the College of Agriculture which controlled the Maine Chance Farm.

Because of the Games and recognizing the unprecedented opportunities for long-term community improvement, the Knight Foundation wanted to make an investment in Lexington in recognition of the Games. They funded the Legacy Center through the Blue Grass Community Foundation to convene a series of community meetings. The purpose of those meetings were to:

- Help citizens identify projects that would both prepare the community for

this one-time event and have significance for the community's physical character, quality of life, and economic development long after the games were held.

- Create a new model for inclusive, open, and collaborative decision-making and leadership that enables participants to work across interest group lines and have all views equally considered.

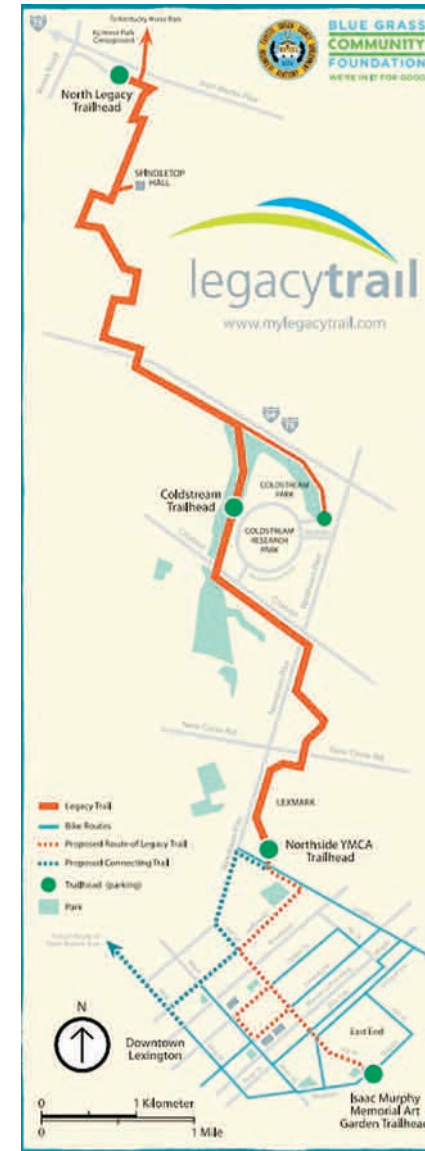
From the many meetings, two projects were selected. One of the projects was the Legacy Trail and the other was the East End Redevelopment Project. Little did we know how these two projects would be so connected!

The Legacy Center then started a campaign to build public support and awareness. As the Legacy Center scheduled meetings with stakeholders and various user groups it realized that the East End



Chris Corcoran, senior  
advisor to Mayor Gray

of Lexington was the birth place of a 19th century African-American racing jockey Isaac Murphy. He won three Kentucky Derbies and won more than 44% of his races, which is more than double the win percentage of jockeys like Pat Day and Willie Shoemaker. Isaac Murphy is the only jockey buried at the KHP. Plus it was recognized that the East End had been a hub of racing activities. So the connection was made and the Legacy Trail became a way for citizens to connect again. Not only was the connection made to the racing industry but that Isaac Murphy lived on the site that is now known as the Isaac Murphy Memorial Art Garden, a trailhead for the Legacy Trail. The Legacy Center has continued to provide support for the project through bike rides, logo contests, cookouts, public meetings, bus tours, pioneer walks and other functions. It was a result of the support for the project that the Legacy Trail received more than \$4.7 million in



federal stimulus funding.

Not only has the Legacy Center (now known as the Blue Grass Community Foundation) as a non-profit, built community support and made the public more aware of the project, the University of Kentucky has come on board as a supporter. They now see opportunities for research projects, students are planning and designing various aspects of the trail and the University is conducting its own campaign of support for the project.

Future expansion of the Trail will tie the Horse Park to the Isaac Murphy Memorial Art Garden for a total distance of 12 miles. Final cost of the trail is estimated to be between \$15-20 million. The City has received over \$11 million in state and

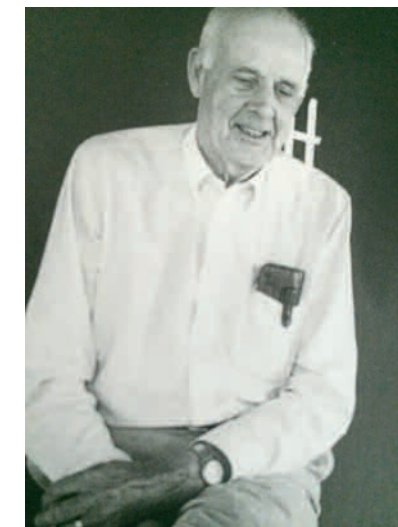
federal Funds.

This award is to the body of people who represent the Legacy Center and Legacy Trail who were able to have the patience to assemble this effort for everyone in our community. Chris Corcoran, senior advisor to Mayor Jim Gray, accepted for the city.



The John Wesley Hunt 2015 Award given to an individual for lifetime service to the preservation movement in Kentucky:  
**Wendell Berry**

The award this year was given to Wendell Berry. He is a Kentucky treasure, a true renaissance man. We honored him for a lifetime of something the Blue Grass Trust admires so much – contrariness. He uses his implement of choice, a pencil, to stab, poke, and cajole a world that forgets to respect what is in front of us.



Author Wendell Berry,  
a Kentucky treasure

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Preservation Matters  
Newsletter Committee:

Linda Carroll, Bill Johnston,  
John Rhorer, Peter Brackney,  
Jason Sloan

Editor: Sheila Omer Ferrell

Graphic Designer:

Miki Wright, Egg Design  
www.scrambledeg.com  
859.338.2432

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Contributing Writers:

Peter Brackney,  
Linda Carroll,  
Sheila Omer Ferrell,  
Bill Johnston,  
Maureen  
Peters, John Rhorer,  
Jason Sloan

Guest Columnist:

W. Grady Walter II

Photographers:

Neil Sulier  
Lee P. Thomas  
Linda Carroll  
Jason Sloan  
Sheila Ferrell  
Tom Eblen  
Peter Brackney  
Carol Peachee  
Eric Whisman  
Ann Bevins  
Mary Sloan  
Grady Walter  
Bob Griffith  
The Warwick Foundation

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# July 12, BGT Founders Day Celebration: *Mike Meuser honored with Dot Crutcher Award*

On July 12, in the newly renovated Dr. Thomas Hunt Morgan House, the Blue Grass Trust for Historic Preservation welcomed more than one hundred guests to its Founders Day celebration and presented its Dorothy “Dot” Crutcher award to Michael Meuser. The BGT’s Community Preservation Committee elected in 2012 to add a new award and to make it a part of the Founders Day celebration each year on July 12, 1955, the date of our organization’s historic incorporation sixty years ago.

The award recognizes a long-time 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. She also saved a rare half-timber in the 700 block of Short Street around the same time, and it is the current home of



Mike Meuser



Mike Meuser with sons  
Ashlin and Linden Meuser

fitting that the BGT honor her by naming this award for her.

And, for the 2015 recipient, Mike Meuser, we wanted to honor him for diving into the BGT and preservation in the early 1990s and for being a loyal, active, hardworking and dedicated member ever since. Tough times in 1992 until recent memory challenged our organization, and Mike Meuser was present to fix the finances, fire employees, resolve countless legal matters; in fact, we can’t think of any BGT matter which has not involved Mike. There have been times at meetings when we can’t reach a decision and we conclude with a “somebody needs to call Mike.” He served three years as President



Guests at Founders Day

following Barbara Hulette’s term. He successfully led one of the most memorable H-1 (local historic district) battles when in 1996-97 Lexington added the Aylesford Historic District, the largest in the city, he was the Aylesford Association president at the time. And, it was Dot who whispered in Mike’s ear to get him to shake the Pope Villa project and that he did. He led the charge with the careful restoration of the envelope through T-1 money, architects, and thorough research.

We don’t know where the BGT would be without Mike. We are thankful for his love of preservation and for the BGT organization. Barbara Hulette conveyed a sentiment we all share – “Mike has been.....sustaining, supportive, reliant, our brace, our mainstay, our spine, our underpinning, our strengthener, reinforce” and Barbara also added he was her “terra firma”, and we all agreed. We had many situations to solve and we all agreed they wouldn’t have been solved without the help and advice from Mike Meuser. We are grateful for Mike and his long-time friendship and support. Through his long friendship with Dot Crutcher, we felt it was a special honor to recognize him with the 2015 BGT Dot Crutcher Award. We were pleased that Mike’s sons Linden and Ashlin Meuser were with him at the July 12 event and came forward with their father to receive the Crutcher award from BGT Vice President Bill Johnston..

## Guests at BGT’s 2015 Antiques and Garden Show at KY Horse Park



For more pictures go to [www.bluegrasstrust.org/ags](http://www.bluegrasstrust.org/ags)