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BLUE GRASS TRUST
**Antiques &
Garden Show**

March 16, 17, 18, 2012
In the Alltech Arena at the
Kentucky Horse Park
www.bluegrasstrust.org



Poverty Hollow Antiques, Newton, Connecticut



Garden by Wilson Nurseries

Photos from 2011 Antiques and Garden Show by Patrick Morgan

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PRESERVATION

Inside this Issue

President's Letter:
Positive Economic Impact
of Historic Preservation
Top 20 Questions & Answers
on Historic Districts!

deTours: Monthly Visits to
Architectural Treasures

Update: Annual
Fundraising Campaign & Much More!

Matters

Volume 33 | Issue 1 | Spring 2012



*H. Foster and
Brenda Pettit,
co-chairs of the
2012 Antiques
& Garden Show*

BGT's
15th Annual
Antiques &
Garden Show
Moves to
KY Horse Park,
March 16-18,
2012



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Message from our President: Greetings from Market Street

Donovan Rypkema developed an international reputation on the topic of the economic benefits of historic preservation. He consistently proves the economic sense of preservation. I decided to do my own small study for this letter by reviewing the 20-year history of the PVA's assessments of properties on the 100 block of East Third Street.

Using public information available on the internet from Fayette County PVA, David O'Neill's website, I compared the 1991 property values of ten houses to the 2011 property values of the same ten houses (even numbers only). The aggregate value of those ten properties grew from \$321,600 to \$3,880,000 over the course of 20 years. That is a 1,206% increase in property values. Yes, a 1,206% increase, all because of individual efforts in sustainable restorative development, i.e., historic preservation.

The increase in the value of the properties (and the resulting increased tax revenues) only tells one part of the positive economic impact of historic preservation. Throughout the transformation of this block, the property owners employed local skilled labor for plumbing, dry-wall, plaster, carpentry, masonry, fencing, landscaping and more. When the property owners repaired and rebuilt historic wood windows they spent their dollars locally instead of at a distant window manufacturing plant. That's a significant economic contribution to the local economy.

Economically, the effort made sense to the property owners. Why not take a preexisting structure of solid masonry construction with fine interior architectural features and re-



Linda Carroll, Blue Grass Trust Board President

store it to contemporary use? I will have restored four of the properties on the block and know the block has good bones. Every lot has a structure and they range from 1830's to early 1900's. The relatively small lots provide good density and all started out as single family homes when built. We established our office there in 1997 (the entire block is zoned B2A) and as we came to know the block and one of its long term

residents, the integrity of East Third became evident. This induced us to launch a slow but steady effort to save several more proper-

ties on the block. While we did our thing, other owners worked on their property. Some days we saw multiple concrete trucks in our same small alley.

This block of Third Street is a good example of sustainability. Built as single family homes, much of it is still single family homes. Known as one of Lexington's first (if not the first) subdivision, Combs Square, it is now a part of the Constitution Historic

District. It's a dense neighborhood, walkable, close to restaurants, bars, and now a grocery and is accessible to public transit. It has developed into a wonderful neighborhood with children, dogs, a wandering cat, young and young at heart, and we all fiercely look out for each other and our properties.

It wasn't an easy journey. Early on, there were a number of halfway houses and a comprehensive care center at 146 East Third that relocated in the late 80's, leaving behind a building that sat empty for several years. Remaining on East Third was one serious problem house. To really turn the neighborhood, we knew we had to tackle the problem house. The problem house resulted from an opportunistic landlord who, during the 1960's, seized on cheap, rundown urban property and using his limited carpentry skills, turned a single family home into seven units. Each room contained a small bathroom, sink, refrigerator, stove and room for a bed. The problem house presented a powerful example of the difference between appropriate density and potentially dangerous overcrowding. The overcrowding led to fighting, drug deals, panhandling, arrests and even a murder. In 1991 the property appraised at \$30,000. Seven years later it reached \$32,000; \$40,000 in 2001 and then \$90,000 when we purchased it in 2005. Today, following our renovation efforts, the property appraises at \$790,000. Because the numbers exist on paper for me, I can emphatically say that's

at least \$700,000 put back into the local economy. Personally and perhaps most importantly, is the knowledge the house has another 100 years of life or more.

The National Trust for Historic Preservation reports that these kinds of restoration efforts are an important component of any effort to promote sustainable development. The conservation and improvement of our existing built resources, including re-use of historic and older buildings (rather than demolishing the structures and filling our limited open spaces with construction debris) is crucial to combating climate change.

Locally, we have witnessed a lot of short-sighted decisions that resulted in the demolition of well-constructed, perfectly usable structures. Many times, what has been left behind is a non-productive asphalt parking lot or other unused space. But, there have also been a lot of intelligent, forward-thinking individuals who understand the importance of history, of community, of time and place and have taken structures that others have written off and turned them into beautiful and productive residences, offices and thriving businesses. I feel extremely fortunate to be surrounded by those individuals in my work life, home and volunteer efforts at the BGT. It's been a rewarding time with the BGT.

Linda Carroll, President



deTour in August of renovated Third Street properties with John Morgan

The Blue Grass Trust Heritage Society

The Heritage Society is a special group of individuals who have 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 now 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 will benefit the Trust. If your estate plan includes the Trust and your name is not on our list, please call us at (859)253-0362.

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All of us at the Blue Grass Trust are excited about staging the show at the Kentucky Horse Park's world-class Alltech Indoor Arena. After fourteen successful years, the Antiques and Garden Show just outgrew the space at Keeneland. The Alltech Arena at the Kentucky Horse Park makes it possible to provide ample space for our entire show under one roof.



BLUE GRASS TRUST
Antiques & Garden Show

Dear Friends,

I want you to invite you to join Brenda and me in supporting the Blue Grass Trust's annual fundraising event. Brenda and I happily agreed to serve as the co-chairs of the 2012 Blue Grass Trust Antiques and Garden Show because we feel strongly about the importance of the Trust's work in Lexington and Central Kentucky. We plan to be a Silver Sponsor this year and hope you or your company will do the same.

The BGT's 2012 Antiques & Garden Show will be held March 16, 17, 18, 2012, with the Gala Preview Party the evening of March 15, at a totally new venue at the Kentucky Horse Park. It will feature new events, new catering, and new speakers with fresh new topics. All of us at the Blue



Vintage Collectible Creel

Grass Trust are excited about staging the show at the Kentucky Horse Park's world-class Alltech Indoor Arena. After fourteen successful years, the Antiques and Garden Show just outgrew the space at Keeneland. The Alltech Arena at the Kentucky Horse Park makes it possible to provide ample space for our entire show under one roof.



H. Foster and Brenda Pettit, co-chairs of the 2012 Antiques & Garden Show

We will feature 70+ antique and garden exhibitors, several designer vignettes, three ticketed events with featured speakers, numerous complimentary show lectures, and these new attractions: a vintage car show displayed on the Arena's ground floor throughout the 3-day show; and on Saturday, March 17, an appraisal fair with Wes Cowan and Diane Wachs from Cowan's Auctions. (Appraisals are by reservation only.)

This year's award-winning featured speakers are interior designer Suzanne Kasler, landscape architect James Doyle, and sustainability expert and activist Sergio Palleroni. Ms. Kasler is among the elite of America's top designers and was named one of Elle Décor's "30 A List Designers." In 2010, Mr. Doyle was named "Landscape Designer of the Year" by the Association of Professional Landscape Designers. Mr. Palleroni, an architect and professor, was a winner of American Institute of Architects 2011 Latrobe Prize, the highest academic prize given by the profession in the U.S. Our complimentary run of show lecturers include Lord Wedgewood,



A Sterling Array of Silver!

Taylor Thistlewaite, Jim Dawson, Dave Miller and Ken Owen, Jerome Redfern, and Ezra Haggard.

The BGT's 2012 Antiques & Garden Show will be more convenient, more fun, and likely will reward the Trust and its sponsors better than previous years with increased attendance. We all need to continue to support the Blue Grass Trust because it is the leading voice in Central Kentucky advocating the wisdom and great benefit of historic preservation to our communities.

Will you consider joining us in being a patron or sponsor?

Kind regards,

H. Foster Pettit
Co-Chair Antiques & Garden Show



Fantastic Florals!



2012 Antiques and Garden Show Committee

- Amelia Martin Adams
- Will Adams
- Leslie Beatty
- William Carey
- Linda Carroll
- Sheila Omer Ferrell
- Andrea Gottler
- Barbara Hinkle
- Betty Hoopes
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- Jerry Shrout
- Bonnie Tanner
- Jim Tanner
- Fran Taylor
- Susan Ware
- Charlie Miller, Show Manager



Featured speaker, interior designer Suzanne Kasler, who is among the elite of America's top designers and was named one of Elle Décor's "30 A List Designers."

BG Calendar of Events:

March:

- Blue Grass Trust's 15th annual Antiques & Garden Show, March 16, 17, 18, 2012, & Gala Preview Party March 15 (Ticketed Events, see page 19 for details)

- deTours: 1st Wednesday of the Month @ 5:30 pm March 7: First Presbyterian Church and Henry Clay Law Office (Free & open to the public)

- Hunt-Morgan House Tours re-open for the Season on March 28, 2012. Tours begin on the Hour from 1:00 to 4:00 pm, Wed, Thurs, Fri & Sun; and 10:00 am to 3:00 pm Saturday. \$7 per person; \$6 Seniors/AARP/AAA; \$5 Student; Group rates available.

April:

- deTour: April 4 @ 5:30 p.m. Site: TBA @ www.bluegrasstrust.org/events

- Gallery Hop at the Hunt-Morgan House, Friday, April 20, 5:00 to 8:00 pm. Featuring art work by Bob Morgan; Free and open to the public, presented in cooperation with LexArts.

May: Historic Preservation Month!

- Latrobe's Birthday Celebration @ Pope Villa, May 1, 5:00 to 7:00 pm. Free and open to the public.

- deTour: May 2 @ 5:30 pm Site: TBA @ www.bluegrasstrust.org/events

June:

- deTour June 6 @ 5:30 pm Site: TBA @ www.bluegrasstrust.org/events

- Annual Membership Meeting & Preservation Awards Ceremony, Sunday, June 24, 2012, 5:00 to 7:00 pm @ Hunt-Morgan House (Ticketed event, reservations required)

July:

- BGT Founders Day Party, Thursday, July 12, 2012, 5:00 to 8:00 pm @ Hunt-Morgan House. Complimentary for BGT Members!

Top 20 Q & A's of Historic Districts

Lexington has 14 Local Historic Districts with names like South Hill, Western Suburb and Mulberry Hill and all achieved their designations through a comprehensive and well-defined local regulatory and legislative procedure which provides for due process to all parties. In recent memory, two neighborhoods failed to



The Hunt-Morgan House

achieve Historic District designation primarily because of misinformation and misunderstanding about what Historic District zoning will mean for the individual property owner. The BGT staff offer the following talking points around 20 regularly asked questions.

1. What is a local Historic District? A geographically definable area with documentable characteristics which support elements such as unique architecture, significant historical events or residents, or notable architects. The area may have been developed around a specific need or exhibit the character of the time it represents.

2. How does a local Historic District get designated? An application for the establishment of an historic district or landmark is filed with the LFUCG Planning Commission by the Urban County Council, the Planning Commission, the owner of the property or by someone with written authorization from the owner. The Planning

Commission reviews the application in a public setting. If approved, it is sent to the BOAR which is staffed by historic preservation professionals. A public hearing must be held within 90 days and a written report prepared by the Historic Preservation staff or a private consultant hired by the applicant will be publicly presented. The report details the historic nature of the proposed district or landmark. The BOAR will receive comments from all interested parties and recommend approval or disapproval to the Planning Commission. The Planning Commission holds the second public hearing and again will receive comments and make a written recommendation to the LFUCG Council on approval or disapproval of the Historic District. It will take a majority of all of the members of the Council (8 out of 15) to override the recommendations of the Planning Commission. The Council will also hold a public hearing and deliberate at the conclusion of the public comment period. The most important thing to remember about all aspects of the Historic District designation process is that it follows a deliberative due process where citizens' comments must and will be heard.

3. What is the legal basis for a local Historic District? Article 13 of the LFUCG Zoning Ordinance.

4. Does historic district designation affect my property rights? Certainly, just as all zoning and planning laws and regulations affect property rights, so does designating an area as an Historic District affect property rights. As will be discussed below, the ability to make changes to the exterior or visible portions of the property is the primary focus of the Historic District laws and regulations. The goal is to preserve the historic integrity of properties within the Historic District. This

is really no different than preventing commercial businesses from operating within residential neighborhoods, as that would destroy the integrity of the neighborhood.

5. Why isn't zoning sufficient to protect historic properties? Zoning establishes the use that can be made of property, i.e., business, residential, manufacturing, etc. It does not regulate or protect the architectural features or the historic integrity of any of the structures within any particular zone.

6. What is an H1 zoning overlay? It is exactly what it sounds like, another zoning layer on top of the existing zone, but one which establishes standards for protection for all the properties within the new layer.

7. What is the difference between an H1 zoning overlay and the National Register? The National Register, created in 1966, is our nation's list of contributing properties which are worthy of preservation. A contributing property enjoys elements we discussed in question 1. The property exhibits historic integrity in its architecture, historic events, residents, its architect, etc. A non-contributing property would not have any such elements in its structure or history. The National Register recognizes the cultural resource but offers no specific protection against poor renovation or demolition. The H1 zoning overlay, applied at the local level, provides the necessary protection for the historic property or site.

8. Will designation prevent me from repairing, altering renovating or adding on to my property? No, you can do all of those things, but if they are exterior changes, you will have to submit an application for a Certificate of Appropriateness to the staff in the Office of Historic Preservation. The staff will consider the changes you propose, and they may approve them at staff level or require you to go before the Board of Architectural Review. There you will have a public hearing on your proposed changes and any interested party will have an opportunity to comment on your proposed changes. The BOAR

members will vote approval, disapproval or approval with conditions. Remember what we said about due process, everyone within 200 feet of your property will be notified and have the opportunity to comment.

9. What is the BOAR? The Board of Architectural Review is a five member volunteer body appointed by the Mayor and approved by the full Council, each serving a set term. At least two members must have training or experience in a preservation related profession, i.e., in the fields of architecture, preservation, history, archaeology, planning or a related field. Two members must own property within Fayette County, and one member must own property within an H1 overlay. The BOAR has two primary roles – reviewing and deciding applications for Certificates of Appropriateness in accordance with criteria and guidelines adopted by the Historic Preservation Commission and making recommendations to the Planning Commission and the Council concerning the designation of structures, premises or areas as historic districts or landmarks.



Houses along Market Street, in Gratz Park, Lexington's first historic district!

10. How does the Certificate of Appropriateness work? The form is available at this link: <http://www.lexingtonky.gov/Modules/ShowDocument.aspx?documentid=17938>. Simply print the form, provide a description of the exterior changes you plan for your property and send it to staff by mail or fax. Some property owners use professional architects to help them with the form if the changes are significant. Generally, the homeowner can complete this sufficiently for staff. Staff

continued on page 8



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Anne E. Wright, Jason Sloan, Sheila Ferrell

Peter Brackney, Photo Page 10
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LOCAL PARTNER
NATIONAL TRUST FOR
HISTORIC PRESERVATION

Did you know... the Blue Grass Trust for Historic Preservation, incorporated on July 12, 1955, is the 14th oldest historic preservation organization in the United States?

...and Gratz Park was Lexington's first local Historic District?

Lexington's Historic Districts:

(listed alphabetically, with year of H-1 designation)

- Aylesford (1998)
- Bell Court (1990)
- Cadentown (2001)
- Constitution (1976)
- Elsmere Park (1976)
- Fayette Park (1985)
- Gratz Park (1958)
- Mulberry Hill (1985)
- Northside (1986)
- Seven Parks (1997)
- South Ashland/ Central Avenue (1989)
- South Hill (1972)
- Western Suburb (1975)
- Woodward Heights (1987)

approval could have you on your way to making the repairs within 48 hours. But, if you must go to the BOAR, the neighbors within 200 feet of your property must be notified and a public hearing is scheduled according to a timetable established at this LFUCG link: <http://www.lexingtonky.gov/index.aspx?page=496>.

11. How are the BOAR decisions enforced? While you make the exterior changes that are approved by the BOAR, the staff at the Office of Historic Preservation will visit the property to inspect and photograph your progress. Just like you have building, electric, gas and water inspections during construction, this is another inspection which documents completion of improvements as approved.

12. Does local Historic District designation require me to fix up my house? No. However, other building codes and regulations require you to maintain your property in a safe and habitable condition. You will not be permitted to allow your property to deteriorate to such a condition that makes demolition inevitable.

13. If I want to remodel my kitchen, do I have to submit an application for a Certificate of Appropriateness? No, but if you want to put in an exterior door or remove a window, the answer becomes yes.

14. Will the Board of Architectural Review require me to paint my house a certain color? No, you can paint it and any of the trim on your house any color under the rainbow. However, the Design Guidelines follow the Secretary of the Interior Standards regarding masonry structures. Those which have never been painted are prohibited from any paint over the masonry.

15. What are Design Guidelines? In simple terms the Design Guidelines follow the Secretary of the Interior Standards for Rehabilitation, the same standards the government would use in the care and repair of our nation's property. The Historic Preserva-

tion Commission adopted its own guidelines for Lexington and they are professionally illustrated. The guidelines can be found at this link: <http://www.lexingtonky.gov/Modules/ShowDocument.aspx?documentid=5672>

16. Who says the members of BOAR have the ability to interpret the Design Guidelines? The criteria for serving as a member of the BOAR require that most members be professionals in their field. If you disagree with the BOAR's decision, you have a right of appeal to the Planning Commission, which must conduct a de novo review; meaning that the Planning Commission must re-hear the complete case from the beginning. Both the BOAR and Planning Commission are comprised of ordinary citizens (all appointed by the Mayor) who have stepped up as volunteers to provide their professional review of your project. They do what they do for the greater good of Lexington.

17. Are interiors subject to review? No

18. Will there be other Historic Districts? Possibly, some residents are currently working on the expansion of the South Ashland Historic District.

19. Is there money available to help preserve old buildings? Yes, but indirectly in the form of the Tax Credit. If you document your renovations and make application to the state and receive approval you will be eligible to apply a percentage of the cost of your repairs against your annual tax return. For commercial projects, a Federal Historic Preservation Tax Incentive is also available.

20. What about demolition? Contributing properties within an H1 zoning overlay are rarely eligible for demolition, but it may be allowed in some limited circumstances. Whole and partial buildings have been approved for demolition. The staff will help the property owner with these issues and specific guidelines for demolition are set forth in Article 13.



June deTour to Maxwell Place, President's residence, University of Kentucky, hosted by Mrs. Lee Todd (pictured in center, in turquoise blouse)

Just over one year ago, a group of like-minded young professionals gathered at the Table 310 restaurant to learn about the building's fantastic transformation. Restaurant owner Andrea Sims shared the building's history and her personal connection to the structure - her grandfather once had offices there at 310 West Short making her reuse of the property all the more special. Since January 2011, the group has met monthly. Each deTour, as the BGT's newest endeavor is called, has provided opportunities to learn about the history, preservation and reuse of various downtown buildings, as well as access to see places not ordinarily available to the public eye.

Since that cold first gathering, this cadre of young professionals (and the young at heart) has met on the first Wednesday of each month at a number of quite diverse sites.

In April, we entered a construction-zone on West Short Street with unfinished ceiling, new subway tile, exposed brick and an empty bank vault ... and blueprints. A few weeks later, work was completed and we have all enjoyed shopping at our little downtown grocery, Shorty's, The Urban Market.

In August, our deTour to East Third Street saw three buildings in various stages of restoration. The furthest from completion, 146 East Third, is the former home of the Lexington Observer and Reporter's editor, Daniel Wickliffe, who left the newspaper during the Civil War to become the secretary of state for Governor James Fisher Robinson. Later, the property would serve as the local Moose Lodge before being converted into apartments. Nearing the completion of its remodel, 126 East Third offers a full gamete of amenities while its history includes the 1925 suicide of John Morys. Morys had ridden Frogtown to a second-to-last finish in the 1919 Kentucky Derby. The 1998 restoration of 122 East Third Street, built in 1839, uncovered a basement discovered only by a keen eye, which noted the peculiarity of the top of a door frame being at ground level.

BGT's deTours have been a fantastic opportunity to see these historic properties in various states of renovation; it has opened the eyes of many to what can be done with an old structure with "good bones."

And what can be done is simply amazing. In September, we toured three carriage houses

continued on page 10



BGT's deTours Committee:

Board Member Sponsor:
Pamela Perlman

Mollie Eblen and
Jason Sloan,
Committee Co-chairs

deTours
Committee Members:

- Peter Brackney,
- Brandon E. Warren,
- Amelia Martin Adams,
- Will Adams,
- Griffin Van Meter,
- Rachel Alexander,
- Lauren Newsome,
- Sheila Omer Ferrell

Visit us on the web at
www.bluegrasstrust.com

Sign up to be our E-Mail
E-Blasts about our
upcoming deTour locations!

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or call us at 859.253.0362

Donate.
Renew.
Attend.
Sponsor.

These are four clear paths to ensure the Blue Grass Trust continues its mission of education, service and advocacy.

Donate.
— to our Annual Campaign
— make the BGT a beneficiary in your will or estate plan

Renew.
— Your membership every year
— Join & become a member.

Attend.
— our special events

Sponsor.
— be a corporate sponsor or personal patron of the Antiques & Garden show & other fundraisers

in the Gratz Park area, including the beautifully restored home of Clyde Carpenter. In June, former University of Kentucky First Lady Patsy Todd opened Maxwell Place for a deTour of the two-and-a-half story Italianate. This official home of the UK President has multiple additions, the most iconic being the arts-and-crafts pergola stretching from the residence to the circular drive. It is named after the man who himself named Lexington: John Maxwell. Maxwell owned approximately 1,000 acres of what would become southeast Lexington. In July, the deTour of the Lexington Opera House provided a behind-the-scenes look at what the Lexington Leader described as the “costliest, handsomest, and most convenient Thespian temples in the South.” After falling into disrepair, the Opera House rose from the ashes through the hard work of many to return to its grandeur.

Through deTours, several have taken advantage of the opportunity to join the Blue Grass Trust at a reduced rate; those thirty-five and younger can join by “paying their age” for a one-year individual



January 2012 deTour @ the Paul and Lucille Caudill Little Theatre, Sts. Peter & Paul School



October 2011's "Spooktacular" deTour Rafinesque Tomb at Transylvania University - Lexington, Ky. ©Peter Brackney, www.kaintuckeean.com. Used with permission.

membership to the BGT. Membership to the BGT, however, isn't required to join a deTour. Because more importantly, a new generation is becoming aware of how we can successfully preserve our past and of Blue Grass Trust's mission. Information on upcoming BGT detours can be found on the BGT's website and Facebook page, or by signing up to receive monthly BGT emails.

The author, Peter Brackney, has profiled the various deTour stops on his website, www.kaintuckeean.com



Latrobe's Pope Villa

Latrobe's Pope Villa

Richard Moe, seventh president of the National Trust for Historic Preservation (1993-2009), stated: “I believe it's no exaggeration to say that the Pope Villa is one of this country's greatest treasures. By saving the Pope Villa, preservationists are making sure that an important chapter in Kentucky's and America's history doesn't get erased.” His statement underscored the sentiment behind the decision of the Blue Grass Trust to purchase and restore the burned structure in 1987. For nearly 25 years, people from across the country have toured Pope Villa to experience the most avant-garde of architect Benjamin Latrobe's three remaining residential structures. Important to Latrobe's Pope Villa has been the continued interest of individuals that live here in Kentucky, visiting regularly to see the house in its various stages of restoration.

Incrementally, the BGT is making the Pope Villa more available to visitors. Fully restored windows, a major cleanup, and a temporary staircase all contribute to a safer and more accurate experience of the house. In addition to events the Blue Grass Trust holds at Pope Villa, those interested in seeing the house can schedule a tour with BGT staff.

Without heating or air conditioning, though, the house can only be toured—comfortably—a handful of months during the year. This was a factor when, in May 2011, the Blue Grass Trust celebrated National Preservation Month by opening 326



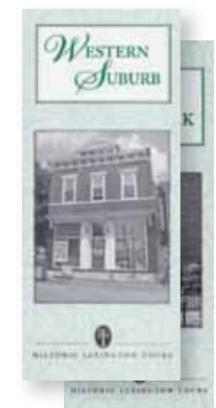
BGT Board Member Mike Meuser (L) shares the history of Latrobe's Pope Villa with Omar Blaik (R)

Grosvenor Avenue for the monthly BGT deTour. Over sixty people attended to tour the nearly 200-year-old building, enjoying both the history and some local barbeque.

Latrobe's Pope Villa was an apt place to observe Preservation Month, as 2011's theme was “Celebrating America Treasures” and, as Richard Moe noted, Pope Villa is one of this country's greatest treasures. Benjamin Latrobe's birthday is May 1 so the BGT plans to kick-off Preservation Month for 2012 with a 248th birthday party that day for Latrobe at Pope Villa, which looks more like the original plans than any time in the past century-and-a-half.

Hear This!

The Pope Villa audio tour is a cool tool in historic preservation. From anywhere, people can call (859)963-3538 to learn about the house, Benjamin Latrobe, Senator John Pope, and the Blue Grass Trust's mission. Pope Villa brochures are also available at the BGT and the Lexington Convention and Visitors Bureau.



Walk This Way

Historic walking tours have become popular with Lexingtonians and visitors alike. Our most recently completed tour, Western Suburb, has become a fast favorite—possibly reflecting the amazing transformation of the neighborhood. The BGT's Walking Tour Brochures are available at the Lexington Convention and Visitors Bureau and the BGT office at 253 Market Street, and are made possible in part from a grant from the Virginia Clark Hagan Foundation.



Each June at the annual membership meeting, the Blue Grass Trust presents Historic Preservation awards in nine categories to individuals and businesses who have demonstrated strong leadership in historic preservation. We are currently accepting nominations for our 2012 awards which will be presented at the annual members meeting, Sunday, June 24 at the Hunt-Morgan House.

Congratulations again to these 2011 BGT Historic Preservation award winners!

1. Preservation Craftsman Award: Given to a building industry craftsman who has exhibited a strong commitment to quality craftsmanship for historic buildings.

Annis & Dreyer Construction

Bill Faulconer

2. Clay Lancaster Heritage Education Award: Given to an individual or group for service in researching and disseminating information about the Central Kentucky region.

Tom Eblen

Sally Van Winkle Campbell

3. Community Preservation Award: Given to a non-governmental group or individual for service to the preservation movement or to a special preservation project.

UK College of Design Historic Preservation Graduate Organization

4. Barbara Hulette Award: For efforts in preservation of Central Kentucky's history, heritage, built environment, landscape, archaeological resources, sense of community or significant endeavors.

Pete Laughlin

continued on page 13

Taking a Stand on Short Street



An aerial picture of 617 West Short Street.

Another recent issue on which the Trust has taken a position, is in the Historic Western Suburb – the small neighborhood that is between North Broadway, Newtown Pike, West Main, and West Second. The main street in that neighborhood is West Short Street. It is largely residential and one of the oldest neighborhoods in Lexington. Buildings date from the 1790's to as recent as 2005. In the middle of the 600 block of West Short is the Bluegrass Upholstery business – at 615/617 West Short. The late 19th Century residence on the property was originally situated in the middle of a fairly large lot – especially for that area. In the 1950's, before zoning was implemented in Lexington (a difficult time for historic properties), the owner attached a store-front building to the East side of the old house. This building filled in all of the space in the yard to the East of the house, all of the way to the rear of the property and around the back, for a total size of over 3800 square feet. (The original house itself was only 2700 square feet.) When Lexington implemented zoning, this property became a non-conforming use – meaning that the property could continue to be used as a retail establishment, even though it was really zoned for residential.

The current owner, having recently purchased the property, went to the Planning

Commission and obtained approval to subdivide the East side of the property containing the 1950's retail building, from that portion of the property containing the old residence. A subdivision of a property does not require notification to the affected neighbors of that property. The law states that if the requested subdivision meets the stated requirements of the zoning ordinance for subdivision of that property, then it is a "ministerial" decision, meaning that the Planning Commission has no choice but to approve the request. The LFUCG's Planning Staff – who advises the Planning Commission - had determined that the proposed subdivision was in fact ministerial; and the Planning Commission acted accordingly. The approval by the Planning Commission was contingent on approval by the Board of Adjustment (BOA) on several non-conforming setback issues and other variances.

Fortunately, the BOA does require that notice be given to affected neighbors; thus, the neighborhood became involved. The neighborhood's position was that the subdivision in fact did not meet the ministerial requirements for several reasons, and retained an attorney to represent them. Their reasons were:

1. Subdivision rules state that straight and non-interrupted property lines are

strongly preferred. But this subdivision line was one that had a lot of twists and turns and seemed contrived. The retail building is interleaved with the original building to the point that it is almost an addition, rather than a separate building; and the subdivision extended around the rear of the property behind the old house. Finally, property line intrusions were required into the front of the property that would normally be allocated to the residence, in order to allow for the parking needed by the retail property.

2. An easement was planned on the drive located on the West side of the residential portion of the property, in order to give access to the rear of the retail building by the users of the retail property. This would further impinge on the residential parcel, and reduce its long-term property value.

3. The original 19th century house would now be crammed up to the East border of its lot, still interleaved with the added-on retail building – now on a separate lot. Now that it no longer shared its lot with the retail building, it would always be non-centered on its land.

4. By isolating the retail building on its own lot, it becomes the primary improvement on that lot, making it less likely that it would ever be removed. When it was part of the lot that also contained the old house, there was greater potential justifi-

cation that this non-conforming retail building might be eventually removed.

5. Parking for the retail establishment would have become more difficult, and cars in the now reduced parking area had a greatly increased potential for damaging the early 1800's building on the East side of its property, since parking studies showed little room for cars to turn around to exit the parking area. This would also mean cars would often be backing into traffic on West Short, or using curbside parking – already in short supply or neighborhood residents.

In effect, in order to accommodate a non-conforming-use building that is not desired to survive over the long haul, the portion of the property that is desirable would be indefinitely compromised.

The Historic Western Suburb Neighborhood Association presented its case to the BGT's Community Preservation Committee, whereupon the BGT agreed to support the neighborhood's position at the BOA hearing for the reasons given above and its long-term effect on this historic neighborhood.

The neighborhood prevailed at the BOA hearing, and the variances required to satisfy the subdivision were not approved. As of this writing, the neighborhood and the owner are in negotiations to permanently resolve this issue.

A rendering of what the property would look like if the non-conforming use retail building was removed and returned to a lawn for the old 19th century house – the long-term objective for this non-conforming property.



continued from page 13

5. Lucy Shropshire Crump Volunteer Award: Given to an individual who has provided exemplary service to the Blue Grass Trust throughout the year

Maddie Lyerly

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

John Jay Buchtel

7. Clyde Carpenter Adaptive Re-use Award: Given to an individual or group for outstanding efforts towards the rehabilitation and adaptive re-use of a building or buildings with Central Kentucky.

Dudley's on Short & Debbie Long

Table Three Ten and Wine+Market

Shorty's The Urban Market

8. Betty Hoopes Volunteer Service Award: Given to a volunteer or volunteers from the Blue Grass Trust's annual Antique and Garden Show committee.

Amelia Martin Adams

Kirstin Keiser

9. John Wesley Hunt Award: Given to an individual for lifetime service to the preservation movement in Central Kentucky.

Jim McKeighen



BGT Preview Party Fundraiser @ Dudley's on Short, June 2011. L to R: Bill Johnston, Sheila Ferrell, Debbie Long & Dick DeCamp

BGT Staff

Sheila Omer Ferrell,

Executive Director

Sheila joined the Trust November 22, 2010. Her strong background in marketing, advertising, PR and special events and love of architecture is evident in the uptick of Blue Grass Trust events and outreach in our community. Born in Morganfield, Kentucky, she is an alum of the University of Kentucky and has lived in Denver, New York City, and Louisville. Sheila and her husband, theatre director Joe Ferrell, returned to Lexington in 1992 and welcomed a daughter, Hannah, in 1994. They reside in the Fairway Neighborhood along with their dog Daisy and Rosie the cat. The Ferrell's are founding members of Kentucky Conservatory Theatre's SummerFest at the Arboretum.

Jason Sloan,

Historic Preservationist

Jason came to the BGT in August, 2011 from Nashville, Tennessee. He has a master's degree in American Studies and Historic Preservation from the University of Hawaii. He oversees all aspects of the Trust's historic properties and our BGT workshops and plaque program. He wed his lovely bride Mary at the Hunt-Morgan House in May, 2011, and in September, they became downtown denizens, residing on Martin Luther King Boulevard.

Part-Time:

Anne E. Wright,

Preservation Assistant

Lauren Newsome,

Preservation Associate

Whitney Schieltz,

Intern, UK Historic

Preservation

Graduate Student

Our Living History Annual Campaign Continues!

The Blue Grass Trust's annual campaign fund launched on September 27, 2012 with a look back at some of the BGT's most exciting accomplishments of the last year and a look ahead to new goals. The Annual Campaign is the BGT's one-time-a-year chance for supporters of the Blue Grass Trust to contribute, above and beyond membership dues, as a means of helping the BGT continue our mission to protect and preserve Lexington and the Bluegrass region's built and natural environment for years to come. We are calling this year's Annual Campaign the Campaign for Living History.

"Living History" is a term often used to describe the re-living of events that occurred in previous eras. The BGT is committed to preserving Central

Kentucky's historic treasures so we can all continue to enjoy and experience our heritage - living with our history every day. This Campaign for Living History remains open through June 30, 2012 and has a record goal to raise \$50,000. We are over halfway there. Your assistance is crucial to this effort: The living history work of the Blue Grass Trust is 100% funded by you: we receive no city/state/federal funding.



What is your vision for our future? Does it include a harmonious blend of exciting

new architecture that honors the historic built environment? How about a well-planned, accessible Arts & Entertainment District? Exciting arts events? Networking opportunities? Great restaurants and watering holes in interesting spaces? The BGT promotes all of these, believing that it is an alive and exciting city that brings people to our unique and irreplaceable historic areas will generate an

economy that not only helps to support these areas, but that will also help educate a populace who will grow to appreciate what a treasure is right there, in their own back yard.

The BGT is committed to preserving Central Kentucky's historic treasures so we can all continue to enjoy and experience our heritage - living with our history every day

By donating to the BGT's Annual Campaign, in addition to your membership dues, you will help ensure that the vision of the

Bluegrass' Living History stays vibrant, relevant and in the forefront of planning for our future. Please consider making a generous donation to our annual operating campaign. Your gift can be a one-time gift or a multi-year pledge. Please send your gift to the office today or visit us online to make a donation. Thank you for your willingness to participate in the future with us!

2011-12 Annual Campaign Fun Donors (September 27, 2011 to date)

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Welcome to the Newest BGT Members

(July 2011 to date)

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 Ms. Diane Bazell
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 Mr. Tim Burcham
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 Mr. Jay Prather
 Mr. and Mrs. Matthew Ross
 Mr. Eric Whisman
 Mr. Stanley Zerkowski and Mr. Brad Yelvington

Thank you to our donors and membership.

Thank You to Our Hunt-Morgan House Donors

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56 Years of BGT Stewardship at the Hunt Morgan House

When the ball dropped ending 2011, the Hunt-Morgan House capped a very productive 197th year. While many house museums around the country are finding it difficult to operate financially, the Blue Grass Trust spent its 56th year of stewardship preparing the Hunt-Morgan House, located at 201 North Mill Street at Second Street, to be more accessible, more functional, and more viable for future generations.

At the forefront of these efforts was the completion of an accessibility entrance and first floor restroom, funded by contributions from members and a substantial grant from the Kentucky Colonels Foundation. Architect and BGT board member Maureen Peters

recently finished, Hunt-Morgan House Committee Chair John Hackworth notes that "To have our historic home handicap accessible is a great move forward. It opens the house to a population that we previously could not serve. The fact that

Gallery Hops and other such events draw people to the house who may have never visited it before, expanding our opportunities to create awareness of the Blue Grass Trust to a wider population.

the handicap ramp has been accomplished in such a discreet manner is all the better."

In addition to the many museum visitors, the Hunt-Morgan House and our knowl-



Gallery Hop at the Hunt-Morgan House

of Pearson & Peters Architects directed the undertaking, tucking the attractive addition neatly between the main house and rear quarters. 2011 BGT Craftsman Award winners Annis and Dreyer Construction were selected to do the work and began in early March. With the project re-

edgeable docents welcomed in 2001, the Blue Grass Trust saw thousands more during four Gallery Hops, presented in cooperation with LexArts. Photographer Carol Peachee exhibited "Urban/Ruins" and "Urban/Ruins II" in April and June, a group of talented local painters displayed



Hunt-Morgan House addition: Restroom and accessibility ramp

in September, photographer Stephen Hoff showed at the house in November and the works of photographer Frank Becker were just featured on February 17, 2012. Hackworth also stated: "Gallery Hops and other such events draw people to the house who may have never visited it before, expanding our opportunities to create awareness of the Blue Grass Trust to a wider population. These events provide a chance for the Trust to educate the public about our mission and good deeds." The Trust is busy lining up artists for the remaining 2012 Gallery Hop dates with the goal of opening this splendid house for even more people to enjoy.

From weddings and rehearsal dinners to board retreats, photo shoots and military commissioning ceremonies, the Hunt-Morgan House and its well-groomed garden and on-site parking is a beautiful and highly-sought after event location. Jason Sloan handles HMGH rentals for the BGT; he can be reached at (859)253-0362.



Garden side view of Hunt-Morgan House

A 2012 goal will be making upgrades to the Dr. Thomas Hunt Morgan Room, named in honor of Kentucky's first Nobel Prize winner. Trust Board Member and architect Andrew Moore III states that the changes "will allow for a flexible space that can be utilized for small corporate meetings and presentations to informational videos on the Hunt-Morgan House." Long used as a conference room for the board of directors and various committees of the BGT, these upgrades, including a large television, conference tables, and better lighting, will affect the historic fabric of the room little. The result will be the ability to rent the room to businesses

and organizations during the day as a conference space, providing additional income for maintenance and care of the house.

From the construction of an accessibility entrance and bathroom to Gallery Hop to weddings weekly over the spring and summer, the Hunt-Morgan House continues to be at the center of the Blue Grass Trust's ever increasing involvement as a community asset. The Hunt-Morgan House will reopen for the season with regularly scheduled tours on March 28, 2012. See the Calendar of Events for details.

(continued page 17) Hunt-Morgan House Donors (continued from page 16)

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 (dedicated to
 Lt. Thomas Walker Bullit, CSA)
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UK's Historic Preservation Graduate Organization's 6th Annual Symposium set for March 1,2, 2012

The Historic Preservation Graduate Organization at the University of Kentucky will be hosting its 6th Annual Historic Preservation Symposium this year on March 1-2, 2012, at the Lexington History Museum at 215 W. Main St. "New Voices, Current Needs" will explore the idea of historic preservation as a form of social justice, with four prominent members of the national historic preservation community sharing observations from their own work and experience.

The Blue Grass Trust is happy to add their sponsorship to the Symposium again this year and participate on the local response panels.

Thursday, March 1:

10:00 AM: Dr. Ned Kaufman, founder of Place Matters and of Pratt Institute's graduate program in Historic Preservation

2:00 PM: Dr. Alicestyne Turley-Adams, Assistant Professor in the Pan African Studies Department at the University of Louisville and Director of the Underground Railroad Research Institute

Friday, March 2:

10:00 AM: Thomas F. King, one of the nation's foremost authorities on archaeological policy and cultural resource management law

2:00 PM: Stanley Lowe, President and Chief Executive Officer of Pittsburgh Neighborhood Preservation Services

Lectures associated with this symposium are free and open to the public, and each lecture will be followed by a local response panel and audience Q&A. For more information, please contact Doug Appler at 859-257-6411 or visit <http://www.uky.edu/Centers/Preservation/hpgo/welcome.htm>.



Wooden Windows and Doors with Laryn Karsnitz

Homeowner Workshops

On Saturday, May 21, 2011 BGT presented the first two Homeowner workshops in our annual series, made possible in part from a grant from the Virginia Clark Hagan Foundation. The first, titled "What's Up with Living Downtown?" drew a diverse and interactive crowd; our panel included Councilman Chris Ford, BGT Board Member Bill Johnston, and Brokenfork Design owners Nick Solon and Danny Strong who discussed the revitalization of Lexington's downtown and the role residences have in downtown renewal. Blue Grass Trust staffer Jason Sloan led the panel. That afternoon, Laryn Karsnitz of Lexington Wooden Window and Door Restoration led the hands-on workshop "The Upside of Wooden Windows" (pictured above) about the restoration and upgrade of historic wooden windows.

The next two workshops in the series were held June 18. Architect Patrick McGee, LFUCG Historic Preservation Specialist Amelia Armstrong, and Jen Williamson of the Kentucky Heritage Council paneled "Taking Advantage of Tax Credits." Homeowners—and potential homebuyers—learned about the very successful Kentucky Historic Preservation Tax Credit and how to take advantage of upwards of 30% of their restoration costs. Architect Van Meter Pettit, Stefanie Osterman of the Kentucky Department of Energy Development and Independence, and Weatherization Evaluator Allen

Martin were on the panel titled "Evaluating Energy Efficiency," which discussed improving energy efficiency at home. After the panel, Mr. Pettit took attendees on a tour of the Hunt-Morgan House and talked about common ways to help upgrade energy efficiency in a historic home.

Our final workshop in the 2011 series was "Cracked: How-to for Plaster." Master plasterer Michael Lauer traveled from Charleston, South Carolina to talk to homeowners about the history and integrity of plaster in historic



Plaster workshop with master plasterer, Michael Lauer

structures. The workshop ended with attendees creating star-shaped medallions out of plaster (pictured above), guided by Mr. Lauer.

The Blue Grass Trust's series of Homeowner Workshops will begin again in May 2012, thanks to the support of the Virginia Clark Hagan Foundation.

March 16, 17, 18, 2012
 NEW LOCATION
 The Kentucky Horse Park's Alltech Arena
 Lexington, KY



BLUE GRASS TRUST
Antiques & Garden Show



What's old is **NEW** again.

New, World-class Location
 Kentucky Horse Park's Alltech Arena, Lexington.
 Exit 120 off I-75, turn east on Iron Works Pkwy, half mile on left, follow signs through park.

New Show Dates
 March 16, 17, 18, 2012
 Show Hours Fri. & Sat. 10 AM - 6 PM | Sun. 11 AM - 5 PM
THURSDAY, MARCH 15 Gala Preview Party
 7 - 10 PM, \$125 per person includes Run of Show ticket

New Keynote Speakers
 with fresh new approaches and topics
 (Separate Ticket Events)

FRIDAY, MARCH 16
 Suzanne Kasler, Interior Designer (pictured left)
 11:30 AM Lunch, Lecture & Book Signing,
 \$60 includes Run of Show ticket.

SATURDAY, MARCH 17
 Sergio Palleroni, Sustainability Expert
 10:00 AM Brunch & Lecture, \$40 includes Daily ticket
 James Doyle, Landscape Architect
 1:00 PM Lunch & Lecture, \$40 includes Daily ticket

New Events
 Vintage Car Show Every day of show.
SATURDAY, MARCH 17
 Appraisal Fair*, Wes Cowan and Diane Wachs
 of Cowan's Auctions. 10 AM to 4 PM
 *By reservation only! Call 859.253.0362.

Renewed - Largest Number of Exhibitors
 in the Show's history. Quality antiques, collectibles, garden displays, designer vignettes and retail.

New Complimentary Show Lectures
FRIDAY, MARCH 16
 2:00 PM Taylor Thistlewaite,
 Southern Decorative Arts Specialist
 3:30 PM Jim Dawson,
 Kentucky Antiques Specialist

SATURDAY, MARCH 17
 3:30 PM Dave Miller & Ken Owen,
 Nature's Expressions, Garden Specialists

SUNDAY, MARCH 18
 12:30 PM Jerome Redfearn,
 Antique Silver Specialist
 2:30 PM Ezra Haggard, Author,
 "Trees, Shrubs & Roses For the Midwest"

New Catering
 Delectable food & fine spirits.

Tickets
 \$10 Daily. \$15 Run of Show.
 Free parking.

For information or ticket purchase:
www.bluegrasstrust.org 859.253.0362 or
www.bgtantiquesandgardenshow.org

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