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The Blue Grass Trust
for Historic Preservation, Inc.

253 Market Street
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Preservation Matters

PUBLISHED QUARTERLY BY THE BLUE GRASS TRUST FOR HISTORIC PRESERVATION

Positive Preservation in the Bluegrass

Our “sense of place,” which is rooted in our historic buildings, streetscapes, neighborhoods and rural landscapes, is enriched and enhanced by historic preservation. A community’s heritage is irreplaceable and historic preservation plays a valuable role in protecting that heritage.

It is not just one of these elements of our place, but the collection of these pieces that together create a sense of continuity and quality of life. Preservation does not seek to prevent physical change, but to moderate it and reduce the sense of dislocation that change, if not done sensitively, can produce.

Buildings and landscapes are adapted, refined and reshaped constantly by man, but positive preservation is the act of adapting, refining, and reshaping our environment while respecting the past as we prepare for the future.

The Blue Grass Trust for Historic Preservation has found many examples of “Positive Preservation in the Bluegrass.” Individuals and communities across the Bluegrass are working together to save that which is irreplaceable: our sense of place.

EDUCATIONAL PROJECTS

Lower Howard’s Creek Nature and Heritage Preserve, was established in 2001 through partnerships among the Clark County Fiscal Court, Kentucky Heritage Lands Conservation Fund Board, Clark County/Winchester Heritage Commission, and the Kentucky State Nature Commission along with the guidance of the Kentucky Heritage Council and Kentucky Transportation Cabinet. It is an area in Clark County that, through the preservation of the site, is providing an invaluable resource for the study of Kentucky pioneer architecture, industry, settlement patterns, and economics.

Lower Howard’s Creek Nature and Heritage Preserve is located immediately upstream from the creek’s confluence with the Kentucky River. The Lower Howard’s Creek Valley



Lower Howard’s Creek

attracted some of the first settlers to move out of Fort Boonesborough. The valley includes a narrow, heavily forested gorge with numerous cliffs, spectacular waterfalls and the ruins of a historic settlement. By 1820, this valley

had become an industrial corridor with a number of mills, distilleries, and manufacturing operations that harnessed the power of falling water to produce products for shipment down the Kentucky River to distant markets. The area was described in the early 1900s as one of the largest manufacturing areas west of the Allegheny Mountains, but as water powered mills became obsolete in the late 19th Century the mill owners and workers began to move out of the area. Fortunately, through the preservation efforts and stewardship at both the local and state levels, this important link to the story of our early industrial landscape that includes remnants of building foundations, roads, stone fences and the ruins of a water powered mill, is being preserved.

The Danville-Boyle County Community Arts Center is an excellent example of an historic structure adapted for reuse to serve the current needs of the community. By providing a venue for cultural enrichment, the quality of life of the community is enhanced.

This Beaux-Arts style building was a United States Post Office from 1908 until the 1950s. From the 1950s to the mid 1970s, the Federal Government used the building as a district court.

Modifications were made to the building to serve the court system and, for some time, the architectural elements that made the building unique were thought to have been lost. The building sat vacant from the 1970s until the early 2000s. The Secretary of Interior offered the building to the city of Danville with the stipulation that it be used for recreational purposes. In 2003, the City of Danville entered into an agreement with Artisan Leaders to use the Federal Building for a community arts center. Happily, as construction began, historic architectural elements, marble floors, cast iron features and windows that had been covered were found to be intact.

The building was renovated through a combination of public and private funding sources. The city of Danville provided a \$1 a year lease for 100 years, gave \$400,000 toward the renovation of the building and \$16,000 toward retiring the debt. They also provided insurance for the structure and will pay



Danville-Boyle County Community Arts Center

Message from John Rhorer



John Rhorer
BGT Incoming President
2007-2008

Greetings from Market Street,

Pardon me, but I write the way I think - in fits and starts. There is so much going on at the Blue Grass Trust however, that it is difficult to highlight only one or two items.

First, by the time this issue of *Preservation Matters* is published, we will have concluded our week of Positive Preservation in the Bluegrass which included an announcement of approximately thirty examples of the successful preservation of historic buildings and areas in the Bluegrass. A full report on these accomplishments is contained herein. Everyone yearns for positive and encouraging news and it is wonderful to be able to showcase so many examples of positive preservation.

We followed our September 24, 2007, news conference with a brown bag lecture by Bill Weyland, who truly "walks the walk" when it comes to preserving historic landmarks. Bill's work in Louisville serves as an inspiration to all of us in this preservation world and his comprehensive discussion of his work and how it was financed was informative and interesting.

On Sunday, September 30, 2007, the Blue Grass Trust sponsored an "East Third Street Open House" which allowed the public to tour several examples of rehabilitation efforts within this important historic corridor in downtown Lexington. Many thanks to the property owners who opened their restored homes and offices to us so that all of us could get an inside look at the efforts that are being made in this area.

October will kick off the Blue Grass Trust Annual Fund Drive. While we greatly appreciate the fact that each of you have joined as a member of the Blue Grass Trust, we hope that you will make a contribution to the Blue Grass Trust during the Annual Fund Drive. We have established an aggressive goal for this campaign and I ask for everyone's assistance in meeting that goal. We have many things to accomplish and it is an unfortunate reality that money is a determining factor in whether we are successful.

Everyone is invited to partake of our Annual Ghost Tales and Tours from October 25, 2007 through October 27, 2007 at the Hunt-Morgan House. Who doesn't enjoy a good ghost story or two, particularly when it incorporates several of the historic properties in the downtown Lexington area?

Switching gears, the work that is going on at the Pope Villa is phenomenal. Please take ten minutes and drive over to Grosvenor Avenue and walk around the out-

side of the Villa. Be careful, construction work is ongoing but it is a perfect time to see the restoration work in progress.

Also, please drop by the Hunt-Morgan House and walk through the beautifully manicured gardens or tour the newly reopened Civil War Museum. Or, take one of our guided tours of the Hunt-Morgan House and do all of the foregoing. If you haven't been down to the Hunt-Morgan House in a while, you will be impressed.

In closing, I also want to extend my personal thanks to John Hackworth for his years of dedicated service as President of the Blue Grass Trust. While I appreciate all the work he has done (and continues to do) on behalf of the Blue Grass Trust, I am personally beholden to John for his patience in allowing me to learn about the Blue Grass Trust through on-the-job training. Believe me when I say that John continues to serve as the phantom president of the Blue Grass Trust. Maybe you'll see him on the ghost tour.

I also want to extend my gratitude to Julie Good, our Executive Director, and to Zanne Jefferies, the Director of our Education and Preservation Program. The two of them make sure that the work of the Blue Grass Trust gets done, but without fanfare or much in the way of acknowledgement. Put the Trust office on your list of places to visit. You will be pleased by the workmanlike atmosphere that now permeates that office.

In closing, take advantage of the cooler temperatures and get out and walk around this wonderful community of ours. There are many hidden treasures that await your visit. I am proud that the Blue Grass Trust has worked hard to preserve many of these treasures to be enjoyed by you and the following generations.



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Spindletop Hall

by Gerald H. Marvel, General Manager/COO

Spindletop Farm was established by Mrs. Pansy Yount in 1935 on 800 acres of prime Bluegrass land located just seven miles from downtown Lexington. Mrs. Yount, made wealthy by her husband Miles Frank's tremendous success in the oil fields in Beaumont, Texas and specifically on and around a little knoll known as Spindletop, had recently moved to Kentucky to pursue her love of Saddlebred horses after the untimely death of Mr. Yount. At a cost of one million dollars, construction of Spindletop Hall began in 1935 and took two years to complete. E.T. Hutchings of Louisville, Kentucky was the architect and N.L. Ross of Colorado was the contractor. Mrs. Yount deemed the house to be a showplace of Kentucky, a modern mansion of classical architecture. No expense was spared.

When completed, the mansion housed 40 rooms, each with its own thermostat, 14 bathrooms, 133 full-size exterior and interior doors, 102 windows with screens of copper, and 11 fireplaces. There is over 45,000 square feet of floor space. At the time of construction, the circular staircase and the 30 x 60 foot living room were the largest in Kentucky. All floors, including the attic, rest on 4 to 7 inch thick reinforced concrete. The plumbing, pipes, fittings, and roofs are all made of copper. The home is an excellent example of a strong Georgian motif.

Mrs. Yount lived at Spindletop with her adopted daughter, Mildred, and third husband and horse trainer, Cape Grant. Pansy left Kentucky in 1955 and moved back to Beaumont with Mr. Grant, whom she later divorced in a very public and highly contested manner. In 1957, Dr. Frank Dickey, Sr., then president of the University of Kentucky, began negotiations with Pansy for the purchase of Spindletop Hall. They agreed upon an incredible price of \$850,000 for the entire farm and all of the structures thereon in 1959 and the sale was completed. Mrs. Yount financed the purchase with the University paying her the balance over the course of 10 years.

The University of Kentucky's Faculty, Staff, and Alumni Club moved from its former home in the Carnahan House to Spindletop Hall in 1962. Spindletop Hall and the surrounding 60 acres have since been operated as a private club open to all UK Faculty, Staff, Alumni, and now all members of the UK Alumni Association. Anyone not affiliated with UK but interested in joining the Club may apply and can become eligible by joining the Alumni Association as an Associate Member. The Club is a self-supporting corporation and includes the mansion, four swimming pools, ten tennis courts, a croquet court, and picnic and

playground areas. The numerous charitable and other social events held at Spindletop each year have given hundreds of thousands of individuals the opportunity to see the exquisitely detailed craftsmanship of this palatial estate.

Spindletop Hall, as with any historic treasure, has many maintenance needs and faces escalating operating costs as the systems and structure age. It will take the efforts of many to insure that future generations get to experience Pansy's legacy. The University of Kentucky recently allocated \$400,000 towards some much needed asset protection. Downspouts are being repaired and that work will be followed by gutter and roof repair and exterior wood element painting. These University funded repairs will help protect the mansion from age related decline. As we all know, these types of projects can get rather expensive. After the allocation dollars are exhausted, much work will remain and the Club Members are stepping up to the plate, as well. The Members, club management, and other supporters of this Central Kentucky landmark are pursuing various fund raising paths and input is welcome.

For a complete history of the Yount Family and Spindletop Hall, an excellent work titled *"Black Gold to Bluegrass: from the Oil Fields of Texas to Spindletop Farm of Kentucky"* authored by Greg Riley and Fred McKinley is available for purchase through the Club. For those wishing to have the Spindletop Hall experience, one time guest passes are available through the UK Alumni Association for prospective members of the Association and the Club. Call Lindsay at the Club, (859) 255-2777 or Nancy at the Alumni Association, (859) 257-8905.



Ward Hall: A Kentucky Treasure Worth Saving

by David Stuart, Chairman of Ward Hall Preservation Foundation, Inc.

Kentucky's preservation pioneer, Clay Lancaster, described Ward Hall as the "most imposing Greek rural residence in Kentucky." So, what happens when such an architectural gem in its rural, farmland setting is soon to be surrounded by hundreds and hundreds of houses?

By the end of 2003, it was clear that the Ward Hall farm, just 12 miles from downtown Lexington, would be sold and its remaining 156 acres subdivided. Georgetown had experienced an explosion in subdivision development with no end in sight. Although there had been efforts over the years to attempt to purchase the farm and preserve it, they had not been successful, and the Ward Hall farm land had become too valuable to save.

Georgetown College, initially interested in the mansion, helped develop the idea of a separate foundation to carry on the efforts to save the mansion and as much of the surrounding acreage as possible. In March of 2004, the Ward Hall Preservation Foundation, Inc. was formed. This charitable, non-profit foundation faced a formidable task of finding a way to acquire Ward Hall and enough land around it to preserve it and protect it. Other subdivisions in the Bluegrass region had developed around historic houses. In these cases, the historic house was given little land to set it apart from the subdivision development and very little landscaping or buffering to protect it.

It was the goal of the Foundation to acquire as much land as was feasible to allow the great house to continue to dominate its site. They were able to negotiate the acquisition of 40 acres and, at that point, a plan of action was decided upon. Simply put, they wanted to acquire, retire, restore, and operate the Ward Hall plantation.

With that initiative and the formation of the Foundation, the annexation was approved and the Foundation acquired the mansion and 40 acres of land surrounding it for \$957,000. The Foundation was given two years in which to raise the purchase price or forfeit the house and land.

By May of 2004, the title of the house and 40 acres were transferred to the Ward Hall Preservation Foundation, Inc., a mortgage was executed, and efforts began in earnest to raise the money to retire the balance of the purchase price plus accrued interest.

The Foundation set out an ambitious mission statement and implementation statement which was dedicated to preserve the mansion and grounds as a cultural and educational center for Kentucky history, to celebrate the traditions of Kentucky and to restore Ward Hall Plantation as it would have looked when its builder, Junius Ward, occupied it prior to and during the Civil War.

The City fathers mandated that the developers enter into negotiations with the Foundation to

develop a "buffer zone" around the 40 acres to further protect Ward Hall's identity. These negotiations were difficult and fraught with issues, but finally a "curvilinear roadway" around the rear of the acreage, coupled with a landscape plan to provide hundreds of sizeable trees, with no sidewalk, was agreed upon. This would provide another 30 feet of distance between the mansion property and future houses.

In addition, the developers agreed to provide an additional two acre tract directly behind the sight line of the mansion in order to enhance the green space at its most vulnerable proximity to new housing. This will be known as the Ward Hall Park.

It was the decision of the board to open Ward Hall "as is" rather than leave it closed. That was accomplished by mid-2004 and the number of people coming through the house was astounding. During the first two years of operation, more than 2000 people toured the house. Tour revenue helped to support the cost of utilities, minimal maintenance, advertising and some repairs, but not enough to begin restoration.

Now, the emphasis is just that...restoration. This third phase of the Foundation's four point plan is probably the most difficult. Technical studies, such as an engineering report, an archaeological report, a historic structures report, and restoration plan must be completed. Then, and only then, can restoration begin.

Presently, the Hall is open from May to December, the first full weekend of each month for guided and self-guided tours. Special tours are available for students, civic groups, and other special groups by appointment. One thing is clear, whether surrounded by houses or not, Ward Hall is certainly a Kentucky treasure worth saving. Once you come for a visit, we think you'll agree.



ANNUAL GHOST TALES & TOURS OF GRATZ PARK

Sponsored by the Blue Grass Trust for Historic Preservation

The Blue Grass Trust for Historic Preservation will host Ghost Tales & Tours Thursday, October 25, Friday, October 26, and Saturday, October 27, 2007. The tales are built around historic and reported supernatural events and are combined with a walk through historic Gratz Park. Stopping points include a tomb and the site of the old City Morgue; however the tour is suitable for children who enjoy ghost stories. There are no graphic reenactments or frightful moments. The tour is particularly appropriate for those school-aged and up.

Tours begin at the Hunt-Morgan House on the corner of 2nd and Mill Streets in downtown Lexington. The first tour will depart at 6 pm and other tour groups will leave every 15 minutes until the final tour at 8:30 pm. Admission is \$7 for adults and \$3 for children 10 and under.

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

Join us for the 2007 Ghost Tales & Tours
By Robin Fisher

Want a unique way to showcase historic preservation at its best? If your answer is an enthusiastic "YES!" join us for Ghost Tales & Tours on October 25, 26, and 27. Each evening, members of the Ghost Tales Committee will lend their time and talents to provide a wonderful opportunity for Lexingtonians to see Gratz Park, a historic preservation jewel, and hear about the founding of the Trust and its role in saving the Hunt-Morgan House. They will also hear about neighborhood haunts and other intriguing tales. All stories have been researched and documented, supernatural or otherwise!

Volunteer opportunities are available and include acting as Ghost Guides (leading tours of small groups through Gratz Park and sharing tales), hosts or hostesses (promoting the Trust mission, decorating the Hunt-Morgan House, and/or serving goodies), and ticket sales. Donations of apple cider and homemade treats are always appreciated. All proceeds benefit the preservation of the Hunt-Morgan House. To get involved, e-mail alfisher@yahoo.com or call 272-0467.



The Blue Grass Trust Heritage Society

The Blue Grass Trust Heritage Society consists of individuals whose estates include gifts, revocable or irrevocable, to the Trust. Their patronage enables the Trust to continue its mission of education, service, and advocacy. Please consider including the Trust in your estate planning and join the growing number of those whose legacies will benefit the Trust. If your estate planning includes the Trust and your name is not on our list, please call the Trust office at 859-253-0362. We are most grateful to the Heritage Society members for their generosity.

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Pope Villa Phase II Exterior Restoration Nears Completion

by Mike Meuser, Pope Villa Committee Chair

The Pope Villa Project is nearing completion of the largest single phase of restoration undertaken since the Blue Grass Trust acquired the property nearly 20 years ago. The project involves the restoration of the three remaining exterior façades of the house. The work follows completion of the front façade restoration in 1997 and construction of the front portico in 2005. The most complicated aspects of the current work involve the removal of later additions to the house constructed during the 1865 Lewinski modifications, principally the Italianate bays on the east and west façades and the west porch.

In addition to these Italianate modifications, two wings were also later additions to the rear of the house. The east addition was constructed near the turn of the last century on the foundation of an earlier 1830s kitchen and servant quarters added by the Johnson family. Beneath this addition is what is believed to be potentially the richest archeological location at the Pope Villa. The west addition was constructed in the 1940s and most recently housed the Pope Villa intern.

When the specifications for the project were originally prepared, it was anticipated that there might not be sufficient funding to permit the restoration of any and certainly not all of the entire rear façade of the house. As a result, two separate proposals were required to be bid. The first alternative called for demolition of the east addition with the west addition to remain. The second alternative called for both additions to remain.

Once the bids were received, the architects recognized that there was very nearly enough funding to permit both additions to be removed and restore the entire rear façade. As a result, the Pope Villa Committee recommended to the BGT Board that the work be revised to permit this result. The Committee also committed to the Board to raise the additional estimated funding of approximately \$25,000 estimated to be associated with the change in scope of work. This includes the cost of the additional work as well as the costs of providing alternative housing arrangements for this year's Pope Villa intern.

It has also been determined that substantial tuck pointing will need to be done in the future. As a result, the limited money for this work has been shifted to structural masonry repairs and mortar joints for infill have been only partially filled to permit a uniform tuck pointing project in the future.

The current work, which will probably be finished in November, has resulted in a number of new and exciting discoveries about the Pope Villa. These include:

The rear façade of the house, mostly concealed for many years by the two additions, nonetheless retained many original elements including the headers for the original windows and an original window opening;

The kitchen door opening in the east façade,

previously thought to be a modification by Asa Wilgus of Latrobe's original plan for a window at this location during construction has been confirmed to have been originally a window. This means that the three façades currently under restoration were constructed in precise accordance with Latrobe's plans;

The quality of the brick and masonry work on the house is much poorer on the upper portions of the east and rear façades, which may indicate that either the brick masons on the project were changed or money was short for completing the construction. In these areas, mortar analysis has found nine parts clay in the mortar;

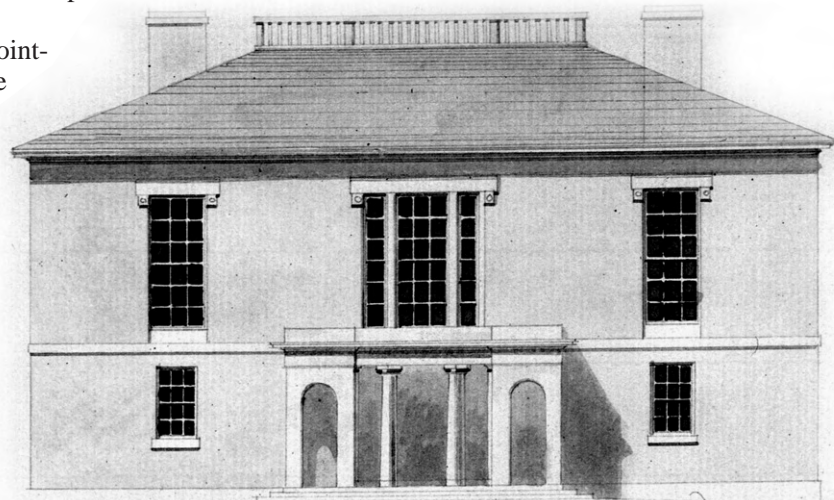
The house was definitely "stenciled", meaning the mortar joints were hand painted. The evidence for this is clear on the west façade in the area where the previous porch was removed;

The house was definitely not "color washed" with paint or any other material when originally constructed;

Location of original outriggers for the soffit on the west façade confirms the prior architect's dimensions for the front soffit are correct. This means the entire remaining soffit will be reconfigured to this depth;

The first three coats of original paint on the windows have been analyzed and confirmed to be a creamy white color which is in the process of being matched for application to the windows and soffit.

The Pope Villa Committee is working with the Trust staff for a "Hard Hat Party" at the Pope Villa the first weekend of November. The Pope Villa National Advisory Board will also meet that weekend. This will permit the Committee to move forward with needed fundraising and seek advice on securing future funding for a restoration plan for interior restoration of the Pope Villa. While these efforts are under way, the Committee also plans to resubmit the application for individual listing of the building on the National Register to the National Park Service with photographs of the completed restoration included with the submission.



Positive Preservation



507 S. Broadway

wiring, plumbing and HVAC systems.

Today, the once neglected home is one of the most distinctive houses in Winchester's Historic Thomson Neighborhood. It has been featured on HGTV's *Restore America* and the front porch earned a national award from *Better Homes and Garden* magazine.

Carolann Freid and Anne Leader purchased **507 South Broadway** in Scott County two years ago. The house was built between 1906 and 1908 by Mary Garth Hawkins, an early 20th century woman developer and the first woman to be licensed in Kentucky to serve as a contractor. A local editor credited Mrs. Hawkins with doing more than anyone else to physically improve Georgetown. The current owners were intrigued by the history of the house as well as that of the builder, Mrs. Hawkins. Preserving the historic integrity of the house has been and continues to be a priority.

Initially, they expected to be dealing with some small repairs: touch ups, repairing cracks in ceilings and walls, interior and exterior painting and paint removal projects, and possibly rehabilitating the kitchen. They had expected that they would be able to do most of the work themselves. Unfortunately, they quickly learned that small repairs would not be the priority. The roof leaked, the soffits were in poor repair, the porch gable sloped, several of the columns leaned, the porch floor sagged, and the leaded panes in the transoms were bulging. They were advised to call the Kentucky Heritage Council for guidance. Fortunately, it was determined, after inspection that the structural integrity of the house had not been compromised. The roof and porches had to be the top priorities for repairs. The repair and restoration of the front porch took one and a half years.

Ms. Freid and Ms. Leader do not have disposable, limitless funds for the renovation of their house and have realized that this isn't necessarily a negative situation. Out of necessity, they have had to slowly renovate their property and by doing so have had the opportunity to experience the house and its story as they move forward with their renovation plans. Rather than just doing what looked good, Ms. Freid and Ms. Leader have carefully accounted for and adjusted to what was really needed and what was consistent with the prevailing wisdom in historic home restoration.

In 2003, Matt Brooks and Anne Stohner purchased the house at **621 Headley Avenue** in Lexington's Northside National Register District. This three bedroom, one bathroom craftsman style house was built in 1905 and was in relatively good shape, but to make it meet the needs of today's family it needed a lot of updating. On the exterior of the house, they replaced the roof and added new copper gutters and downspouts, replaced the cedar shakes on the dormers, painted the entire exterior of the house, stripped and



621 Headley Ave

repainted the front porch, and made and installed custom storm windows. The interior renovations included adding new heating and air-conditioning systems, remodeling the kitchen, upgrading the electrical system, and refinishing the floors.

By renovating and preserving their property on Headley Avenue, Mr. Brooks and Ms. have made a positive impact on the preservation of this street. Others have followed their example and have invested in the neighborhood resulting in a significant increase in housing values.

RURAL /AGRICULTURAL PROJECTS

Preserving rural/agricultural historic properties is probably the most challenging of all historic preservation projects, but Bourbon County has worked diligently to meet that challenge. With Betsy Kuster leading the charge, Historic Paris-Bourbon County, which was incorporated in 1978, has to this date, been able to successfully nominate six rural historic districts, including over 40,000 acres of rural farmland, to the National Register of Historic Places and is currently working on a nomination of a seventh district.

The original purpose of seeking the National Register designation for these rural historic districts was as protection against federally funded projects. In addition, the designation is an important tool to educate the public about the significance of this treasured landscape and a valuable way to honor those citizens who are good stewards of this historic rural landscape. Through these designations the residents of Bourbon County have become more keenly aware of the large inventory of historic properties in the county.

Two of these rural historic districts, **Pocket Rural Historic District**, listed in 2003, and the **West Millersburg Rural Historic District**, listed in 2007, are examples of these rural/agricultural designations.

The **Pocket Rural Historic District** in Bourbon County, located in the area around the junction of KY 57 and See Road, has a very high level of historic integrity due to the extensive dry stone fences, a high number of 19th Century middleclass dwellings, a log barn, and other early agricultural outbuildings.

The **West Millersburg Rural Historic District** is located in eastern Bourbon County along the segment of the Millersburg-Ruddles Mill Road that is east of Redmon and Colville Roads and west of Ardery Road. The district contains mainly small to mid-sized farms, which are currently used to raise cattle and almost all of the houses pre-date World War II. Most are the principal dwellings of the farm, but enough tenant houses remain to reflect that component of the agricultural history of Bourbon County.

These nominations were funded through grants with the 50% required matching funds raised by the community. Twenty percent of the match came from volunteer hours donated and the remainder in dollars was donated by property owners within the districts as well as others within the community.



W. Millersburg Historic Dist.



Pocket Rural Historic Dist.

Positive Preservation



Old Lawrenceburg Post Office

Built in 1913, it was listed on the National Register in 1994 as a contributing element to the Lawrenceburg Commercial Historic District. Although it has been adapted for its current use, many of the original features have been preserved.

The Old Post Office building had been closed for a few years previous to the city making their home there, but, fortunately, the building became the project of an investment group who had a vision. The group made a commitment to preserve the historic integrity of the building while adapting it for the intended current use. Elements of the original fabric that have been preserved include the spiral stone stairway with iron balustrade, the original mahogany woodwork, terrazzo floors and marble baseboards, original gas lamps that have been converted to electric, as well as bathrooms with the original pedestal sinks and mirrors.

More than \$250,000 was raised to rehabilitate this structure to accommodate the current use and to make the building a vital contributing element to the historic business district of Lawrenceburg once again.

The Bourbon County Courthouse, built in 1903, is one of Kentucky's most notable courthouses. The design of the courthouse was inspired by the Capitol building in Washington, D.C. The design was originally submitted by Frank Milburn as a proposal for the new Kentucky State Capitol, but Milburn adapted the plan for the Bourbon County Courthouse instead. The plan included an impressive 120 foot tower that tested the structural limits of building materials available at the time.

Although maintenance on the tower and dome had been addressed periodically, the years had not been kind to the structure and, by the turn of the 21st century, water leaks had caused damage to ornamental plaster high on the inside walls as well as in the basement and around window openings. Fortunately, the painted murals on the interior of the dome were not damaged.

In 2003, Judge-Executive Donnie Foley, Bourbon County Fiscal Court, and Greg Fitzsimmons Office of Architecture, began a study of the structure and developed a renovation plan to restore the dome and tower, replace the roof, restore exterior stone masonry and replace mechanical and electrical systems as well as refinish the interior.

In 2006, with the needed funding in place, the work began. The work included fabrication of a new cupola and dome from natural copper and fabrication of the tower walls, base and louvers with lead-coated copper. The use of these materials provides contrasting colors and will never require painting. The steel structure inside the tower and dome was reinforced with custom shapes designed for strength but also for flexibility.

The fiscal court of Bourbon County took the responsibility to not only return the courthouse to full use by the county government, but to also preserve the building for future generations. The



Bourbon Co. Courthouse

2007 Ida Lee Willis Foundation Preservation Award for a Preservation Project was presented to the Bourbon County Fiscal Court for this preservation project.

Diamond Point, built in the 1840s in Mercer County, is not only one of the most imaginative Greek Revival structures in Kentucky, but also one of the finest examples of Greek Revival architecture in the south. An example of this creativity is the portico which deviates from the patterns most often followed in local Greek Revival houses by featuring two round columns in the center flanked by two square piers on each side.



Diamond Point

When Harrodsburg First, Inc. purchased Diamond Point in 2003, the condition of the structure had deteriorated through the years from lack of maintenance and required substantial structural, mechanical, electrical, roofing, and façade restoration. With assistance from the Kentucky Heritage Council, Renaissance on Main, the Kentucky Transportation Cabinet, and the generous support of the local community, the building was saved and preserved.

The property, which includes 7,000 square feet, has been adapted for offices for the Harrodsburg/Mercer County Tourism Commission, Harrodsburg First, the Harrodsburg/Mercer County Industrial Development Authority and the Mercer County Chamber of Commerce. Diamond Point, once a private residence, has been preserved and adaptively reused to provide services to the entire community. It is also now the welcome center for Harrodsburg and Mercer County.

RESIDENTIAL PROJECTS

The C. F. Klein House at **206 Boone Avenue** in Clark County includes diverse elements that collectively create an imaginative large scale frame house. Built around 1892 by Charles F. Klein, the house has been home to some of Winchester's most prominent families. This distinctive Victorian treasure is one of the oldest homes in the Historic Thomsom Neighborhood District. After years of neglect and deferred maintenance, Eric and Ellen Gregory, much to the dismay of their home inspector, bought the house. They recognized the potential in the house with features like a butler's pantry, built-in bookcases, stained glass and pocket doors while looking past the faded paint that was peeling to bare wood, the rotten front porch, the aluminum gutters that lacked holes for downspouts and a corrugated roof unlike any other that they had ever seen.



206 Boone Avenue

Although the Gregorys had renovated other historic houses, they had not taken on a project of this size and scope. They have spent the last 10 years restoring the house with much of the work being done with their own hands.

Summer Internship Recap

by Chase Martin

Well, the summer came to a suffocating close, and my internship at the Blue Grass Trust is over. As a Bonner Scholar at Centre College, I'm required to do an unpaid "summer of service" at a non-profit organization of my choice. During the school year, I volunteered at Heart of Danville, an organization that promotes the downtown business district of Danville and works to preserve its historic character. When it came time to choose a site for my summer internship, I decided to further explore the preservation field and contacted the Blue Grass Trust, whose plaques grace the houses of some of my friends in Winchester, my hometown.

My most intimidating and time-consuming task at the Trust was organizing and supplementing the files the BGT has compiled about the properties to which it has issued plaques. After months of digging through surveys, tracking down names and addresses in surrounding counties, and taking what seems like thousands of pictures of historic properties all over the city, I'm proud to say that the Blue Grass Trust finally has an organized and more comprehensive record of its plaque properties. Hopefully, from now on, when people call asking for information about a property, we'll have an easily accessible and comprehensive resource to turn to.

I've had a great time participating in the other programs and services the Trust provides to the community.

Preparing a kids' art project for Family Day at the Ashland estate, helping to edit the summer edition of *Preservation Matters*, and giving tours of the Hunt-Morgan House have all been interesting, fun experiences that have expanded and redefined my concept of preservation and its place in communities. The BGT really is a potent advocate for education and helps to preserve the unique cultural resources of this area through varied and innovative avenues.

Over the summer, I've learned more than I could have in any classroom. Through the projects I've helped complete, I've managed to glean a ton of information about the history of Lexington and the Bluegrass area, absorb a new vocabulary of architectural terms and building styles, and refine my definition of preservation. Working in an office with Zanne and Julie has given me a deeper appreciation for qualified and intelligent coworkers, and offered a glimpse into the financial and logistical realities of working for a non-profit. I've had a great time and feel privileged to have spent my summer at an organization that does so much good. This internship has really helped me develop personally and academically, and I can't wait to see the impact the BGT will continue to have on this community, as the Pope Villa and other projects inch closer to completion.



Chase Martin

Amanda Loughlin

Amanda Loughlin (pronounced "lock-lin") received her Bachelor of Interior Architecture from Kansas State University in 2004, and upon graduating, she accepted the opportunity to work for the HABS program in Gettysburg, Pennsylvania. Before moving to Kentucky, Amanda worked for an architectural firm, DLR Group, in Overland Park, Kansas - a suburb of her favorite city: Kansas City, Missouri. She appreciates being allowed to take care of the Hunt-Morgan House while pursuing her Master of Historic Preservation at the University of Kentucky.



Amanda Loughlin

Alison Carter *Pope Villa Intern*

Alison Carter completed her Bachelors of Historic Preservation in May of 2007 at the University of Mary Washington in Fredericksburg, Virginia. While there, she worked with the Center for Historic Preservation and is now partnered with the Blue Grass Trust as the Pope Villa intern while completing her Masters of Historic Preservation at the University of Kentucky.



Alison Carter

The Third Annual Preservation Lecture Series, "Preservation: Places and the Public"

by Michael Spencer

The Third Annual University of Kentucky, College of Design, preservation lecture series entitled, "Preservation: Places and the Public," looks to follow up on the success of previous lectures. Although speakers and venues have changed, the mission of the lecture series remains the same: to increase dialogue between professions involved in the multi-faceted arena of preservation and to introduce different philosophies and strategies with the end goal of preserving the architectural and cultural significance of Kentucky's historic structures and landscapes. Through this series, the University's Department of Historic Preservation looks to encourage broader public discussions on preservation, moving beyond a solitary structure to address the larger trends which impact the field on local, state, national, and global levels. This includes examining preservation failures as well as successes.

Speakers this year come from a wide range of backgrounds and professions. However, all have a common goal of preserving and conserving Kentucky, national and global heritage sites. Running from October 18-20, this year's lectures will be presented in Pence Hall, Room 209, located at the University of Kentucky.

Travis McDonald, the Director of Restoration at Thomas Jefferson's historic Poplar Forest in Virginia, will be giving the first lecture of this year's series entitled, "The Ironic Role of Restoration as Public History." Mr. McDonald has long been active in preservation participating in leadership roles in organizations such as the Southeast Chapter of the Society of Architectural Historians (SESAH) and the Vernacular Architecture Forum (VAF) as well as authoring numerous articles such as the National Park Service preservation brief #35, "Understanding Old Buildings, The Process of

Architectural Investigation." This lecture will be held at 6 pm on Thursday, October 18.

On Friday, October 19, also at 6 pm, will be Patrick Snadon, an associate professor in the School of Architecture and Interior Design at the University of Cincinnati, who will present a lecture entitled, "Latrobe and the Perils of the Avant-garde." Professor Snadon, along with Michael W. Fazio, recently published the award winning book, "The Domestic Architecture of Benjamin Henry Latrobe."

Concluding the series will be two lectures presented on Saturday, October 20. The first lecture will be given at 11 am by Gary Stanton, a professor at the University of Mary Washington located in Fredericksburg, Virginia. Professor Stanton earned his Ph.D in American Folklore at Indiana University under Henry Glassie and is the author of numerous articles relating to vernacular architecture. Donna Neary, Kentucky's State Historic Preservation Officer, will present the second lecture at 1:30 pm. Ms. Neary, along with numerous articles has authored and co-authored a variety of books including "Riverside: The Restoration of a Way of Life: Exploring the History of a Nineteenth Century Farm on the Ohio River."

Only through the sharing, discussion and dissemination of ideas can preservation continue to grow and respond to the ever-changing obstacles and challenges presented in today's society. Through venues such as these, plans to meet challenges head on can begin to develop, transforming preservation from an afterthought to a pro-active venture. We hope that Kentucky's preservation community will, as in past years, show their interest, enthusiasm, and hospitality to this year's speakers and come out to support this event and our preservation community at large.

Positive Preservation

Street corridor, **138 and 151 East Third Street**. Ms. Lederer resides at **138 East Third**, a Greek Revival structure built in 1847. When Ms. Lederer purchased this property in 1973, it was vacant and had been condemned. Ms. Lederer moved in and immediately began restoring the property. She began repairing the essentials



147 E. Third St.

including plumbing, electricity, heat, and roof. She has restored the interior or one room at a time. The front entry and the rear sunroom were the last sections of the property to be restored. These last projects were completed in 2000.

In 2005, Ms. Lederer purchased **151 East Third Street**, which was constructed in 1907 in the cross gable shingle style. She began rehabilitating the property immediately. The property had been vacant for eight years and previous to that it had been a boarding house for at least 25 years. Exterior repairs included replacing the roof and box gutters and replacing two large windows which had been filled in to create smaller windows. Inside, the plaster was restored, custom woodwork was made to match the original woodwork and the heart pine floors were sanded. The property was sold to Peter Armato in 2006. When Mr. Armato bought the property, he had intended to use the space as a restaurant and planned to make some major changes



132 E. Third St.

to the interior spaces to accommodate the restaurant. He decided that he did not want to alter the historic spaces that had been reclaimed so sensitively by Ms. Lederer. Mr. Armato has leased the property to Heidi and Joe Hislope for their business, Old Town Violins.

Built in 1845, **140 East Third Street** was originally Greek Revival in style, but was later converted to Italianate. The front porch, spanning across the front of the house has a hexagonal projection with a conical roof, was added between 1901 and 1907. The house was renovated during the 1980s. The current owner lived in the building as a student and later bought the property to restore it to a single family home.

Greg and Mary Martelli purchased and rehabilitated the property at **147 East Third Street**. This Late Greek Revival structure that was built in 1855 had been through many alterations through the years. In 1960, the building was subdivided into apartments, later becoming a halfway house, then becoming a storage space for automobile tires from the tire store located nearby. A neighbor purchased the house intending to rehabilitate it herself, but at the same time the Martellis were looking



151 E. Third St.

for a property to relocate the offices of their business, Fox Hill Construction Company. They negotiated the purchase of the 147 East Third Street property.

Mr. and Ms. Martelli embraced the immense challenge of reha-

bilitating this property. Included in the interior restoration was gutting the interior, restoring the original room sizes, and restoring the beautiful staircase. Trim work, baseboards, and hardwood floors were restored. Mantels were restored and the kitchen chimney was dismantled and rebuilt. Rehabilitating the exterior was a chal-

lenge, as well. Vinyl windows were replaced with appropriate wood windows, brick moulds and trim work were milled and the cornice was restored. The whole house was cleaned and tuck pointed. Greg and Mary Martelli were presented the LFUCG 2007 Commercial Rehabilitation Award for this project.

The current use of the building includes offices for the Martellis' Fox Hill Construction Company and offices for attorneys Piper, Wellman and Bowers. Applications for both federal and state tax credits have been submitted.

Construction began on the Greek Revival style building at **312 North Limestone** in the 1830s and continued into the 1850s. It is believed that Gideon Shryock, who was working on Morrison College on the Transylvania campus at the time, was the architect and that the interior of the house can be credited to John McMurtry in the 1850s. This property was one of the first 50 historic properties in Lexington that was designated with a BGT plaque.

Until recently, the property was the Whitehall Funeral Home, but it has been renovated to be used as a banquet facility and renamed as The Carrick House. In addition to fresh paint, plaster repair and decorating, Carrick House has recently undergone remodeling and re-configuration of the former kitchen into

two handicap-accessible restrooms and a caterers' serving kitchen. The tile floor in the sunroom has been restored and renovations are currently underway to convert a portion of the upstairs into dressing suites. Central air-conditioning is being installed and the landscaping plan is being updated to create more useable outdoor space adjacent to the house.

CIVIC PROJECTS

The Old Post Office Building in Anderson County has been rehabilitated and adaptively reused to house the Lawrenceburg City Hall.



140 E. Third St.



312 N. Limestone

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Positive Preservation *(continued from page 9)*



110 E. Third St.

and his wife, purchased the property at **110 East Third Street**, the property was dilapidated and had been operating as a pawn shop. Extensive renovation of the property included restoring the wide-plank pine floors, removing drop ceilings and tearing down peg-board that covered most of the walls. The four fireplaces have been partially restored and will be completed this year. The new owners also installed a new staircase and laid Italian marble in the foyer and landing. New bathrooms have been added and the Board of Architectural Review has recently approved a two-story addition to the building. The building now houses the law offices of David L. Helmers and Associates, PLLC. The Helmers hope, through Hardwood Properties, to renovate additional properties in Lexington's downtown.

Darrell and Lindy Brown, after living on their Bourbon County farm for the last 40 years, decided that perhaps someday they would want to downsize and live closer to downtown Lexington. The purchase of the property at **114 East Third Street** gave them the opportunity to do just that. This Greek Revival structure, built in 1842 as a single family residence, had been converted to accommodate three or four apartments. The renovation includes converting the structure back to a single family residence as well as retaining and preserving much of the exterior fabric. The cornice has been preserved, the pediment on the front door has been reworked, the trim on the front windows has been preserved, and the windows replaced with a historically appropriate replacement product. In addition, a sunroom, an elevator lift, and a workout room are being added. They are applying for state tax credits. Mr. and Mrs. Brown decided to purchase property on East Third Street because they were attracted to the vitality and diversity of the neighborhood.

Linda Carroll and John Morgan own three properties on this corridor. Two properties, **120 and 122 East Third Street** have been rehabilitated with the third rehabilitation project, **126 East Third Street**, just getting started.

The property located at 120 East Third Street was built in the late 1830s or early 1840s. It is a two-story Greek Revival structure that, over the course of its history, has been through many changes. A single story front porch and a side porch were added along with several ell additions. In the 1960s, the owner divided the structure into seven apartments and added several poorly constructed additions. When Linda Carroll and John Morgan bought the property, grey paint covered the entire house, ceilings had been dropped,

paneling covered every wall and gas heaters sat in each fireplace. Mr. Morgan and Ms. Carroll stripped and repointed the entire building, original windows were restored and wooden storm windows added. On the interior, plaster was restored, floors sanded and refinished, and a new addition was built linking the old part to the new. Today the property has been returned to a single family home adapted to meet the needs of the modern family with much of the historic fabric still in tact. It is the winner of a 2007 LFUCG Preservation Award.



122 E. Third St.



114 E. Third St.

The offices of Morgan Worldwide Consultants are located at **122 East Third Street**. Constructed between 1839 and 1841, it is a one story, Greek Revival structure that had, at some point in its history, had a sun porch added to the front façade. Mr. Morgan and Ms. Carroll removed the sun porch, restored the structure and installed an addition at the rear. The property received a preservation award when completed.

Mr. Morgan and Ms. Carroll have begun to restore the property at **126 East Third Street**. They have removed the porch and the stucco on the exterior revealing the location of the original door and window openings.

The house at **128 East Third Street** was built to replace an earlier residence that had been razed. Constructed in 1914, this house fits in well with the earlier houses on the block. Renovation, beginning in 1998 and continuing through the years, includes a new roof, restored hardwood floors and mantles along with new floors added in the kitchen and bath. A claw foot tub, original to the house, is still in working order. Currently, the property houses the office of the Retirement Tax Advisory Group.

Originally built in the late 1840s, the property at **132 East Third Street** was altered in the 1870s to have more Italianate features. Although not part of the structure built in the late 1840s, the west wing or ell was added before 1855. A partnership of Fitzsimons Office of Architecture and Churchill McGee, LLP have renovated this structure and created three apartments available for rent. They applied for and received both federal and state tax credits for this project

Laurella Lederer has rehabilitated two properties on the Third



120 E. Third St.



128 E. Third St.



126 E. Third St.

continued on page 11

Positive Preservation *(continued from page 1)*

the utilities for five years. More than \$800,000 of the \$1,150,123 in renovation costs came from local citizens, industries, and businesses! The Community Arts Center, which opened in 2005, serves the community in its entirety: young, old, poor wealthy, working and retired citizens are given the opportunity to enjoy the visual and performing arts.

The **Capital City Museum in Frankfort** has a fascinating and unique preservation story. While searching for a site for the museum as well as for funding to start the museum, Curator Nicky Hughes and Russ Hatter, his assistant, approached local businessman Rodney Ratliff for a possible donation. Instead of a dollar donation,



Capital City Museum

Mr. Ratliff gave them the last remaining part of the building that was the once part of the historic Capital Hotel to house the museum! This building, worth \$600,000, far exceeded the initial donation request. Once the museum had a home in this wonderful historic property, the fundraising initiative took another unusual path. Mr. Hughes and Mr. Hatter established a publishing group to print picture books of historic Frankfort and called on the general public for personal photos to scan for the book. The response was overwhelming with over 5000 photos submitted to be included in the book. The museum has printed two volumes of the book of historic photos and raised \$20,000 for the museum. A museum membership is the most recent fundraising tool. Throughout the last two years, the museum has expanded from one room to three and by November 2007, there will be a total of five rooms. Once they raise \$100,000, they will open the second floor of the museum for exhibits and office space. Through some good fortune and creative fundraising, the Capital City Museum in Frankfort is well on its way to reach its goals.

The **Berea Consolidated School**, now known locally as the Middletown School, is a Rosenwald School that was built in 1927. Rosenwald Schools were schools built in the American South between 1912 and 1932 for African-American children. The Rosenwald Program began with Booker T. Washington, then prin-

cipal of Tuskegee Institute, who turned to Julius Rosenwald, president of Sears Roebuck and Company, for funding. Communities were required to raise matching funds for the construction of the schools. Floor plans were designed to be used in the construction of the schools and made efficient use of natural light. This grassroots movement funded schools for African Americans in 15 southern states.

Original construction expenses for the Berea Consolidated School came from the Julius Rosenwald Fund and area residents. Berea College provided the land as well as the electric and water lines to the building. The building plan was based on the four-room, four teacher design typical of Rosenwald schools throughout the south. The building housed the elementary school which was in operation until 1963 and a library was maintained in the school until the integration of public schools in Kentucky. The school building was later used as a community center before eventually being abandoned.

In 2006-2007, Berea College renovated the building to house Gear Up, a program designed to encourage schoolchildren from low-income families to consider and prepare for college. The funding for the renovation was provided through the administrative expenses of the grant received for the Gear Up program.

The renovation of the school included retaining the original floors and maintaining the original schoolroom spaces. Glass wall partitions were built to separate the spaces for current uses in the two front classrooms. In the back classrooms, the original wood folding wall is still in place and is used when needed to partition off the room into two separate rooms, just as it had been used historically. Original privies, one for boys and one for girls, are still in place and it is expected that they will remain intact. Restrooms have been built inside the school where the coat closets had been and an elevator has been added with an outside entrance. Although the same window openings were used, the windows have been replaced with modern, energy efficient windows. It is significant that the school building continues to function in the same spirit as when it was first



Berea Middletown School

continued on page 8

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COMMERCIAL PROJECTS

Dedman's Drugstore, located on the historic Main Street of downtown Harrodsburg, dates back to the mid-1870s. This handsome landmark originally housed Dedman's Drugstore, along with possibly several other businesses located upstairs and in the basement. Because the original owner, Mr. Dedman, was very concerned with the appearance of his business, fine furnishings including imported mahogany cabinets, elaborate tin ceilings and stained glass, adorned the interior of the property. From the 1940s to the 1970s, the building was occupied by a number of other pharmacies and, then in the 1980s, it became home to several antique stores.

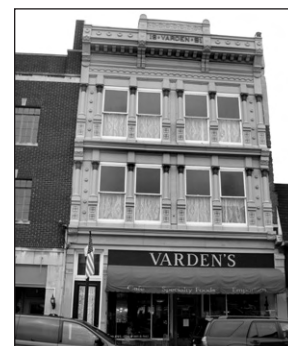
After several years of vacancy and neglect, the James Harrod Trust, with funding from a local benefactor, purchased and began restoration of the property. The project was completed in the early months of 2006 and leased to the owners of the Kentucky Fudge Factory, Tim and Jennifer Kazimer of Ohio. Homemade fudge, old fashioned ice cream sodas and an active lunch and dinner trade have replaced the sale of medicine.



Dedman's Drugstore

Dedman's Drugstore has, through the efforts of the James Harrod Trust and local benefactors, once again become a contributing element to the vitality of downtown Harrodsburg. **Varden's** in Paris, Kentucky is also a former drugstore that has been renovated and revitalized to serve visitors to downtown Paris. When Dr. George Varden opened his pharmacy in 1891, he also chose to furnish the interior with the finest furnishings. The building, constructed in 1891, features a façade of pressed metal and Corinthian columns adorned with rosettes. Dr. Varden imported South African mahogany and had beautiful apothecary cabinets built to show his products. The cabinets were accented with Tiffany stained glass windows. The second floor of the building housed both a surgeon and a dentist and the third floor ballroom was the site of many soirées, dances, and cotillions. This historic treasure has been designated a Kentucky Historic Landmark.

In 2000, the great-granddaughters of Dr. Varden renovated the building, but, in 2005, they decided to retire from the retail business. Although they wanted to sell the building, they were concerned about the preservation of the property. Phillip and Trudy Tibbs, friends of



Varden's

the great-granddaughters, having admired the property for many years, decided to purchase and preserve the property. Along with Steve Walton, another friend of the great-granddaughters, the Tibbs developed and implemented a business plan. In August 2007, they celebrated the first anniversary of business.

Varden's includes an emporium offering a carefully chosen selection of Kentucky's finest products, as well as products from across the country and the world. Whenever possible, locally produced food products are used in the menus thereby also contributing to the preservation of the agricultural community. Varden's has been preserved and is a vital contributing element in the downtown Paris streetscape.

MIXED-USE PROJECTS

144 East Main Street and **114-118 West Main Street** in Georgetown, Kentucky are just two of the many preservation projects that have been launched and completed by Georgetown resident, Lewis Wolfe. The Wolfe family love living and working in historic downtown Georgetown and their stewardship of historic properties has had a very positive impact on the preservation of the historic fabric of Georgetown. They have used federal tax credits to help fund the rehabilitation of these properties.

The Samuel Godey building, located at **144 East Main Street**, was constructed in 1869 and is included in the Georgetown Main Street Commercial District, which was listed on the National Register in 1975. The property represents the rebuilding of this area after the great fire of 1868 and the renaissance of Georgetown after the Civil War. Currently, the Samuel Godey building provides retail space on the first floor and two studio apartments on the second floor, which continues the historic mixed-use of the structure. The rehabilitation work included saving and repairing early mosaic tile floor; saving, repairing, scraping and painting original metal ceiling; replacing all windows and glass with appropriate size and material; inserting new wiring and plumbing; and replacing earlier applied false plastic street level façade with the correct façade materials.

The Joel M. Penn Building, located at **114-118 West Main Street**, is also included as a contributing property in the Georgetown Main Street Commercial District. The building, a two story brick Italianate style store, is typical of the commercial properties built at the time of



114-118 W. Main St.



114-118 W. Main St.

construction in 1880. Notable architectural details include the five bay upper façade with arched windows with brick labels and oval iron-grilled attic vents. The structure has been rehabilitated and provides retail space on the first floor with a large apartment on the second floor mimicking the original historic uses of the spaces. Some of the rehabilitation included restoring the street level façade to the original 1880s period façade, replacing inappropriate windows and glass, and leveling and bracing the floors.

The Kerr Building was built in Winchester in Clark County in 1889 by Smith P. Kerr. In the beginning of its construction, the building was called a "business block" with the intended plan calling for the rental of the spaces for retail. When all of the spaces could not be rented, the building became the site of the Eclipse Flour Mills.

In 1999, after years of neglect, the Kerr Building, an important anchor to the downtown commercial core of Winchester, seemed destined for demolition. The Blue Grass Trust for Historic Preservation listed the structure on their 1999 Endangered List and the community rallied to save this important building. Through tax credits and a Renaissance on Main grant the funding sources were secured for renovating the property. Currently, the building houses apartments on the second floor with retail spaces on the first floor.

The building located at **226-230 St. Clair Street** in Franklin County is a contributing structure to the Frankfort Commercial Historic District. This district includes most of the 19th Century commercial structures in the historic core of the city on a town plan that is essentially unchanged from its inception in 1786. The property located at **226-230 St. Clair Street** was built in 1845, but after remaining vacant for 10 years, had become had dilapidated.



Kerr Building

In 2002 Greg Potts, started a limited liability company, Potts & Potts, LLC, for the sole purpose of acquiring historic buildings in need of preservation. When **226-230 St. Clair Street** became available for purchase, Mr. Potts purchased the property using a commercial loan from a local bank with a 20% down payment from his personal savings. Mr. Potts planned to use his background in painting, carpentry and window repair to do much of the rehabilitation work himself. He moved into the building and worked every night and on the weekends. Improvements were made as his personal funds would allow and approximately 70% of the project was funded this way. He was able to use a tax exemption provided by the state for purchasing materials to rehabilitate a National Register property. He paid no sales tax on most of the materials used to rehabilitate the property.



228-230 St. Clair Street

He used personal savings and a line of credit for larger projects such as structural masonry repair, modern electrical service, a new plumbing infrastructure, and a new roof.

It took three to four years to complete the work on the second floor, adapting it from offices to residential space. The second floor residential space is rented and the revenue from that is used to finance the rehabilitation of the first floor commercial space that is currently in process. In addition, Mr. Potts has been able to secure a façade grant through Downtown Frankfort, Inc. and the Renaissance

Program. Matching funds will come from personal funds and a line of credit.

Once this project is complete, Mr. Potts plans to use the income from the St. Clair properties to finance the purchase of another historic property to preserve.

The Wellington Arms in Fayette County, built in 1930 in the English Tudor half-timber style, is a five story building with an L-shaped plan. This landmark structure represents an early urban residential form in the Woodlands National Register Historic District. Kentucky architect, Obadiah Bass, designed the Wellington as well as the Louisville Jockey Club, which later became Churchill Downs.



The Wellington Arms

Twenty-one years ago architect Lynn Cravens and fellow members of the Wellington Arms, LLC, purchased Wellington Arms. The group invested \$2 million in the renovation. In 2005, Cravens began overseeing a second renovation of the building. The historically sensitive renovation included preserving original fixtures, doors, terrazzo and marble floors, and woodworking. Although new work is being done, retention of the 1931 features is the rule and guideline of the developer. The building offers studio, one, two and three bedroom residences, as well as retail space.

NEIGHBORHOOD REVITALIZATION

The East Third Street Corridor in Fayette County is an excellent example of how property owners in a neighborhood can invest, preserve, rehabilitate and revitalize an entire streetscape. Collectively, these property owners have brought a streetscape back to life that had, over time, suffered from neglect, delayed maintenance, and insensitive alterations. The life of the street, once a vital element of the community, had nearly been lost completely. The properties preserved include both commercial and private residences. All of these properties are included in both the Constitution National Register District and the locally designated Constitution Historic District in which historically appropriate design guidelines are in place and followed.

When Hardwood Properties, LLC, owned by David Helmers

continued on page 10