

# Preservation Matters

Central Kentucky's  
Preservation Magazine

Adaptive Reuse in Central Kentucky



Making Preservation Possible

Brent Leggs Gives Hopemont Lecture  
New Beginning for Palmer Pharmacy  
Hopemont Reimagined

## Contributors

Thanks to our talented and dedicated writers for this issue of *Preservation Matters*. They include staff writer Amanda Corbin and UK Historic Preservation student Jack Galle. Special thanks also to the Blue Grass Trust board members—Janie-Rice Brother, Beverly Fortune, and Richard Schein—who literally have gone the extra mile to write articles for this issue. We are so appreciative of their willingness to share their time and talents for the Blue Grass Trust. Of course, this magazine would not happen if it weren't for the assistance of Dr. Jonathan Coleman and the terrific Blue Grass Trust staff. We hope you will enjoy your read.

Wanda Jaquith and  
Carolyn Hackworth,  
*Assistant Editors*

John Hackworth, *Editor*

## On the cover

The Nicholas County Courthouse with its two-story clock tower, built in 1893, is located in the center of Carlisle's town square and is the fourth courthouse in the county.



## Preservation Matters

Fall/Winter 2023-24  
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## Blue Grass Trust in Brief

As the 14th oldest preservation nonprofit in the country, the Blue Grass Trust for Historic Preservation is Central Kentucky's resource and guide for historic preservation. The Blue Grass Trust was founded in 1955 by a spirited group of Lexington citizens determined to save Hopemont, an 1814 residence located in Gratz Park, from demolition. Over the years, our iconic symbol has become synonymous with the most celebrated historic places in the Bluegrass, and today we remain a pillar of advocacy, education, and service, ensuring historic preservation is accessible to everyone.

## Our Mission

The Blue Grass Trust for Historic Preservation is Central Kentucky's resource for protecting, revitalizing, and promoting our historic places, enhancing the quality of life for all.

## Our Values

**Education:** We will share the value of historic preservation with Central Kentucky.

**Service:** We will serve as a resource and guide to help Central Kentuckians in their historic preservation efforts.

**Advocacy:** We will lend our voice to historic preservation efforts in our Central Kentucky communities.

## Our Vision

Our vision is to live in a community that honors its diverse cultural legacies through historic preservation.

Read the **Blue Grass Trust Solidarity Statement** at: [bluegrasstrust.org/our-impact](https://www.bluegrasstrust.org/our-impact)

**STAY IN TOUCH WITH THE BLUE GRASS TRUST IN THE FOLLOWING WAYS:**

<https://www.bluegrasstrust.org>



@bluegrasstrust

## Greetings Blue Grass Trust Friends



This has been a transformational year for the Blue Grass Trust in so many ways: the completion of the building of our staff, a new strategic plan, a renewed focus on Hopemont's future, and the beginnings of our plan to make the Blue Grass Trust the "go to" resource for all things preservation in Central Kentucky. To that end, this edition of *Preservation Matters* has decidedly regional content, focused on numerous counties surrounding Lexington. We share a feeling of pride in the recent accomplishments of the Blue Grass Trust, including particularly, the preservation of the Palmer Pharmacy. Nestled in Lexington's historic East End, the building will once again be a community resource under the ownership of the United Way of the Bluegrass. I encourage all of you to continue to support these efforts as we begin our Annual Fund campaign. I also thank all of our dedicated staff, board members, and volunteers who make everything happen. Wishing you the best this fall season.

Respectfully,  
Mike Meuser

## About this issue

Many of the articles in this issue of *Preservation Matters* focus on adaptive reuse of our historic building stock in Central Kentucky. It may be helpful for readers to have an explanation of "adaptive reuse." To do this, we asked Blue Grass Trust board vice president Dan Vivian, Associate Professor, UK College of Design and Director of Undergraduate Certificate in Historic Preservation, to provide a common understanding of the term. We hope you find the articles interesting and enlightening.

Adaptive reuse is an age-old concept. Putting existing buildings to use in new roles is a simple, practical means of providing shelter without having to build. Since the 1960s, however, adaptive reuse has come to mean something more. Because of federal historic preservation laws and incentives, it now represents a specialized approach to renovating existing buildings and spaces for new forms of activity, usually after economic changes have rendered original functions obsolete.

Federal and state tax credits are principal facilitators of adaptive reuse. These provide incentives for adaptive reuse and offset the added costs commonly involved in rehabilitating existing buildings. The Blue Grass Trust is eager to help explain the benefits of tax credits and the application process. Enthusiasm for adaptive reuse is more than financially motivated, however. Rehabilitating and repurposing existing structures invariably blends old and new in intriguing, inspiring ways. What else accounts for the popularity of exposed-brick walls in trendy offices and upscale apartments? Or the ubiquity of reclaimed lumber in countless settings?

In the age of climate change, adaptive reuse is more important than ever. Erecting new buildings emits large quantities of greenhouse gasses. When a building is constructed, the materials used to create the foundation, the structural system, and the roof generally account for the majority of greenhouse gas emissions. Keeping any building in use is almost always better for the environment than new construction. Even if substantial new materials are used in reconfiguring the interior, the environmental results will be better than demolition and new construction.

In sum, adaptive reuse delivers multiple benefits, some aesthetic, some economic, and some environmental. Equally important, adaptive reuse is one way history assumes a material presence. Knowing the story of a place is a largely intellectual exercise; feeling it requires physical referents. The sense of place associated with any environment where multiple layers of history are present is a product of accrued changes. Adaptive reuse thus plays a role in making built environments meaningful and memorable, anchors of shared experience rather than simply functional.



Dear Friends of  
Blue Grass Trust



### Welcome to Preservation Matters

As always, it's a pleasure to share the many ways Central Kentuckians are hard at work, saving the bountiful historic resources of our region while sharing our remarkable, diverse histories.

In this issue, we focus attention on the creative, impactful, viable ways Central Kentuckians are reimagining our rich stock of historic properties, especially in small cities and towns. Imaginative preservation has saved everything from historic firehouses to gas stations to pharmacies, ensuring these structures survive and thrive. Adaptive reuse not only saves the buildings and the important stories those buildings can tell, but also has a positive economic impact on neighborhoods, towns, and cities. What a win-win!

Be sure to catch up on all the Blue Grass Trust news—we've been busy! In September we were able to secure \$100,000 for Palmer Pharmacy's renovation, slated to open in December as part of the United Way of the Bluegrass. What a transformation story, especially when, in 2017, the Blue Grass Trust intervened to save the property from certain demolition. Just last month we brought in Kentucky native and national preservation leader, Brent Leggs, for the 2023 Hopemont Lecture. We also commenced upon an exciting reimagining of and \$450,000 investment in our flagship property, Hopemont.

The Blue Grass Trust accomplished much this year because we have such an amazing group of supporters. In the center of this publication, you'll find a list of those who generously made the 2022-2023 Annual Fund the most successful in Blue Grass Trust history. We are so very grateful for their investment in historic preservation.

While you are reading *Preservation Matters*, I know you will be as inspired as I am by the mission-focused work of the Blue Grass Trust. But preservation is a team effort, and we cannot do it without you. I hope you will consider continuing your support of such an important mission through a donation to or membership in the Blue Grass Trust.

And as always, thank you for partnering with us as we work to support Central Kentucky's historic places.

Sincerely,

Jonathan Coleman, Ph.D.  
Executive Director

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# Founders' Day Returns



The Blue Grass Trust was honored to host the Founders' Day and Annual Membership Meeting on July 12th, marking 68 years of making preservation possible in Central Kentucky. From record-breaking support to advocacy in every county in our region, the Blue Grass Trust has much to celebrate thanks to the work of our many donors, members, volunteers, and staff.

Enriching the lives of Central Kentuckians is the heart of our mission, and we know preservation can be a powerful tool in helping answer Kentucky's most pressing challenges, from housing to climate change to racial justice. It is our honor to be a part of these possibilities, while ever mindful our work must be socially relevant. While we celebrate our successes, the Blue Grass Trust is also committed to achieving even more in the coming year. In November, the Board of Directors adopted a new three-year strategic plan to invest in historic preservation, knowing it will pay great dividends for all. When we invest in historic preservation, we encourage stronger, more equitable communities, thriving economies, greater connections to our history, and a more sustainable future. What great returns on our investment!

In addition to celebrating all we have achieved in the past year, we were also pleased to present two awards to some outstanding members of the Blue Grass Trust. **Carol and Rodney Martin received the Dot Crutcher Award** for their continued dedication and service to historic preservation, purchasing and restoring historic homes and assisting the Blue Grass Trust with numerous restoration efforts.

**Morgan Clark**, the friendly face behind the camera at our deTours programs was awarded the **Lucy Shropshire Crump Volunteer Award** for her hard work and dedication to our social media pages.

**Congratulations to Carol, Rodney, and Morgan!** We are so grateful to have such a diverse and passionate group of donors, members, and volunteers alongside us as we pursue our mission. We are already looking forward to celebrating our next Founders' Day!

Top Left: Blue Grass Trust members gather in the garden at Hopemont for the 2023 Founders Day celebration.



Top Right: Carol and Rodney Martin receive the Dot Crutcher Award for their dedication and service to historic preservation.



Dr. Jonathan Coleman presents the Lucy Shropshire Crump Volunteer Award to Morgan Clark for her faithful filming at deTours.

The 2023 new board members were all present at Founders Day. L to R - Phillip Tibbs, Beverly Fortune, and Emily Bergeron



Blue Grass Trust members listening to the awards presentations



# 2023 Preservation Awards



The Blue Grass Trust celebrated the 2023 Preservation Awards recipients May 21st at the Dr. Thomas Hunt Morgan House during the annual awards ceremony. Thirteen recipients were announced for ten different awards. The awards are given for service in the field of preservation, innovative historical research, and saving Kentucky's diverse cultural heritage.

For over thirty years, Blue Grass Trust has used the Preservation Awards to shine a light on the positive, far-reaching impact preservation has in

Central Kentucky. Preservation is a big job, and the Preservation Award winners highlight all the amazing individuals, groups, and organizations working to protect, promote, and revitalize the historic places in our Kentucky communities.

We are especially grateful to Central Bank for generously sponsoring the 2023 Preservation Awards.



Barbara Hulette presenting her namesake award to The Digital Access Project L-R Dr. Vanessa Holden, Dr. Anastasia Curwood, Lisa Higgins-Hord, and Shea Brown



The second recipient of the Barbara Hulette award went to Joan Brannon



Rebecca Tippett and Susan Coblin, Clay Lancaster Heritage Award recipients from Capital City Museum



James and Martha Birchfield, Clay Lancaster Heritage Education Award recipients



Battle Row Properties – Clyde Carpenter Award Recipients L-R Kelly Wesley Taylor, Helen Hamilton, Holly and Brooks Scudder



Eric Zabilka and Jeff Bennett, The Laundry Building, Clyde Carpenter Award recipients



Nathan Hocker with Unitarian Universalist Church of Lexington, Community Preservation Award recipient



Dr. Mark Coyne, Landscape Preservation Award recipient



Wanda Jaquith presenting Rob Lane with the Lucy Graves Advocacy Award



Preservation Craftsman Award Winner Mike Mitchell



Public Service to Preservation Award presented to Marty Perry



Yvonne Giles presenting her namesake award to Michael Jones

# 2023 Hopemont Lecture: Preservation as Community and Justice

On the evening of Thursday, October 12, the Blue Grass Trust welcomed a capacity crowd for Brent Leggs, founding executive director of the African American Cultural Heritage Action Fund and senior vice president of the National Trust for Historic Preservation, as the speaker for the now-annual Hopemont Lecture. Mr. Leggs' stimulating talk clarified how the preservation of historic African American places provides opportunities to create new forms of partnership, interpretation, and community. As a value, tool, and blueprint for achieving equity-driven outcomes, preservation also honors the struggles and achievements of Black Americans.



A capacity crowd filled the Dr. Thomas Hunt Morgan House for the 2023 Hopemont Lecture featuring Brent Leggs. His presentation, *Preservation as Community and Justice*, shared the many ways communities across the nation are using the preservation of historic African American places for equity-driven outcomes.

for every Kentuckian wanting to preserve our historic places and stories.”

The following morning, the Blue Grass Trust offered its inaugural Hopemont Preservation Workshop designed for the continuing education of local preservationists, heritage professionals, and community organizers. Once again, we reached a capacity crowd. To begin, Mr. Leggs participated in an illuminating Q&A moderated by Dr. Daniel Vivian, associate professor of historic preservation at the University of Kentucky and Vice-presi-

“We are honored to host Brent, a national visionary and Kentuckian at the forefront of historic preservation,” said Executive Director



The morning after the lecture, the Blue Grass Trust hosted its inaugural Hopemont Lecture Preservation Workshop. Over fifty preservation professionals, grassroots leaders, and students met to further discuss the possibilities and challenges of saving historically Black spaces and how the work to preserve African American stories already has a long history in Central Kentucky.

Jonathan Coleman as he welcomed the crowd to the Dr. Thomas Hunt Morgan House. “Bringing his thought leadership to Central Kentucky and encouraging innovative ideas and methods to circulate and germinate here, the Blue Grass Trust is excited to fulfill our mission as a resource



Brenna Pye, Blue Grass Trust Board Member, moderated a panel discussion with local preservationists Milan Bush, Shea Brown, and Ashley Smith.



The afternoon brought our first Hopemont Lecture Community Action. Blue Grass Trust attendees were able to learn more about the effort to save African Cemetery No. 2, located in Lexington's historic East End. Afterwards, participants helped with the work, recovering and documenting fallen headstones and cutting back overgrown vegetation.

dent of the Blue Grass Trust. This segment was followed by a panel discussion focused on how to apply Leggs' findings to preservation work in Central Kentucky. Brenna Pye (public historian), Shea Brown (deputy clerk at the Fayette County Clerk's office and supervising director of the Digital Access Project), Milan Brown (creator of Honoring Black Stories), and Ashley Smith (co-founder and CEO of Black Soil) contributed to this lively exchange.



Preservation legend Yvonne Giles details the history of African Cemetery No. 2 and the story of its preservation.

To conclude the day's activities, the Blue Grass Trust organized a hands-on community action initiative at African Cemetery No. 2, which dates to 1869. Volunteers assisted with headstone cleaning, monument stabilization, and grounds work, all the while learning about the cemetery's rich history.

Thanks to Blue Grass Trust donors, all three events were offered free to the public, making sure these national-level ideas were as accessible as



During his visit, Brent Leggs also toured historic Palmer Pharmacy. The Blue Grass Trust has received \$50,000 from the African American Cultural Heritage Action Fund, founded by Brent Leggs, to help offset the renovation costs of this important building in Lexington's civil rights history. Brent Leggs also toured Lexington's historic Black hamlets with Councilmember Kathy Plomin.



possible. The insights gleaned from this lecture, workshop, and community action will inform the Blue Grass Trust's on-going efforts to save and share Kentucky's African-American stories and historic spaces. 🌱

# A New Beginning with a Happy Ending for the Palmer Pharmacy

The Palmer Pharmacy at Fifth and Chestnut Streets sat vacant for years, and at one point was slated for demolition. The Blue Grass Trust for Historic Preservation played a key role in saving the historic building, finding a new owner and a new long-term use, thus demonstrating an excellent example of adaptive reuse.

The Blue Grass Trust drew attention to the pharmacy by listing it on its 2016 Endangered Properties List. “That was the first step to keep the pharmacy at the forefront of the preservation community’s consciousness,” said Janie-Rice Brother, an architectural historian. “If it had not been for efforts of the Blue Grass Trust, I think it would have been quietly forgotten and torn down.”

“We were the ones who helped hit the brakes to keep the city from bulldozing it,” said Maureen Peters, a Blue Grass Trust board member. “We just needed some time and creativity to assemble the right group of people to find a good use for the building.”

United Way of the Bluegrass (UWB) took ownership in January 2023; renovations began in March. Timothy Johnson, United Way president and CEO, hopes to have work completed in December. The building is slated to become the Marksbury Family WayPoint Center. WayPoint Centers bring programs to



Commissioner of General Services Chris Ford presenting keys and deed to the Palmer Pharmacy building to Timothy Johnson, president and CEO of United Way of the Bluegrass. Ownership was transferred from the city to United Way in January.

under-served, low-income neighborhoods to improve the education, financial stability, and overall health and well-being of families and individuals who live there.

The United Way of the Bluegrass operates four WayPoint Centers: at the Black & Williams Neighborhood Center; one in Paris; another in Cardinal Valley; and lastly one at the Charles Young Center, which will move to Palmer Pharmacy and become the flagship program.

The pharmacy was built in 1962 by Zirl Palmer as the first Rexall drugstore franchise in the country owned by a Black pharmacist. Palmer was a civic leader and the first Black member of the University of Kentucky Board of Trustees. He and his pharmacy played a significant role in segregated Lexington during the 1960s.



Architectural rendering of renovated Palmer Pharmacy, scheduled to become the Marksbury Family Foundation WayPoint Center to bring customized programs to help individuals and families achieve financial stability and good physical and mental health.



View of second floor doorways to rooms available to community partners and scaffolding in the elevator shaft, which will make the entire building accessible for all. Work started in March to renovate the mid-century modern building with a December completion date anticipated.

The Catholic Action Center’s day shelter was housed in the building in recent years. When the shelter moved in 2016, the Catholic Diocese decided it to the city. City officials sought adaptive re-use proposals. When none were received, plans were made for demolition.

In early 2018, the BGT formed the Palmer Pharmacy Consortium, a racially diverse group of East End residents, preservationists, and city officials focused on preserving the building and Dr. Palmer’s legacy. “A lot of organizations were interested in having meetings there, but nobody wanted to own the building because they didn’t have the money to renovate it,” said Peters, the consortium chairperson. Renovation was estimated at \$850,000.

United Way showed the highest level of interest, and they had conversations with the Marksbury Family Foundation. “The Foundation started to envision with us what this building could mean to that East End community,” Johnson said. The Marksbury Foundation donated approximately \$500,000. The Blue Grass Trust received a \$50,000 matching grant from the National Trust for Historic Preservation’s African American Cultural Heritage Action Fund and raised the other \$50,000, donating a total \$100,000 to the effort. The city paid \$300,000 for a new roof and earmarked \$250,000 in federal funds for interior work including wiring and plumbing.

Ethan Long, project manager at Long Construction Management, worked with Johnson on ways to hold down costs and make the work affordable.

“December 11 is Dr. Palmer’s birthday. If we could have a ribbon cutting on that date, it would be a very special event,” Johnson said.



Blue Grass Trust presents Timothy Johnson, United Way Executive Director, one of our iconic BGT Plaques in celebration of a \$100,000 grant by the Blue Grass Trust to the renovation of Palmer Pharmacy. Converting this historic building into a neighborhood asset is an example of adaptive reuse at its best. Blue Grass Trust staff and some Board members join United Way staff for the presentation.

# Heritage Society Members Visit the Lewis Nuchols House

Members of the Blue Grass Trust Heritage Society enjoyed a truly exclusive experience in early October when they visited the Lewis Nuchols House, a circa 1800 Scott County dwelling with recently completed renovations. In the 223 years since its construction, ownership of the property has only passed through three families. The current owners are descendants of Gilbert



*The 1800 Lewis Nuchols House circa 1990 after tuck-pointing added much-needed stability to the building*



*The west parlor before renovation*

Turner, and they have owned the property the longest – 113 years. For over 35 years, the house was uninhabited and largely neglected. Ownership has now passed to the next generation of the Turner descendants, and they made the decision to save the old homestead, part of their family heritage.

Siblings Karyn Bryant and Matt Crigler were offered the property by their mother, who had briefly attempted restoration in the 1990s, but had to abandon the idea when confronted with the enormity of the task. It took Karyn and Matt several years to decide how and who would do this restoration/renovation project. After considering many alternatives, they selected architect Jen Williamson, brick mason Miles Miller, and contractor Mike Mitchell. The

result clearly reflects their prudent choice of professionals to bring this house back to life.

Before any of this work could happen, however, Karyn and Matt had to remove 35+ years of family memorabilia along with the detritus left behind



*The Lewis Nuchols House today after extensive renovation*



*The west parlor after renovation (After-photo credit: Hilly Photography)*

by vermin as well as the unsanctioned visitations of high schoolers looking for a place to have late-night weekend gatherings. Fortunately, there was no structural damage, and the tin roof kept the house dry for the last three and a half decades, but the clean-up was an enormous task taking several months.

Karyn and Matt worked with Williamson to create plans for the restoration as well as to design an appropriate addition. They submitted their plans for Kentucky historic tax credits, and the plans were approved. They attempted to apply for federal credits, but eventually abandoned that effort.

An intriguing aspect of the house is its two front doors. Why two doors? The



*The dining room before renovation*



*The dining room after renovation*



*This hallway is a "bridge" separating the original structure from the contemporary addition.*

most likely explanation is one door, the one to the left (west) was for family and daily use. That door led to a comfortable room connected to the dining room and has stairs to the second-floor rooms, while the front door to the right (east) is thought to have been a room for entertaining guests. When Karyn lived on the farm, an Italianate addition was made to the front doors, creating a single-entrance foyer, while the two six-panel wooden doors remained in the entryway. Those doors have now been replaced with glass panel doors, and the original wooden doors have been relocated upstairs.

As ownership of the house changed through the years, so did the popularity of architectural styles. Thus, we can see aspects of the original Federal style which was altered when Italianate embellishments were in vogue. Karyn and Matt retained aspects of both periods in their interpretation.

A sizable rear addition provides a kitchen, master bedroom and bath, and a laundry room. A hallway with a 10-foot ceiling between the old and new marks the separation and offers a great opportunity to showcase the exterior brick wall, creating a "bridge" between the two sections. The modern kitchen has touches of the old house — flooring, exposed ceiling beams, trim, and shelves all made from wood from the old dairy barn on the property.

Even with this addition, Karyn and Matt realized they needed more space to accommodate family for future gatherings. For this reason, the newly built garage has second floor rooms to accommodate more guests. The stairs and flooring are from the old dairy barn. By adding rooms to the garage, the size of the addition to the original house is not so large as to overwhelm it. The smokehouse has also been restored with contemporary updates.

Dr. Jonathan Coleman presented Karyn and Matt with a bronze BGT plaque as a token of gratitude from the Blue Grass Trust for their willingness to open their home for this inaugural visit. As the first visitors to this beautifully renovated home, Heritage Society members were given a rare opportunity to view a well-planned and competently executed renovation of a significant piece of Scott County history. Architect and Blue Grass Trust board member Maureen Peters remarked before leaving, "They (Karyn and Matt) were not able to save all the historic fabric from the original house, but they accented



*Executive Director Dr. Jonathan Coleman presents a bronze BGT plaque to the hosts and co-owners, Karyn Bryant and Matt Crigler, as an expression of appreciation.*

the parts they were able to save and have done an amazing job of mixing it with very contemporary rooms and detailing to make it a truly comfortable and livable space. This is a stellar example of historic restoration." 🌿



The Annual Fund drive is a critical way to do your part to ensure Blue Grass Trust continues its efforts to be the leading organization in Central Kentucky addressing historic preservation through advocacy, education, and service. The Fall/Winter 2023-24 issue of Preservation Matters lists the 2022-23 fiscal year's donors (ending June 30, 2023) broken into giving categories. The Annual Fund is the lifeblood of the Blue Grass Trust since it receives no federal, state, or local funding.



SCAN ME

This current Annual Fund drive, which began July 1, closes on June 30, 2024. Please make your contribution by using the donor envelope enclosed in this magazine; by going online at [www.bluegrasstrust.org](http://www.bluegrasstrust.org); or by scanning this QR code. Thank you.

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# Carlisle, A Charming County Seat, Centers on an Historic Square

Turning off U.S. Highway 68 onto State Road 36 to Carlisle in Nicholas County, you are soon greeted by a sign announcing “Carlisle—Pop. 1972”. The population today hovers around 2000 for this small county seat in a rural Kentucky county of about 7,500. Shortly beyond that sign, you enter a town square as picturesque as any you will find in Kentucky. The courthouse, built in 1893 in the Romanesque and Second Empire style, dominates the town square. The third courthouse constructed on that site, it was clearly built to withstand the tests of time. From its dominant location, the structure looks out upon an array of 19th and early 20th century buildings, some dating back to the second decade of the 1800s. Indeed, if you could



Bob Garvin and his sons Bill and Harry have purchased and restored nearly a block of Carlisle buildings on the west side of the town square.



The 19th century buildings along Main Street retain their beauty while housing businesses that keep the downtown alive and an important part of life in Carlisle.

remove the cars, trucks, and tractors, you might well think you were meandering along the sidewalk of a late 19th century town.

How has this small town retained its 19th century face? How has the town square been

so well preserved? As with many other preservation victories, it appears benign neglect coupled with good luck and a nucleus of dedicated individuals have all played a part in the preservation and restoration of this small county seat.

A good place to begin researching the history of Carlisle and its people is the Neal Welcome Center, which houses a history museum commemorating the Nicholas County people and their way of life the last couple of centuries. The 1893 building is also headquarters for the Historical Society and the Chamber of Commerce with a vast space on the second floor available for all sorts of community gatherings. Through grants and matching funds, nearly a million dollars was spent renovating the historic building, and it is emblematic of the community spirit helping this small town retain its uniqueness.

Questions about any aspect of the preservation of Carlisle inevitably include the name of one man – Bob Garvin. Although Bob is a Mississippi native, he fell in love with and married a young woman who, although she was from Ashland, spent her summers visiting family in Carlisle as she was growing up. “Carol told me about Carlisle on our first date,” Bob said, “...and if it had been up to her, we would have spent our honeymoon there!” As a married couple and eventually parents of two sons, Harry and Bill, the Garvins made yearly visits to Carlisle and eventually moved to Carlisle full time after Bob’s retirement from Dupont. Carol had inherited a home on the square, and the Garvins began their restoration



Bob Garvin and his sons Bill and Harry stand in front of Bob’s home on Locust Street, built in 1840 and renovated by Bob and his wife Carol.



Many of Carlisle’s downtown buildings have cast iron store fronts, as evidenced by the identifying company signatures shown on the fronts of many of the buildings.

career with that home. Then, one by one, as houses were vacated and needed a helping hand, the Garvins began to acquire more downtown buildings. Each building has a story, and Bob and his two sons have become an integral part of each of those stories. The Garvin men now own essentially an entire block on the west side of the square.

Most often, they begin their restoration with a new roof and stabilization to ensure the building survives, allowing them to add continually to their restoration efforts. Beginning in 1999-2000, much of the early restoration work was performed by Scott Wilson from Lexington. Although their dream would be to take each building back to its historic origins, the Garvins realize the need to restore buildings in a way that makes them a viable part of the community.

While the Garvins have been central to the preservation and adaptive reuse of the buildings in downtown Carlisle, other residents have contributed to saving their hometown. Restoration LLC was created by a group of citizens interested in saving the Frey Building

on Main Street, built in 1892 by Otto Frey. With the funds donated by this group, the Frey Building was restored and became home to the YMCA and Dick’s on Main, a restaurant that serves breakfast and lunch and advertises it provides “Home Cookin’ just like Momma used to make it.” For such a small town, the square also boasts



Under the leadership of Gladys ShROUT (standing), Carlisle-Nicholas County Tourism hosts a monthly luncheon in the Jailer’s Home, built in 1820-23. Volunteers prepare the four-course meal and student groups provide volunteer servers.



another popular restaurant, Garrett’s on Broadway, which serves dinner. This property was saved from demolition in 2016 and restored over the next couple of years by Nicolas County resident Todd Wiese.

Just a block off the town square is the Jailer’s Home, built from 1821 to 1823. The restoration of

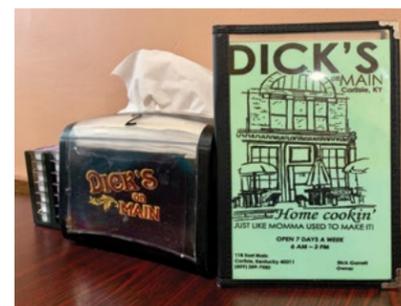
this property has been the passion (some might say obsession) of Gladys ShROUT since 1989. Through numerous grants including in-kind labor grants, the removal of 17 layers of wallpaper and 7 layers of lead-based paint, this property has become a Carlisle attraction for lunch once a month benefitting Carlisle-Nicholas County Tourism. For \$25, you can enjoy a four-course meal, prepared and served by volunteers. If you are eager to extend your visit to the Jailer’s House & Dungeon, you can book an overnight in the historic jail at the rear of the house.

Carlisle-Nicholas County Tourism, along with the staff at the Nicholas County History Museum and the volunteers at the Jailer's Home & Dungeon keep the history of Carlisle alive through activities and exhibits. The history museum, under the leadership of Jerry Johnson, president and curator of the Nicholas County Historical Society, provides a look into the history of Carlisle as well as creates programs for adults and students throughout the year. Jerry sees the involvement of students as key to sustaining interest in the community's heritage and traditions.



For the full jail experience, visitors to Carlisle can book a night in one of the four refurbished cells behind the Old Jailer's Home.

Unlike so many downtowns today with vacant storefronts, practically every building on Main Street in Carlisle is occupied. The old Carlisle Deposit Bank, built in 1900, is now home to J & J Apparel. Rebecca's Cut Above Salon is in the 1850 Dougherty Building, which has housed numerous businesses over the years. Gallery Z occupies the old Farmers Bank (1880-1886); the Efron Building (1898) is home to Carlisle Gifts and Collectables; and the Cole Building (1900), original home of the St. Cloud Hotel, is now home to Herbal Stuff.



Dick's on Main is a popular restaurant on Main Street serving "Home Cookin' Just Like Momma Used to Make It."

Next door to the Neal Welcome Center is the Kentucky Doll & Toy Museum, housing a vast collection of over 1000 dolls and 400 antique toys in a circa 1873 building restored by Dr. Phillip Tibbs, which boasts a cast iron storefront. In fact, many of Carlisle's buildings have cast iron

store fronts, as evidenced by the identifying company signatures shown on the fronts of many of the structures.

While our visits to Carlisle afforded us the opportunity to meet some key people who are helping to keep Carlisle relevant and thriving, the role of the Carlisle-Nicholas County Tourist board is important to note as well. According to Gladys ShROUT, the board consists of 17 energetic people, who are willing to work hard for the betterment of their town. They recognize the vital role historic preservation and the past plays in the future of their community.



The Adair Building, built in 1873, is now home to the Kentucky Doll & Toy Museum, which is adjacent to the Neal Welcome Center, built in 1883 as a grocery and the "Mozart Hall," a venue for traveling musicians.

Carlisle is just a 45-minute drive from downtown Lexington and well worth a visit. In addition to enjoying a stroll through the charming well-preserved town square of Carlisle, you will find the people are typical small-town folks—friendly, eager to help, and curious to know what brings you to Carlisle! 🇺🇸



In a building on the town square restored by Carlisle resident Todd Wiese, Garrett's on Broadway offers dinner dining Tuesday through Saturday for locals and visitors.

## Featured Blue Grass Trust Plaque House Forest Retreat

Forest Retreat on the Maysville Road just outside Carlisle in Nicholas County was built c. 1815 by Thomas Metcalfe, the Kentucky stonemason-turned-governor. The house commands a small ridge above Brushy Creek at a spot where the inner Bluegrass meets the Eden Shale. It presents as a 2-story central section bisecting a Federal-style one-and-a-half story structure—which makes for a spectacular front hallway. The house was near derelict in the 1930s (tobacco was hanging on the second floor) when it was restored by Dr. Esie Asbury, who enclosed the dogtrot connecting the main house and the kitchen to make a breakfast room and added an enclosed porch so the house now has a rear wing. The main house is connected by an allée leading along the ridge to a graveyard where the governor and his wife are buried. There is a likely carriage-house-turned-apartment behind the house.



Forest Retreat built circa 1815



The cemetery at Forest Retreat

The house complex alone is an exceptional testimony to wealth and (high) style in the early Euro-American Bluegrass. But it also is our favorite plaque property this issue for its assemblage of material artefacts that more broadly remind us of Kentucky land and life in the early republic. Down the hill from the main house is a dry-laid stone pillar barn reportedly built by enslaved craftsmen. By 1840 the census reported thirteen enslaved people in a household totaling twenty, who together were responsible for running the approximately 1500-acre farm. Across the road from the barn is "Peyton's Tavern," built around the same time as Forest Retreat as a traveler's waystation on the Maysville Turnpike, replete with a classic external staircase to keep strangers apart from the innkeeper's domicile. Governor Metcalfe late in his life was a proponent of the Maysville Road in his capacity on the Kentucky Board of Internal Improvements, and the road was a critical umbilicus bringing immigrants to the Bluegrass and connecting central Kentucky to the nation's economy.



Forest Retreat tavern and barn



The center hall of Forest Retreat

Present day Forest Retreat is meticulously maintained by its current owners, Dr. Phil and Trudy Tibbs, whose passion for historic preservation has made a mark in both Nicholas and Bourbon Counties. In the spirit of "adaptive reuse" Forest Retreat was operated as a bed-and-breakfast and event space prior to COVID's intervention. They hope to restart that enterprise soon.



View of the rear of Forest Retreat

(Thanks to Phillip Tibbs, Michael Tibbs, Karl Raitz and Nancy O'Malley, the National Register, the US Census) 🇺🇸

# The Old Corner Service Station Lives on with New Purpose

Driving for pioneering motorists was a challenge in more ways than one back in the early 1900's. When they needed gasoline, drivers had to take a bucket to the hardware dealer or general store to dip gasoline from a gasoline barrel.

In 1905, a pump was developed to transfer gasoline safely from a barrel into a car's tank, prompting curbside pumps. Gasoline was sold right on the sidewalk. But five years later when a half-million cars were on the roads, having cars pull over to the sidewalk to buy gasoline created all sorts of traffic jams. The solution? Drive-in gas stations that helped usher in the golden age of the automobile.

The typical gas station design was an oblong box with two drive-in bays accessed by large,



*The Service Station bar was constructed in 1952 as a Texaco service station. It was a traditional American gas station design with two service bays where cars were washed and lubricated, and an office/waiting area. Texaco's motto was "You can trust your car to the man who wears the star." The company logo was a bright red star with a green T in the center and was used on Texaco signs and station attendants' caps. Red stars were mounted around the top of Texas service stations, and these are still in place on the Service Station bar at 3092 Leestown Road.*

overhead doors, and an office at the other side of the building. Men's and women's restrooms were accessed from outside. Gas pumps were placed on an island out front. When a motorist pulled up, an attendant came out to pump your gas, check the oil and wash your windshield. Gas companies liked to build their stations—often called service station—on a corner lot to provide easy access from two streets and ample parking.

These corporate icons became part of the American landscape for generations, until the mid-1970's when sprawling self-service stations came on the scene.

Old gas station buildings still exist, but for various reasons generally aren't used for pumping gas. Many have been creatively adapted to other uses such as restaurants, bars, cafes, barber shops, clothing stores and office space for small businesses. (See photos for examples.)



*Doodles Breakfast & Lunch café at 262 North Limestone was built as a Shell gas station after WWII. The exterior was clad in Shell's yellow porcelain tiles with red accents. In the early 1970's, the building was bought by Doodles Welch who converted it into a liquor store with a drive-up window. The gas pumps out front were removed. Tim Mellon eventually acquired and renovated the building, painting exterior tiles that were chipped and cracked the original shade of butter yellow. The men's and women's restrooms have the original floor tiles. Doodles café, opened in 2008, is in the Constitution Historic District.*



*The Pure Oil Company, founded in 1914, became known for its English Cottage-style gas stations like this one at 531 Main Street in Downtown Paris Historic District. The company wanted to make its stations blend in with the residential landscapes of the middle and upper middle-class families who would form the core of Pure Oil's market. The original garage doors on this Paris Pure Oil building were replaced in 1976 when it was remodeled into a clothing store. It has been home to a florist. Miranda Wyles bought the historic gas station building in 2018, stripped it to the bare floors and walls and renovated the interior, and today it is a small office building.*

# Hopemont Renaissance

Exciting things are happening at Hopemont as the Blue Grass Trust embarks on a major adaptive reuse and reimagining of its flagship property! A renovation investment of \$450,0000 commenced in September, with work expected to continue for several months. This investment will solve some essential deferred maintenance issues. The outdated and increasingly dangerous electrical system will be upgraded. Lingering plumbing and HVAC issues will be resolved. Exterior masonry problems, especially a damaged chimney, have already been repaired. Interior finishes will be restored, including plaster repair, painting, and polishing the original Kentucky ash floors.

The collections inside Hopemont are also getting some much-deserved attention. In August, the Blue Grass Trust welcomed Sara Elliott as its part-time collections manager. Sara comes with a wealth of experience, having overseen some of the best museum collections in the state, including at the Kentucky Historical Society. Sara recently retired from full-time museum work, ending her career as the Executive Director of Liberty Hall in Frankfort. Sara is helping the

Blue Grass Trust complete a collections assessment, making sure the collections owned by the Blue Grass Trust are well documented, cared for, and utilized.



*Sara Elliott, collections manager, inspects an early Kentucky case clock at Hopemont.*

The renovation work is just the beginning of the Blue Grass Trust's goal to reimagine Hopemont as the major hub of historic preservation in Central Kentucky. When completed, Hopemont will house a preservation center, resource library, and exhibits on Hopemont's history. The second floor will return to being the Blue Grass Trust's administrative offices.

"After years of consistent decline in visitors to the house museum, many of us were concerned about the future viability of Hopemont," said John Hackworth, long-time chair of the Hopemont Committee. "I am excited about this focus on Hopemont and getting more visitors inside the house than ever before."

Hopemont is the flagship property of the Blue Grass Trust; its rescue from demolition in 1955 led to the creation of the Blue Grass Trust. "Without Hopemont, the rich tradition of preservation in Central Kentucky would be vastly different," said Jonathan Coleman, our Executive Director. "With this \$450,000 stewardship investment, we're building Hopemont into a springboard from which we can offer more preservation resources and services to everyone in Central Kentucky with an interest and passion for saving our historic places."



*Much needed chimney repairs have already been completed thanks to the generosity of the Josephine Arderly Foundation.*



*L-R: An upgrade of the entire electrical system of Hopemont is underway. Plumbers are refurbishing the lines at Hopemont, including adding more emergency cut-off valves.*

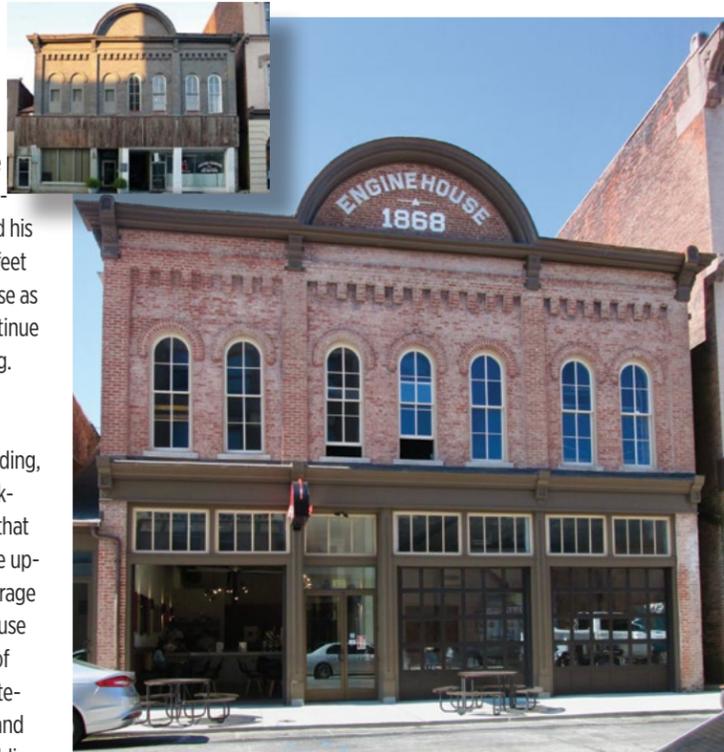


*Damaged plaster is being repaired at Hopemont.*

# Old Fire Station Becomes Engine House Coffee

Engine House Coffee opened in May of this year at 307 W. Main St. in Frankfort inside a building that, when built in 1868, was home to the local fire department. Using historic preservation tax credits, Bill Cull and his partners restored 1000 square feet of the building for adaptive reuse as a coffee shop with plans to continue restoring the rest of the building.

The first phase of construction focused on the front of the building, which included preserving brickwork, replacing windowpanes that had been covered, restoring the upper façade, and adding new garage doors to the engine bays. Because the firehouse served a variety of functions over the years, the interior work included demolition and removal of additions to the building such as a vault for document storage



Exterior of the renovated 1868 firehouse on W. Main St. in Frankfort, KY. The insert photo was taken before restoration. Upstairs windows were partially covered and downstairs windows were completely concealed by planks.

and sound equipment from when the building housed a radio station.

The interior still features three arches through which horses were originally led. From the stable behind the building, they were brought into the engine house where they were harnessed to the wagons used for answering emergency calls. With historic photos and written accounts, the arches now showcase the history of the fire station and the life of fire chief E.H. Taylor, who, in the late 1800s, lived upstairs above the engine house where he worked.

When asked why historic preservation is important, Mr. Cull said, "It's a wonderful building and people ought to know what it was. It's to do something to help support the growth of this town in tourism." He noted that people come from all over the country to visit nearby Buffalo Trace, and "the idea is to have stuff to do when they come here. [The coffee shop] is a piece of that vision." The adaptive reuse of the

building has been a group effort. Frankfort architect Jen Spangler Williamson worked with the Culls on the building rehabilitation and designed the coffee shop. Haleigh and Jesse Best, a husband-wife team, operate the coffee shop. "They have made it what it is now," Mr. Cull said. Self-proclaimed "coffee nerds," the Bests relocated to Frankfort to operate Engine House Coffee where they create what Haleigh calls "a more curated cup of coffee that you can't get anywhere else." They offer organic coffees and teas, house-made syrups, and use compostable materials.

Engine House Coffee is open six days a week. More information and a gallery of historic photos can be found at [enginehouse1868.com](http://enginehouse1868.com). 🌱



The wide sidewalks easily accommodate outdoor seating



The coffee shop enjoys a brisk business on West Main in Frankfort.

This arch inside the building has been used to commemorate the life of Fire Chief Edmund Hobbs Taylor. There are two other arches featuring more historic photos and information about the fire station.

# Historic Tax Credits Support Adaptive Reuse in Millersburg

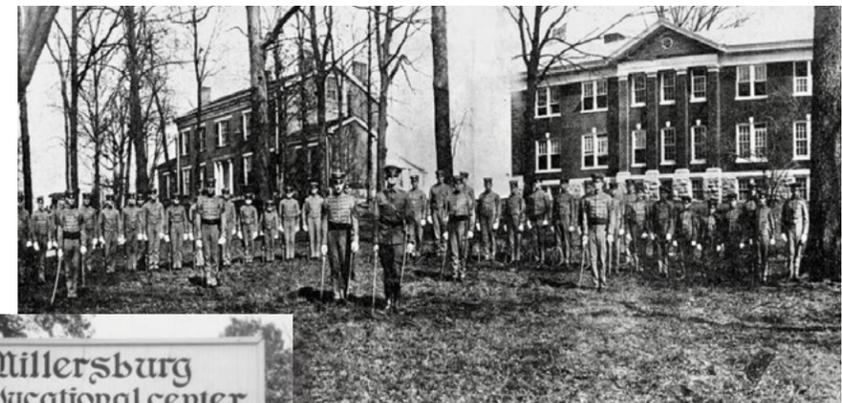
Last spring, I had the opportunity to work for Community Ventures Corporation (CVC), a Lexington-based company that works across the state of Kentucky to revitalize communities. My specific role was to support them in their efforts to revitalize the community of Millersburg through the application of historic tax credits.

In Millersburg, CVC has used tax credits for several renovations, including dwellings, commercial spaces, and, most notably, Mustard Seed Hill.

Mustard Seed Hill is a beautiful wedding venue located just outside downtown Millersburg, about 40 minutes east of Lexington. It began as the estate of a wealthy landowner who constructed a large house on a hill overlooking his land. It remained a private residence until 1920 when the Millersburg Military Institute (MMI), a boarding school that had been in Millersburg since 1893, bought the property. MMI remained in this location for 95 years but shuttered its doors in 2015 after several financial problems and declining enrollment forced its closure. Following years of abandonment, the property was in an advanced state of disrepair and needed significant work to showcase the last private military school in Kentucky.

In 2016, CVC stepped in with a comprehensive plan for rehabilitating the school buildings and updating the landscaping as a vehicle for revitalizing the community of Millersburg. The company helped to create a school from the gymnasium, turned much of the campus into the Mustard Seed Hill wedding venue, and used an old classroom building as a space for budding entrepreneurs and local businesses. Along with their reuse of MMI's buildings and grounds, CVC began acquiring houses in Millersburg and using historic rehabilitation tax credits to renovate and update them into support spaces for large wedding and event parties.

The name Mustard Seed Hill comes from the Parable of the Mustard Seed. In the parable, the mustard seed is used to represent faith in small things so they may grow large and support their environment. Mustard Seed Hill and other examples



Cadets in front of Moffett Hall. Mustard Seed Hill can be seen in the left rear of the photo (1925-30) Courtesy of the Hopewell Museum.



MMI was an integral part of Millersburg's identity, so much so it was included on their welcome sign to Millersburg. (photo by George Goodman, University of Kentucky collection)

of adaptive reuse may begin as small projects in small towns or big projects requiring a lot of work, but with a concentrated effort and willingness to follow through, they can become a key aspect to the revitalization and the preservation of the built environment. Spaces being adapted for reuse can create jobs, generate tourism, educate the public, and contribute to the preservation of the historic fabric of the Bluegrass. 🌱

By Jack R. Galle, UK Historic Preservation Student



Mustard Seed Hill post renovations



McIntyre Hall as it is today.

# A Gateway to Preservation in Downtown Mt. Sterling

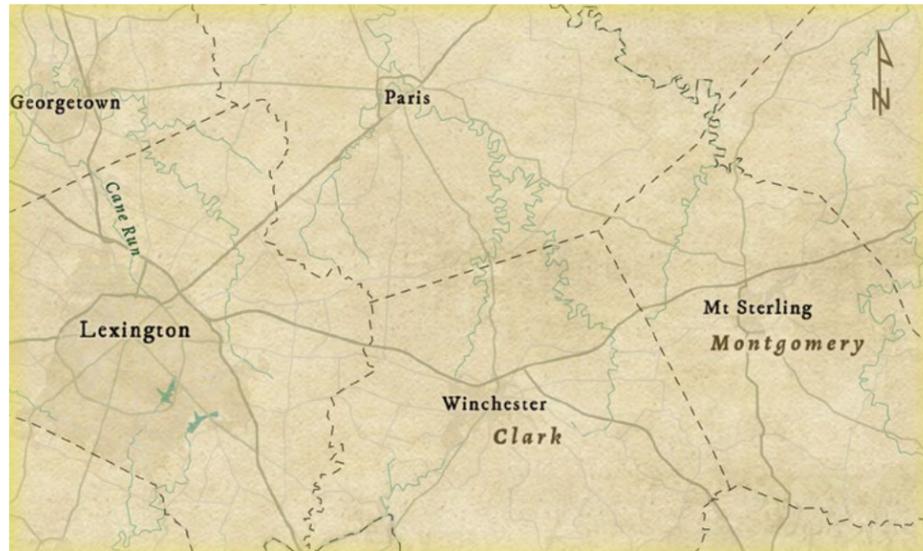
Mt. Sterling, Kentucky, has a catchy moniker: “Gateway to the East.” But although branding and logos and Instagram-worthy streetscapes are essential in promoting historic places today, this description is much, much older than public relations campaigns of the 21st century. The unique placement of this county seat town between two topographic and cultural regions—the Outer

Bluegrass and the Knobs (foothills of the Appalachia’s) – laid the foundation for the role of the community as a gateway, and transportation routes did the rest.

The eventual arrival of the railroad in the late 19th century only cemented this appellation, as Mt. Sterling’s close ties with larger Central Kentucky market towns such as Winchester, Paris, and Lexington, meant not only travelers could refuel and refresh themselves, but also the market economy, propelled by timber and coal coming out of the mountains, thrived.

A large portion of the downtown business district was rebuilt around 1870, and that dense concentration of commercial buildings has survived, mostly intact, to this day. The 1980 National Register of Historic Places nomination for the Mt. Sterling Commercial District notes “all in all, Mt. Sterling is one of the best preserved small town centers in Kentucky.”

But the downtown businesses flourishing in the mid-20th century, when passenger trains stopped twice a day, began to wither with the coming of the Interstate and later, a bypass around the central business district. Like many downtowns across Kentucky, buildings sat vacant, their storefronts reflecting nothing but shadows and memories of the good old days. Programs designed to fight “blight and slum” rarely considered historic preservation or the significance of old buildings in drawing visitors—and their money—back downtown.



Over the years, however, a combination of city-led and individual efforts have preserved the distinctive and colorful palette of historic commercial buildings on Main and Maysville Streets in Mt. Sterling. This adaptive reuse follows established patterns: ground floor storefronts with businesses and upper floors for residential purposes.

In the case of four buildings in downtown, the restoration was not led by business owners, but by local resident investors motivated by a love of history and community. As one former business owner, Ashley Howell Hammond, put it, “I wish every town had at least one Danielle King and Ed Roberts. They’ve really fought and put their own resources and time and hearts into restoring our history.”

In 2013, prompted by a desire to improve the appearance of the block that runs from Main Street to Locust Street, the late Dr. Lon Edward Roberts purchased 32 and 38 South Maysville Street. At that time, Roberts had been retired from his medical career for 16 years. Decades of neglect had rendered the circa 1878 building at 38 South Maysville structurally unsound, and it was demolished. But its neighbor at 32 South Maysville Street, a 2.5-story building constructed around the same time, was saved. The brick building, with a faux mansard roof featuring

a highly detailed attic dormer on the façade, had served as a grocery store, a hardware store, and as the “Wel-Come Inn” restaurant.

The storefront was restored and a new restaurant named “Tomato and Flames” opened to wild acclaim. The business, under new ownership since 2021, survived the Pandemic, and is a popular downtown spot. Dr. Lon Roberts passed away in 2016, and his son Dr. Edward Roberts continued the restoration. The second story needed to be reinforced, and was reconfigured into a two-bedroom, two bathroom apartment leased to



The west side of South Maysville Street, circa 1980. Image from the NRHP files.



Image from the NRHP files

Circa 1980 image of 32 South Maysville.

Tomato & Flames, the very popular restaurant at 32 South Maysville

a long-term tenant (rather than functioning as a short term or Airbnb rental). Roberts, well-versed in restoration projects, did not utilize historic tax credits (HTC). In his words, there are “lots of paperwork and lots of restrictions.”

Dr. Danielle King relocated to Mt. Sterling in 2002 to join the practice of the Mt. Sterling Clinic (founded by Dr. Lon Roberts). She quickly fell in love with Mt. Sterling and its historic downtown. One particular building at 18 W. Main Street with an elaborate cornice sporting distinctive round-arched false parapets, classically-derived modillions, and dentils curving along the edge of the



Dr. Danielle King

parapet wall, caught her imagination. The building, long the home of Little’s Jewelry, and sporting a “For Sale” sign in the display window, became something of a daydream for King. She would call occasionally to check, but the price, which included all of the contents of the building, was out of reach. But by 2010, just as King was pondering the purchase of a condo near the beach, the price dropped. Instead of a retreat by the shore, she became the owner of a historic building empty since 1997.

A leaking roof was only one of the issues King encountered as she began a slow and careful remodeling process that lasted two years. King worked with the Kentucky Heritage Council and used the HTC for the restoration. After studying at the French Culinary institute in New York, King and her best friend opened a bakery, Spoonful of Sugar. While both women maintained their full-time day jobs, they

took one day a week to bake and sell their treats. In 2014, buoyed by the response from the community, they hired a chef and the bakery became a full-time business. The expanded venture needed more space, so King purchased the other half of the building (20 W. Main Street). She restored the original floors, made from ash trees, and replaced the electric and the HVAC. There are two apartments on the second floor. Sadly, the bakery closed in 2021 due to the COVID-19 Pandemic.

In 2014, King bought another building that had been occupying her thoughts. The storefront of the late 19th century building at 26 South Maysville Street— home, over the years, to numerous businesses including a men’s clothing store—is resplendent with a band of Carrara Glass (also known as Vitrolite), a popular pigmented glass widely used in storefronts throughout the 1920s and 1930s.

King set about restoring the second story residential space first, and Ashley Howell Hammond became one of her first tenants. Hammond then opened her store, The Blue Rose: Creative Interiors, in 2016 in the restored storefront. For five years Hammond, an artist, and her mother sold modern and vintage finds, commissioned art and custom-painted furniture. But a long-drawn out road closure and the Covid-19 Pandemic changed everything, and the Blue Rose closed in 2021.

“I loved our building—I found it so much easier to work in such a beautiful space,” said Hammond. “In my five years working on South Maysville Street, it was very clear that the success of our downtown revitalization program was based on invested individuals. People with the private resources, passion, and determination who ac-



18 West Main Street today

Circa 1980 image of 18 West Main Street



**Heritage Society Members** have made special provisions in their will, a life insurance policy, real estate, or some other financial conveyance to include the Blue Grass Trust in their estate planning. If you would like more information, contact the Blue Grass Trust (859) 253-0362 or [info@bluegrasstrust.org](mailto:info@bluegrasstrust.org).

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tively purchase and renovate deteriorating buildings are the biggest force. We also have a very supportive mayor and a lot of positive connections between other institutions and groups in the community.”

A chance meeting in 2016 with Renee Miller, owner of a bridal shop in Florida, eventually led King to purchase another building on West Main Street. Miller wanted to rent space for another bridal shop, but she wasn't interested in taking on a renovation herself.

King, well on her way to becoming a seasoned restorer, purchased 10 West Main Street, a former pharmacy. Renee's Bridal now occupies that building, as well as storefronts at 18 and 20 West Main.

Speaking of her various restoration projects, King notes, “It has been really educational and has made me bond more with Mt Sterling. I feel like I understand and know some of its history and have



The building at 26 S Maysville Street today

hopefully preserved some of it for the future.” Her advice to other potential investors in Kentucky's historic downtowns? Make it personal and invest where you live. King's work in saving downtown buildings has had its up and downs, but according to her, “the reward was threefold—saving history, improving my surroundings, and benefiting my community by creating a space that everyone can be proud of.”

Hammond, who lived and worked in one of King's buildings, experienced firsthand both the intangible benefits of operating a business from a historic building and also the rigors stemming from both the

COVID-19 Pandemic and street closures. She remains optimistic about the future of historic downtowns across Kentucky. “I think there are a lot of passionate and talented people that could benefit the restoration and revitalization of struggling downtowns, there just needs to be enough light shown on the value of our historic buildings and town centers,” said Hammond. “It is a matter of helping people see how valuable a downtown is for the entire community.”



The buildings restored by Dr. King on West Main Street, 10, 18, and 20 W Main from left to right.

## deTours Update

The Blue Grass Trust for Historic Preservation's deTours program is our organization's most visible program. DeTours are held the first Wednesday of every month and are always free and open to the public. The Blue Grass Trust organizes these events to bring people into significant spaces and places they usually do not have the opportunity to explore.

Since deTours formation in 2011, we have opened the doors of more than 100 deTour locales, sharing what makes our part of Kentucky exciting and unique.



Inside the home of Byron Romanowitz

In the past year alone, we have been to places that highlight the diverse collection of Bluegrass architecture and history we are so fortunate to have. For National Preservation Month in May, we had the good fortune to join our partners in preservation — The Warwick Foundation— for a tour of preservationist and architectural historian Clay Lancaster's Warwick Compound buildings and grounds.

In June we visited the home and work of architect Byron Romanowitz for a look inside his stunning mid-century modern home to learn more about his work as a renowned Lexington architect. He designed some of the state's most iconic buildings and as a jazz musician, his music influenced his style of design.

Just in time for the 4th of July week, deTours got an early look at a new chapter for Henry Clay's Law Office (176 North Mill Street, Lexington). Recently acquired by Ashland, The Henry Clay Estate, this structure is the only surviving law office used by Henry Clay and will now function as a museum and gift shop.

In August, we explored the historic Haggin House (169 North Limestone, Lexington, KY), which is newly renovated by Battle Row Properties, LLC—and received one of this year's Clyde Carpenter Adaptive Reuse Awards. Initially constructed in 1821 for early Lexington resident James Haggin, this building underwent a transformation in 2022. It is now home to Isabel Ladd Interiors, Fayette Alliance, Mortgage Watch, Trek Advancement, and Gibson, Taylor, Thompson Architecture and Design.

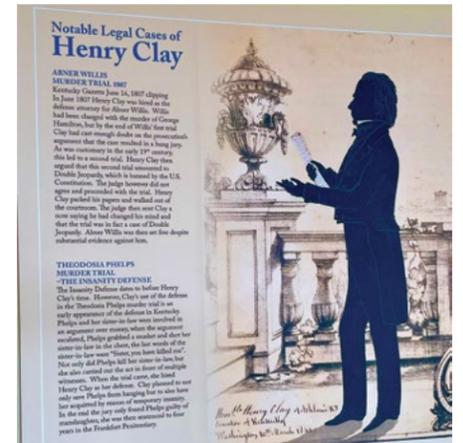
For September, the Blue Grass Trust worked with our friends at LFUCG Parks and Recreation for a very special deTour of Artworks at the Carver School. Opened in 1934 as Carver Elementary, the School was a Works Progress Administration



The Tower at the Warwick Compound

project that served African American children during segregation with classes for grades kindergarten through seventh grade. We were fortunate enough to be joined on this deTour by former students Kenneth Demus and Byron Mitchell, who shared their stories of the school along with Recreation Manager Mindy Stone, who provided an excellent tour of the building and details of its new life as an art center.

October's deTour was the student center, called The Den, because a skulk of foxes live on the Bluegrass Community and Technical College site. In the early 1900s, the location was originally the laundry services building for Eastern State Mental Hospital on Newtown Pike. The college opted to rehab the Laundry Building, selecting Omni Architects for the job of preserving the character of the existing building while introducing modern features to make it more energy-efficient and aesthetically relevant for students. The building also received this year's Clyde Carpenter Adaptive Reuse Award.



Notable legal cases on display at the Henry Clay Law Office

We hope you have enjoyed these deTour experiences as much as we have. If you have not had the chance to see what deTours is all about in person, you can see where we have been and where we will be going next by checking out our web page <https://www.bluegrasstrust.org/education>, Facebook and Instagram, or view our deTours and other Blue Grass Trust Programming on our Blue Grass Trust Youtube Channel.

# Blue Grass Trust Staff

Jonathan E. Coleman, Ph.D.  
Executive Director

Zak Leonard, Ph.D.  
Historic Preservation Manager

Jackson Osborne  
Community Outreach Manager

Missy Pienkowski  
Office and Development Manager

859.253.0362  
[www.bluegrasstrust.org](http://www.bluegrasstrust.org)  
[info@bluegrasstrust.org](mailto:info@bluegrasstrust.org)

Design: Miki Wright  
dba Egg Design  
[miki.wright@scrambledegg.com](mailto:miki.wright@scrambledegg.com)



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

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## Welcome Zak Leonard New Historic Preservation Manager

Dr. Zak Leonard, an historian and historic preservationist who trained at Cornell University, joins the Blue Grass Trust as the new Historic Preservation Manager. His current master's thesis analyzes past efforts to identify, designate, and commemorate Underground Railroad sites throughout New York State and Canada. Having previously interned with or consulted for the Cambridge Historical Commission, the George & Rebecca Barnes Foundation, and Historic New England, he has experience in producing National Register nominations, historic structure reports, adaptive reuse proposals, and landscape restoration master plans. In addition to his preservation work, Dr. Leonard is a scholar of South Asia and the British Empire (University of Chicago, PhD 2019). His first book, *Ethical Empire? India Reformism and the Critique of Colonial Misgovernment*, will be published in October 2023 through Cambridge University Press.

In this new position at the Blue Grass Trust, Zak will help oversee the growing preservation activities and services of the Blue Grass Trust, providing invaluable expertise, guidance, and support in fulfilling the mission of making preservation possible for everyone in Central Kentucky. 🍷

