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On the Cover:

Lee W. Robinson's Malvern House

photograph by Walt Roycraft

Turn to page 48 to see more.



HOME IMPROVEMENT

12 HOMESCAPES: The Magic of the Kitchen Triangle

SPECIAL FEATURES

14 GARDEN:
A Sustainable Sanctuary in Frankfort

18 FEATURE: Illuminating Exteriors

28 ARTIST: Audrey B. Schulz

HOMES

32 Historic Preservation

40 At Home with a Collector

48 Lee W. Robinson's Malvern House

GO KENTUCKY!

10 COOKING IN KY: Porch Kitchen & Bar

58 DISCOVERING KY:
Kentucky Science Center



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1 Occupying the corner of Third Street and Jefferson in the Louisville Marriott Downtown just a few blocks from the KFC Yum Center and Waterfront Park, Porch Kitchen & Bar is a spirited destination for elevated comfort food and craft cocktails, offering a delicious gathering place that is far from your average restaurant and bar.

Easy Comfort Food with a Southern Flair at

PORCH Kitchen & Bar

By Kirsten E. Silven

Photographs Courtesy of Porch Kitchen & Bar



2 Classic Southern fried chicken, made using Kentucky-raised Pilgrim's Pride organic birds, served with mashed potatoes and coleslaw, finished with a hot honey drizzle.

Situated at the corner of Third and Jefferson in the heart of downtown Louisville, Porch Kitchen & Bar is definitely a Southern restaurant at heart, infused with the kind of hospitality (and flavor!) that has made this part of the country a sought-after destination among foodies everywhere. Even the name itself—Porch—was inspired by the cultural significance that's held by the American front porch, speaking to the philosophy that drives everything about this energized eatery, which strives to create a memorable and personal experience that feels more as if guests are being welcomed into a neighbor's home than a typical restaurant interaction.

"The all-around atmosphere from the time you walk in is unlike anywhere else in Louisville," shared assistant general manager Lauren Meek. "Upon arrival, guests are immediately wowed by the ambiance and stylish décor. The staff is fun and friendly, so you can also expect to make a few new friends while you're here."

Listed among the top 15 restaurants in Louisville on TripAdvisor, the menu at Porch is replete with a tantalizing array of Southern comfort-inspired fare with a modern twist, including hickory smoked baby back ribs, cheesy monkey bread, lump crab hush puppies, smoked Pike Valley Farms chicken wings, turkey meatloaf and made-to-order truffle chips with onion dip.

"Everyone must also try our Southern fried chicken and the Old Fashioned made with vanilla demerara and black walnut bitters, which makes it unique to any other version in the city," revealed general manager Katie Stoppert. "The chicken comes from local farms in Kentucky."

Despite its deep Southern roots, the menu truly has something for everyone, with delicious items that will also satisfy vegans, vegetarians and those who are hoping to sample a wider range of culinary influences, including fan favorites like quinoa chili, guacamole, cheesy chicken enchiladas and grilled fish tacos.



Porch Old Fashioned

Ingredients:

- 2 oz bourbon
- ½ oz house-made vanilla Demerara syrup
- 2 dashes black walnut bitters
- 1 maraschino cherry
- 1 orange swath

Procedure:

In a mixing glass, add bourbon, vanilla demerara syrup, bitters and ice. Stir the mixture for 30 rotations and strain over ice ball into rocks glass. Express with orange swath and garnish by sliding swath down side of glass. Garnish with maraschino cherry.



7 Porch does a sophisticated take on a traditional Old Fashioned (left; see recipe) and Manhattan (right), incorporating house-made ingredients and offering an impressive selection of the finest bourbons.

3 This succulent double cheeseburger is made with a ½ lb. brisket blend, topped with lettuce, onion, pickles, American cheese, secret sauce and thick-cut peppered bacon.

4 The Porch Kitchen & Bar serves up satisfying comfort food with a southern flair, coupled with creative craft cocktails in a friendly, inviting atmosphere.

5 The loaded hot fudge sundae comes with a variety of DIY toppings and is available in either full or half size, while the warm bourbon butter cake is made with rich French vanilla ice cream and candied pecans, and the luscious peanut butter pretzel pie is topped with decadent chocolate ganache.

6 Serving craft cocktails with the freshest herbs and spices, The Porch is happy to serve as the neighborhood's living room, acting as a place to pass the time and connect individuals with the local community.

"We have a unique menu to downtown Louisville, with a variety of craft cocktails that all pair well with our food," Meek added. "All the food is made from scratch and you can tell with every bite you take."

Porch Kitchen & Bar hosts a series of ongoing events, including ½ price bottles of wine on Monday evenings, and Whiskey Wednesday, held weekly from 4-6 p.m. and offering a special rotating featured bourbon and half-priced appetizers, with discounts on flights and Old Fashioned cocktails. The restaurant will also host a Mother's Day Brunch and a special Easter egg hunt on Easter Day, along a variety of Kentucky Derby-themed events leading up to the big race. Visit Porch online at www.porchlouisville.com or call 888-668-5805 for more information.



The Magic of the Kitchen Triangle

By Robin Roenker

When it comes to the layout of your kitchen, there's one shape to remember: the triangle. The so-called "Kitchen Triangle" has long been lauded as the most efficient, practical layout for streamlining workflow and movement between the three anchors of the kitchen—the refrigerator, cooktop, and sink.

"The kitchen triangle represents the traffic flow of the kitchen. If done correctly, it creates a rotational movement between the sink, the range, and the refrigerator," says Gayle Cornett, IDS, lead kitchen and bath designer with Corman Kitchen & Bath in Lexington.

When designing kitchen spaces, Cornett prefers to begin with the position of the sink, "since it is key for cooking and preparing food from the refrigerator for meals," she says. Then, she positions the cook space and refrigerator on other legs of the triangle.

Generally speaking, to maximize efficiency—and to avoid overly long distances between any of the three prongs—each leg of the ideal kitchen triangle should range between four and nine feet long, experts say. The whole triangle should sum to between 13 and 26 feet, when the lengths of all three sides are added together.

Cornett prefers to keep triangles at a total of 18 feet or less, to maximize clients' "comfort and speed in the cooking and cleaning process," she says. A more compact design layout cuts down on the number of steps between fridge, cooktop, and sink both during food prep as well as cleanup.

"The main point of a Kitchen Triangle is not to put all the appliances in line with one another," Cornett says.

Precisely how you formulate the triangle, though, is up to you. There are many options to choose from, including an L-shaped layout or a U-shaped space.

"With an L-shaped kitchen, the sink and fridge can be on the same side, and the stove stays on the other leg," Cornett says. "The U-shaped space usually has the sink in the center of the U, and the fridge and stove flanking each side."

When planning your kitchen layout, be careful not to block the flow between elements in the triangle with a kitchen island or other obstacle. "It's important that flow is not obstructed," Cornett says.

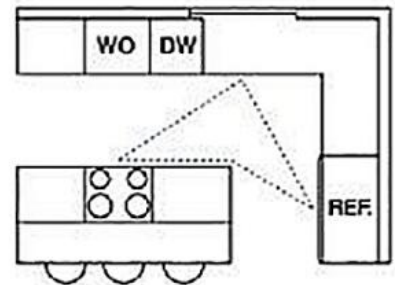
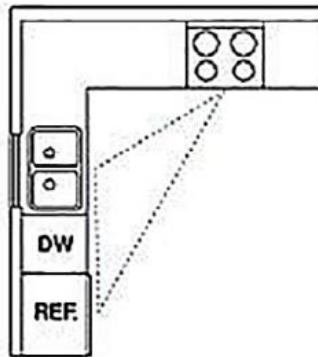
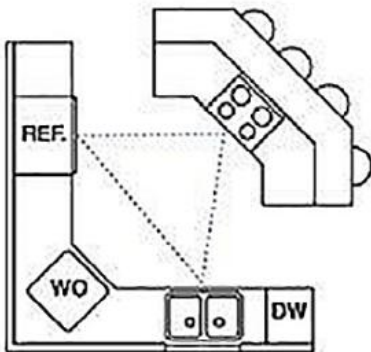
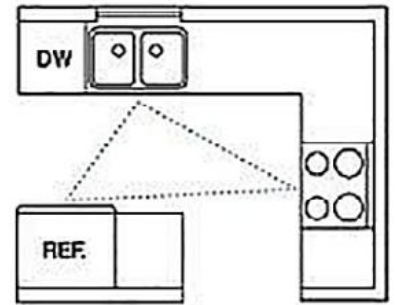
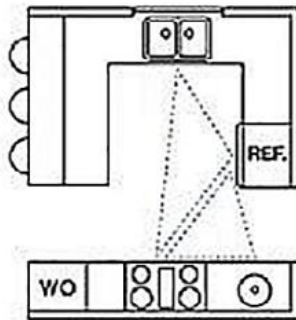
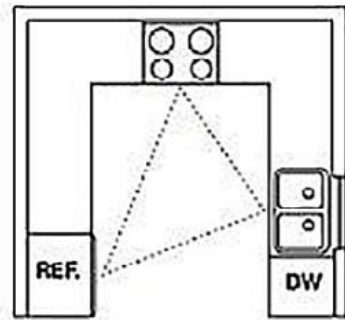
Also consider who is going to be using the kitchen space—and the ways it might be used, beyond mere food prep.

"It's important to consider family members and how many cooks are, on average, preparing meals," says Cornett. "I find there are more families becoming caretakers of parents, so a generational space consideration can be very important."

For families who want to incorporate their kids into meal prep or who have family members who use wheelchairs for mobility, modifying countertop height—at least in certain sections of the kitchen—might be a priority, Cornett adds.

Still, Cornett advises clients to look for layouts that achieve not only their own immediate design needs but also offer a timeless look sure to appeal to future buyers.

"Your kitchen is not an afterthought," she says. "It should be a well-planned design, perfected for your unique personality, but with future owners taken into consideration."



1



2

1 Various examples of the kitchen triangle, the imaginary shape that connects the refrigerator, cooktop & sink. Diagram courtesy of Gayle Cornett, Corman Kitchen & Bath.

2 The kitchen triangle is thought to be the most efficient, practical layout between the most-used areas of the kitchen during food preparation.



A Sustainable Sanctuary Flourishes in *Frankfort*

By Kirsten E. Silven

Photography by Walt Roycraft

When Dr. Stephen Sutley and his wife Maree Barney-Sutley made the decision to move from their longtime home in Fairbanks, Alaska, to a small plot of land just outside of Frankfort, the couple already had a clear vision: To make their new Kentucky home a sanctuary for area wildlife, complete with ample support for essential pollinators and other native species. Situated on about eight acres near Benson Creek, the property has evolved throughout the implementation of several carefully-planned phases over the last six years, thanks to a close collaboration with Andrea Mueller, APLD, of Inside Out Design.

“We wanted to be in the country but still have access to all the amenities that city life provides,” shared Dr. Sutley. “We knew that we wanted to create an area that would be conducive to supporting local wildlife, including a variety of native trees and other plantings.”

Mueller worked closely with the Sutleys, their son and his wife (who grew up in the area), which helped them oversee the project from afar. Since starting out, more than 7,000 plants, over 80 species, have been introduced, including at least 100 native trees and 6,000 plugs, which were used to create one of two natural prairies in the property’s bucolic meadows. The expansive outdoor areas have also evolved to include an oversized patio that is complete with a fire-place, outdoor kitchen and seat wall, as well as a unique water feature where water comes through the wall.

“We provided turnkey master planning and installation services throughout the phased project,” Mueller shared. “Some trees were introduced to provide screening, while others helped define the perimeter.”

Removing existing invasive plants like Japanese honeysuckle, garlic mustard and winter creeper was another essential part of the project, replacing them with native plants instead to support a wide variety of pollinators and other area wildlife. The property is surrounded by Benson Creek, so replacing invasive species with native plants also helps improve the water quality and protects the watershed, because invasive plants overtake native species and decrease the soil’s capacity to store water.

“Although we use primarily native plants, it’s fine to incorporate some non-native varieties to provide pops of color or texture, as long as they are not invasive,” Mueller revealed. “Native plants and natural prairies also require far less care and resources than more traditional gardens, which can cut down on maintenance.”

Now fully settled in Kentucky, the Sutleys have definitely begun to enjoy the fruits of their efforts. This remarkable native garden is now buzzing with activity all year round, attracting everything from bees, birds and butterflies, to wild turkeys and deer, who all come to drink and dine on the buffet they have provided.



2

1 The Sutley Sanctuary, as Dr. Stephen Sutley and Maree Barney-Sutley lovingly refer to their eight-acre property just outside of Frankfort, is in fact a Certified Wildlife Habitat that has been recognized by the National Wildlife Federation for its commitment to sustainability and to providing all of the essential elements that are necessary for creating a successful wildlife habitat, including food, water, cover, and places for animals to raise their young.

2 The concrete circular driveway is part of the most recent phase of this project, featuring one foot of exposed aggregate edging to match the existing driveway, and a wide variety of native plants surrounding a paved pathway that runs through the center. A narrow swath of grass separates the drive from the native trees, shrubs and other flowering plantings, which provide diversity and create a sense of order amid the controlled chaos. Three yellowwood trees are visible here, along with American Hornbeam, October Sky aster, clustered mountain mint, purple coneflower, Red Sprite winterberry holly, red twig dogwood, Sweet Spire, and beebalm.



3

3 Layers of native plants create undulating waves of color and texture in the high prairie that lies just west of the home, which features a variety of plants that stretch four to six feet in height and grow well in various zones, including switchgrass, Early Sunflower, purple coneflower and fleabane. Photo courtesy of Inside Out Design.



4



5

4 Situated on the southeast side of the home, this expansive patio is in proportion to the house itself. The space offers breathtaking views of the newly-seeded prairie and big woods beyond, with a surface crafted from Techo-Bloc pavers and a Kentucky limestone fireplace with a cedar mantle, as well as a Kentucky limestone seat wall. A variety of planters are interspersed with comfy seating that's designed to withstand the elements, while Serviceberry, bottlebrush buckeyes and Black-Eyed Susan blooms in the prairie are also visible here.



6

5 Soft, pinkish-purple Joe Pye weed serves as a magnet for butterflies.

6 Goldenrod blooms as Fall comes to the prairie, which always has something blooming during every season of the year. Photo courtesy of Inside Out Design.

7 Positioned on the southeast side of the home, this staircase features a custom metal handrail crafted by Maynard Studios and wraps around a bubbling water feature that provides a water source for wildlife, surrounded with stands of tall native switchgrass, and water-loving plants. The stairs lead to an awe-inspiring back patio, while a rounded retaining wall works to separate this space from the driveway beyond.



8

8 Dwarf Korean palibin lilac and tulips work with native phlox, Golden Alexander and azalea to provide ample springtime nectar for pollinators here in the garden beds that are positioned nearest to the Sutley home, which also feature a variety of other low-growing natives and shrubs. Photo courtesy of Inside Out Design.

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Illuminating Exteriors: Trends in Outdoor Lighting

By Kirsten E. Silven

1 This spectacular outdoor pavilion provides a fabulous spot for entertaining, with uplighting on the columns and arched roofline, as well as common-sense task lighting over the outdoor kitchen area, and focal points to highlight the original artwork hanging over the fireplace, as well as the decorative planter on the wall to its right in this view. Photography by Mark Mahan. Design and installation by Red Oak Outdoor Lighting.





2 The timeless exterior of this extraordinary mid-century modern home is illuminated to brilliant effect, with a focus on defining the entrance and circular drive. Additional uplighting draws the eye toward two ornamental trees, while the knee wall was also lit up to add a greater sense of depth to the scene. Photography by Mark Mahan. Design and installation by Red Oak Outdoor Lighting.

Outdoor lighting can make a home and its exterior spaces look just as good (or better!) at night as they do during the daylight hours. An experienced outdoor lighting professional will know how to use a variety of techniques to illuminate your house and grounds, incorporating ambient lighting and task lights to enhance security and safety, as well as accent lighting elements like spotlights, strip lights and water feature lighting to create the perfect space for entertaining friends and family, or relaxing at home with a glass of wine after a long day.

When it comes to creating a plan for outdoor lighting, most homeowners are initially driven by a desire to enhance their own personal safety and security at night, but typically also want to increase its overall entertainment value and curb appeal. Every project is inherently quite unique, governed not only by the home's architecture and grounds, but also by the taste and specific needs of the homeowner.

"We always start the process by developing a deep understanding of what the homeowner would like to achieve," shared Brook Tafel, general manager and owner of Outdoor Lighting Perspectives of Kentucky. "It's also very important to become well acquainted with their personal sense of style, then we take the home's architecture and outdoor areas into consideration while developing a plan."

In fact, there are several "layers" to most outdoor lighting projects according to Tafel, including the home's main architectural features, outdoor living areas and/or landscape elements, as well as its transition areas, which can encompass decks, steps and pathways that help move people from Point A to Point B.

"It's essential to consider safety and security, as well as the aesthetic and artistic value of outdoor lighting," Tafel said. "By using light in the right ways, you can bring the landscape to life and get more out of your home's exterior spaces, even during the winter months."

From a big-picture perspective, lighting that illuminates the front of a home is generally more focused on points of architectural interest and increasing its curb appeal, while illuminating portions of the back yard and other more personal or secluded outdoor living areas is typically more about enhancing the homeowner's personal enjoyment.

"Recent trends include color changing technology and the ever-evolving capabilities of home automation," revealed Kyle Adamson of Red Oak Outdoor Lighting. "With RGBW (red, green, blue and white) technology, you can now even change the color of your outdoor lighting."



3 Precise placement of foot lights lends just the right amount of emphasis to the color and texture of the stepping stones of this pathway, which meanders organically through clumps of fragrant purple lavender. Photo courtesy of DiSabatino Landscaping.

For example, it is possible to program the system to include red and green lighting for Christmas, or blue for a UK game—all using apps on your smartphone or tablet! Home automation is exciting because it can be as simple or as complex as you would like it to be. Many controls will even run through the homeowner's WiFi and can easily be managed with smartphones, tablets, control screens, interior switches and even remotes.

"You can control the lighting from virtually anywhere, or you can set it up on a schedule to automatically come on at dusk and go off at a programmed time," Adamson added. "This flexibility is great for clients who travel or enjoy entertaining, because it allows them to control and dim areas as needed to provide the desired effect."

LED technology has also served as a major advancement for outdoor lighting, because it offers an energy-efficient solution that provides high-quality illumination and uses much less electricity than traditional bulbs. In fact, LED bulbs are about 80 percent more efficient than CFL bulbs, which adds up to serious savings on energy costs over time; a bonus that is also better for the environment. Also noteworthy, LED bulbs are available today that emit warmer color temperatures, so you don't have to settle for the bluish hue commonly associated with LEDs.

"With LED technology, the light sources are smaller but still provide the light output for any application," Adamson said. "This allows lighting designers to work with fixtures that can be discreetly installed, so you see the light's effect, not the source."

The importance of creating a comprehensive outdoor lighting plan for your project also cannot be overstated. Lighting designers can work with the home's architect, builder, landscape architect and other designers to locate any conduit that needs to be installed under hardscapes like walks, pool decks, wood decks and patios for wire runs.

"Adding a \$2 piece of pipe at the beginning of a project can save the homeowner hundreds of dollars, for example," Adamson shared. "With a proper plan in place, you can also design the system with the entire property in mind, then install in phases if necessary."

Outdoor lighting is a fabulous investment that can provide enhanced curb appeal, safety and security from dusk until dawn. Illuminating the home, landscape and other outdoor spaces will also extend their use, allowing for greater enjoyment and next-level entertaining...especially after the sun goes down!





4 Subtle accent lights bring out the color and texture of a natural sandstone barrier that also serves as a retaining wall along the back side of this swimming pool, while task lighting makes cooking outside easy and additional foot lights make it easy to navigate the home's exterior living spaces after dark. Photo courtesy of DiSabatino Landscaping.

5 Showcasing a delightful blend of exterior lighting elements to enhance both safety and aesthetic value, this charming project has a distinct three-dimensional look and feel, with essential illumination of the gently curving perimeter wall and gate, as well as uplighting on specific ornamental trees and other carefully selected components of the landscape, creating a sense of balance in the final design. Photo, design and installation by Outdoor Lighting Perspectives of Kentucky.

6 A magnificent sandstone patio and seat wall creates the perfect location for a firepit at an idyllic vacation home on Wood Creek Lake in London, Kentucky. Featuring clever uplighting in the forest to give a sense of its depth, as well as downlighting on the patio itself, this secluded spot lies just 100 feet from the water and is accessible to the home via massive sandstone steps that are just visible here. Photography by Mark Mahan. Design and installation by Red Oak Outdoor Lighting.



7 Choosing to illuminate a specific tree, piece of artwork or other decorative element in the landscape creates a focal point, preventing the most interesting parts of your home's exterior from disappearing into darkness after nightfall. Photo, design and installation by Outdoor Lighting Perspectives of Kentucky.



8 With vivid uplighting carefully placed to enhance the three-dimensional texture and grandeur of the stone façade, this remarkable estate is illuminated to stunning effect, with emphasis placed on points of architectural interest such as the entrance and perimeter wall. Photo, design and installation by Outdoor Lighting Perspectives.



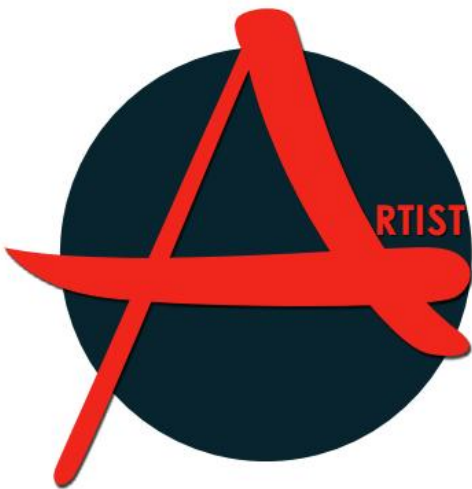


9 Designed to create a striking effect and increase the homeowner's enjoyment of its rear exterior spaces, this magnificent residence also possesses impressive architectural balance and panoramic views of the grounds. Photo, design and installation by Outdoor Lighting Perspectives of Kentucky.

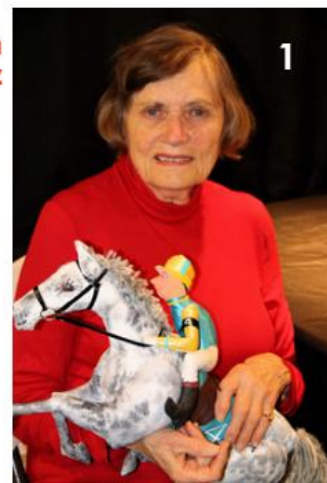
10 All three levels are illuminated here, with carefully-placed lighting to enhance the eaves and columns of the porch, as well as the second story and third-floor dormer, allowing for a beautifully balanced composition. Photography by Mark Mahan. Design and installation by Red Oak Outdoor Lighting.



10



1 Kentucky Artisan
Audrey B. Schulz



The Whimsical Art of, *Why Not Try?*

By Heather N. Russell-Simmons

Photos by Judy Rosafi

In the early 1980s, Audrey B. Schulz was a pre-school teacher who wanted to make something for a friend in the hospital. She decided to sew a horse. "I was a really poor sewer," she recalled with a laugh. "But I could thread a needle and work my old machine, so I thought, 'Why not try?'"

Schulz began by drawing on pink fabric. "It was around Derby," she said. "So, I made a big, drunken horse with its tongue hanging out and sewed red roses around the neck." When a co-worker saw the charming, finished product, "She said, 'I'll give you \$40 for it!' And that's how I got started."

"When you are motivated, you try to get better; and I did," she said of her work. The horses became more realistic while still retaining their whimsy. Each is an original design drawn on white, brown or orange cotton canvas. Every piece—the body, the legs, the ears—are cut, sewn and stuffed solid. "I don't waste any fabric," she said, adding that the scraps and stuffing together make her work sturdy and are critical to the final constructed form. The stuffed elements are hand-sewn and then hand-painted. Using glossy acrylics, Schulz paints distinct shading and patterns. "The acrylic sealer makes the fabric look like leather," she explained. The mane and tail are made with yarn, then fashioned to appear in motion. Once painted and dried, the fabric sculptures, each approximately 21-inches by 21-inches, are mounted and ready for sale.

Thinking back to her first retail success, Schulz said, "The pre-school was across the street from Bitterns, a high-end store in Louisville. I took some horses over and they were captivated!"

When delivering horses to the store, "People would stop me in Bittner's parking lot and offer to buy what I was carrying in. The horses were selling like hotcakes!"

Around the same time, Phyllis George Brown was the First Lady of Kentucky and a champion of the Kentucky Craft Marketing Program, a state-sponsored public and trade show promoting Kentucky handmade products. "Phyllis George Brown encouraged me to apply," Schulz recalled. The program went on to become Kentucky Crafted: The Market, which is the Kentucky Arts Council's premier marketing event. At this event, select artists make their work available to wholesale buyers. Connections there led Schulz to membership with the American Craft Council and clientele in cities like Baltimore and Dallas.

"When Martha Layne Collins was governor, she used my work as table decorations for a meeting of the Southern Governor's Association," Schulz said of another supporter who helped grow the artist's audience.

Schulz started with horses but does not limit her art or imagination. "It's fun to try different things!"

In March, readers can see Schulz's soft sculptures and paintings at the Thomas Jefferson Unitarian Church in Louisville, Ky. Year-round, her work can be found at the Kentucky Artisan Center at Berea in Berea, Ky.

For custom orders, contact the artist directly at audreybschulz@yahoo.com.

2 Schulz's soft sculptures, each standing approximately 21x21 inches, are made using cotton canvas, yarn & glossy acrylics. Photo credit: Judy Rosati





3-10 These whimsical soft sculptures by artisan Schulz are inspired by the Kentucky Derby. More of her work can be found at the Kentucky Artisan Center in Berea.
Photo credit: Judy Rosati



9



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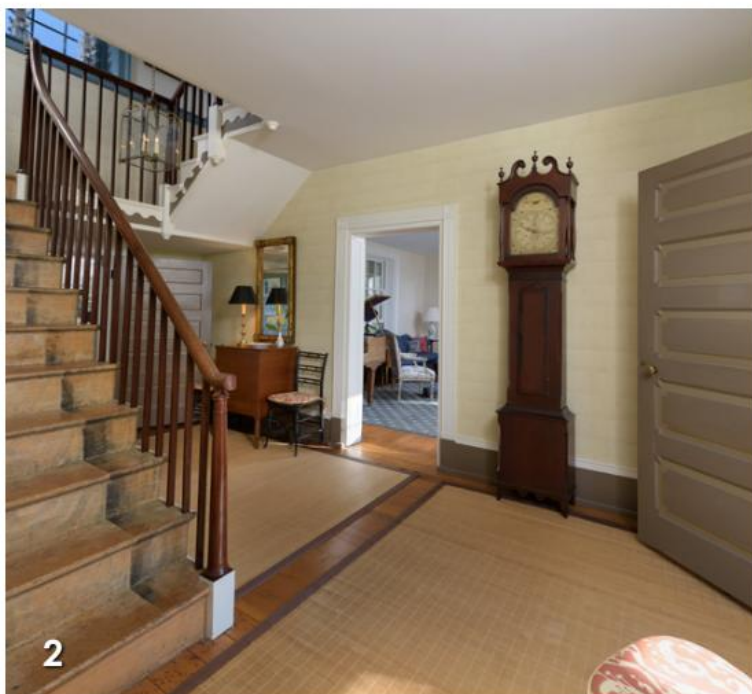
Historic Preservation

**Simpsonville couple restores
1830s architectural gem**

By Robin Roenker

Photography by Walt Roycraft

1 Showcasing elements of Federal styling, the John Dale House—home to attorney and author John David Myles and his wife, Mary Helen, for the past 15 years—has stood proudly on farmland in Shelby County since 1839.



John David Myles first noticed the stately, circa-1839 John Dale House near Simpsonville, in Shelby County, when he was just a boy.

"I used to ride the bus by it during elementary school," said Myles, an attorney and former circuit judge who has authored several books on historical architecture and design. "I'd always wanted to restore an old home, and this is the one my wife decided she liked."

Myles and his wife, Mary Helen, purchased the home in 2002; following an extensive, two-and-a-half-year renovation, they moved into it just before Christmas in 2004. The home was "nearing the crisis point when we finally got a hold of it," Myles said.

All of the home's systems—plumbing, electrical, and HVAC—had to be redone; portions of damaged floor on the first floor were replaced using wood from another build of the same era; and brick masons were called in to shore up the walls and chimneys.

"The house basically went back down to the bare walls," said Myles, who removed a front porch that had been added in the 1910s or 1920s and generally worked to restore the house to its original design whenever possible. The couple did much of the interior design work themselves.

Despite the fact that the home had fallen into disrepair, original detailing—such as its central staircase and landing, flanked by original wooden balusters—remained intact. "The good news about this place was that nothing had been done to it [to detract from its historic charm]," said Myles, whose passion for historic preservation prompted research that has led to several books, including one on historic architecture of his native Shelby County.

Myles's most recently published work, Walter H. Kiser's *Neighborhood Sketches Revisited*, spotlights ink drawings of historic regional buildings, which ran in the *Louisville Times*. Myles's books are available online on his website, wildhollystudio.com.

Dubbed the John Dale House after its first owner, the impressive Federal-style home still bore evidence of its original trim paint in many of its rooms. Whenever possible, Myles and his wife used those colors as the starting point for their interior design. "I sent 24 pieces of woodwork in the house to Pennsylvania to have the colors analyzed," Myles explained. "So all of the trim colors in the house are original colors."

While working to preserve the architectural detailing of the original home, the couple also added an addition to the back of the residence, which houses a downstairs bath, guest room, and laundry/mud room as well as a screened-in porch that overlooks portions of their 26 acres, where they spend much of their time. Being a devotee of architectural detail, Myles has enjoyed uncovering a few of the home's particular aesthetic surprises. Case in point: its original, wooden front door.

"If you pay attention to it closely, you'll see that at each corner of the panel, there's an inset, which is a detail that I've never seen in Kentucky," Myles said. "I've run into it in Newport, Rhode Island, but where it came from here, I haven't a clue. It's very unusual."

For their efforts to restore and preserve the home, John David and Mary Helen Myles were honored by the Ida Lee Willis Memorial Foundation through the Kentucky Heritage Council as well as Preservation Kentucky. "It's a joy to live in," Myles said. "The main thing is, I think we've brought it back to where it will survive for many years to come."



4

2 The home's entryway features a uniquely detailed wooden front door that opens up to its striking central staircase, which still boasts its original wooden risers and balusters. The walls in the entryway are covered with wallpaper to mimic a stone facade. The clock is by Elijah Warner, a noted clockmaker who worked in Kentucky between 1810-1829; it was a recent purchase for the homeowners.

3 This vantage looks into the downstairs bathroom, which John David Myles uses as his own. His collection of early 18th century engravings is on full display. The images shown here are by Colin Campbell, from his "Vitruvius Britannicus" series.

4 The couple's living room is marked by a distinctive, blue rug with a star-studded motif. The piano is John David Myles's from his childhood, which he still plays. The prints are engravings of Stanton Harcourt, a famed English manor. "My wife is much more inclined to the painting over the mantle, rather than the engravings, but I've collected them for years," said Myles.



5 In the dining room, the gray trim was chosen to match the room's original trim color as identified by paint analysis on its woodwork. The yellow Fancy Chairs date to the first quarter of the 19th Century. The area rug picks up the yellow-gray color themes of the room, while the walls are adorned with more samples from John David Myles's extensive engraving collection.

6 The couple's kitchen, located in the original portion of the home, connects both to the dining room and the back, covered porch, making it easy to entertain guests from either location. Gray trim ties into the trim of the dining room, while the white cabinetry offers a clean, crisp look.

7 The all-weather, screened-in porch was added during the couple's 2002-2004 remodel, providing a welcomed space to sit and enjoy the scenery of their property. The home's original exterior wall provides a rustic backdrop, while clean, inviting furnishings—including several rocking chairs—provide the perfect spot for a morning cup of coffee. "The fact of the matter is, we live on the porch," Myles said.





8 Dubbed “The Book Room,” John David Myles’s office is set off by a unique, red and green color combination that was actually original to the home. “The walls were never painted the [red] color, but the trim was, and the hearth was green,” he explained. Above the fireplace hangs a painting of Thomas Mitchell, a banker, by noted Kentucky portrait painter Joseph H. Bush (1794-1865).

9 Located on the first-floor addition to the home, the couple’s guest bedroom sports two vintage, 1920s-era beds and a nightstand that had been passed to Mary Helen by her grandmother. The quilts were made by John David Myles’s mother and given to the couple as gifts over the years.

10 The couple’s second-story master bedroom is in the original portion of the home. Its windows overlook the front lawn and provide ample natural light. The solid area rug and white bedspread offer clean backdrops for the pops of color evident in the coordinating bed skirt and draperies. The material is carried over on the room’s classic Victorian rosewood settee.



HOUSE CREDITS



General Contractor

Paul Mattingly
Paul Mattingly/Congleton-Hacker
Constructors, Louisville

Masonry Contractor

Marr Company, Inc., New Albany

Architect

Mark B. Bailey, AIA
Bailey Associates Architects, Louisville

Paint Analysis

Frank S. Welsh
Welsh Color & Conservation, Inc.,
Bryn Mawr, Pennsylvania



At HOME with a *Collector*

By Heather N. Russell-Simmons
Photography by Walt Roycraft

1 The front door of William Pollard's 3,600 square foot townhouse in Prospect, Ky. has a new coat of red gloss paint and polished nickel hardware.

2 Pollard's penchant for 18th century antiques is evident from the first step into his home. A virtually perfect circa 1800 Kentucky sugar desk with all original hardware, string inlay and reed legs sits on one side of the foyer. Opposite it is an early 18th century Philadelphia cellarette.

For William "Bill" Pollard, former vice president and dean of the college and professor of English at Transylvania University, downsizing meant less square footage and less maintenance. "My previous home had about 7,000 square feet," he explained. Because he liked the location in Prospect, Ky., with its country club and proximity to downtown Louisville, Pollard downsized to a nearby, 3,600 square foot townhouse in the Spring of 2019.

For Charles "Chuck" E. Bolton, an antique dealer with Lyle House Antiques in Lexington, Ky. who met Pollard when they were both students at Centre College, downsizing meant organizing his friend's collections for display. "Bill's collections had never been put together," Bolton said. "They were spread out over various houses through the years." Bolton wanted to create an environment that reflected Pollard. "Every house should have a narrative. Design should tell the story of the individual who lives in the space."

Pollard's inspiration was to enhance his existing collection of family pieces and antiques with new additions to complement them. Among the family pieces, he owns a cherry wall cupboard made by his great-great-great-grandfather. This ancestor came to Henry County, Ky., from Bergen, N.J., in the 1790s as part of the Dutch Tract on property bought from Squire Boone. Although there were deep family roots in Henry County, Pollard moved frequently as a child before his father retired from the Army, and he has the Chinese carpet his parents bought in Panama in 1948 when the family lived in the Canal Zone. His love of 17th and 18th century English furniture is an interest he developed as a post-doctoral student studying medieval manuscripts at Keble College, Oxford University. Pollard said, "I wanted the townhouse to reflect my interests and my past."

"I think Bill likes the proportion of 18th century English furniture," said Bolton. "That's when furniture was scaled to the human body and comfort became paramount for the first time." Furniture of the period began to use squab pillows as cushions to sit on and strong armrests to support people standing from a seated position.



"The wingback chair was an amazing invention," Bolton explained. "It protected your face from drafts and kept the heat of a fireplace from liquifying the paraffin-based make-up people wore heavily back then to cover smallpox scars."

In Pollard's home, the individual antique pieces hold their own personal narratives, as well. In the living room, there is an oak ball and claw footstool carved with a coat of arms on one side and the words, "London 1719" on the other. Bolton and Pollard were both fascinated by the craftsmanship. "That rough etching makes the piece utterly undeniable," said Bolton. Pollard added, "I bought that 300 years after it was made."

Bolton designed the living room as a living art gallery. "I wanted the room to look as if things had been acquired over time," he said of the arrangement. By deliberately mixing centuries and styles of artwork, "It appears as if Bill is still adding to his collection, which he is doing." Pollard admires nautical oil paintings and English landscapes, which hang in the room; as do an original sketch by the Italian painter and sculptor Amedeo Modigliani and an India ink on board by French artist Henri Matisse.

Of all his collections, Pollard admitted an obsession with one in particular. "I love old maps," he said. "And how they depict the shifting boundaries of history. How geography was understood and how the knowledge at the time created interesting errors." While in Australia, Pollard discovered a map that represents Tasmania, an isolated island off of Australia's south coast, as a peninsula.



3

3 "One of my most prized possessions is an original Paul Sawyer watercolor of the Kentucky River bank," Pollard said of the artwork in his dining room. Among his collection of Staffordshire, which he found at auctions with his father, "Is a depiction of Louisville around 1850 or 1860," he said.

4 An early 20th century weathervane of a pointer rests on the refrigerator. Under the microwave is a Panamanian batea, or wooden plate, painted by Pollard when he was a teenager living in the Canal Zone. The kitchen is also home to Pollard's collection of original Cecil Aldin sketches and ivorines of Scottish Terriers. These are on display over a mid-19th century Ohio jelly cupboard.



4

He has original maps from the 17th century and early 18th century, maps of the North American colonies, maps that delineate where native American tribes lived and a map of Kentucky from 1810. His favorite, however, is an early 17th century map of the Anglo-Saxon Heptarchy, the period of time when seven Anglo-Saxon kingdoms were established in England toward the end of the 5th century and the destruction of most of them by the Danes in the second half of the 9th century.

"The maps are something you need to get close to," said Bolton. "You need to get your nose in them." To accomplish that juxtaposition, Bolton arranged the maps to flow up the stairwell from the home's lower level to its third level.

"The living room downstairs is more of a showplace for the variety and size of collections," said Pollard. "While upstairs, where I spend time, is where I am surrounded by family pieces, family pictures and reminders of my time living in England."

Upstairs, overlooking the living room, is a wide balcony furnished with furniture dated between 1610 and 1650. "I use the oak Yorkshire refectory table from 1610 for my books," Pollard explained. "My readings of Medieval English literature are informed by my interest in church history and theology," he said of his library. Among the furniture and books, Pollard has original early 19th century oil paintings of terriers and bulldogs.

"I told Chuck I wanted comfortable chairs and good lamps and places to read. Just to sit and think," Pollard said of his home. "Chuck pulled it all together for me. I feel at home throughout."

"Bill has a wonderful story behind him that emerges as you get to know him," Bolton said. "The same can be said of his house."



5 The 18th century is represented with a Philadelphia sofa upholstered in Cowtan & Tout silk; an Irish tea table; and English chairs, including a George I. The bow front chest with a signed lithograph by Marc Chagall, a Russian French Jewish artist, is early 19th century American.

6 Adjacent to the upstairs study is Pollard's sitting room where the television rests on a 17th century English oak coffer bought in Burford, England. The walls are decorated with family pictures while another family heirloom, a cradle used by his mother's family since the 1830s, is settled under the window.

7 Behind the early 19th century English walnut partners desk is a mahogany breakfront bookcase housing first editions and memorabilia. Prints from the 17th and 18th centuries are of buildings in Oxford, England and were collected by Pollard when he was a student there.



6



7



8 Pollards parents bought the Chinese carpet in the Canal Zone in 1948. The room also features two cherry Kentucky sugar chests, one at the foot of the bed and another to the right of the headboard. To the left of the headboard is an inlaid Green County chest of drawers.



9 Two 19th century prints of Native American chieftains hang in the bathroom decorated with blocked wallpaper from Farrow and Ball.

10 When Pollard was a senior in high school, he bought a Kentucky fall front desk, circa 1820. The desk is embellished with a walnut inlay of crescent moons and eight pointed stars on the lid as well as a carved tree of life growing out of a jug on either side of its front drawers. "Above the desk is a favorite modern oil on board by painter Tal Walton," said Pollard.



HOUSE CREDITS

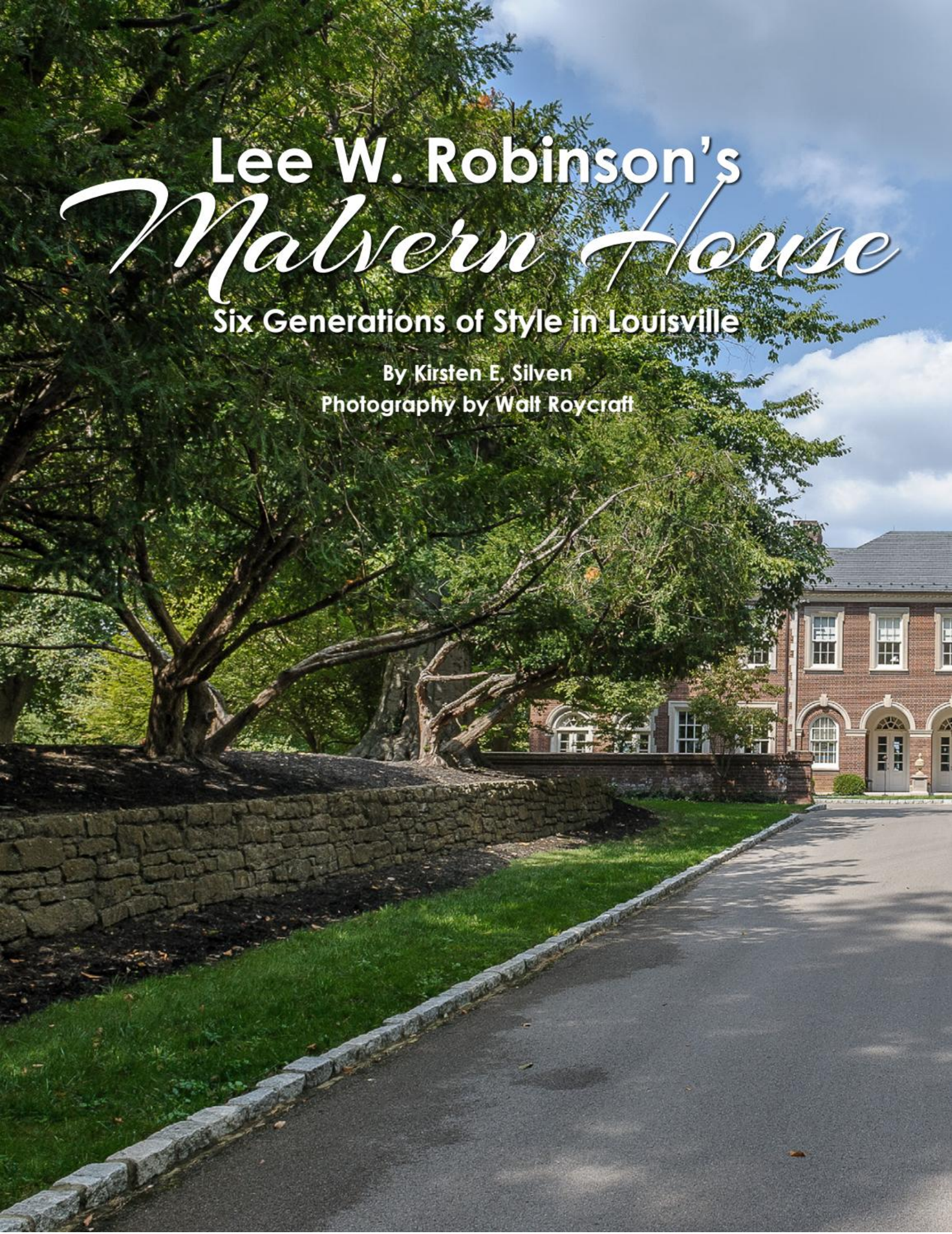


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Charles E. Bolton, Lyle House Antiques

A photograph of Malvern House, a large brick building with a stone wall and a large tree in the foreground. The tree is a large, mature deciduous tree with a thick trunk and dense green foliage, leaning over a low stone wall. The wall is made of rough-hewn stones and runs along the edge of a paved driveway. The driveway is made of dark asphalt and is bordered by a low stone curb. In the background, the brick building has multiple windows and arched doorways. The sky is blue with some white clouds.

Lee W. Robinson's *Malvern House*

Six Generations of Style in Louisville

By Kirsten E. Silven

Photography by Walt Roycraft



1 The Louisville home of distinguished interior designer Lee W. Robinson and his wife Babs Rodes Robinson, Malvern House is a classic Georgian manor completed in 1922 that exudes Southern charm, rich history and classic style at every turn.



Some homes are destined to be grand estates, transcending the everyday to reach a sublime status, ultimately becoming local legends imbued with a real life of their own... Perched upon a scenic bluff just East of downtown Louisville, overlooking the Ohio River and Carrie Gaulbert Cox Park, Malvern House embodies everything that a grand old estate should be and then some. Incredibly, the property has remained almost exclusively in the same family for six generations (and counting), having entertained a long list of famous guests over its impressive life span, including the Duke and Duchess of Windsor.

The historic estate spans 14 acres of exquisite grounds originally laid out by the Olmsted Brothers after the end of World War I, and today Malvern serves as the Louisville home of celebrated interior designer Lee W. Robinson and his wife, Babs Rodes Robinson. Amazingly, Babs can trace her family's history on the property all the way back to the 1890's, when her great-great-grandparents George and Hattie Gaulbert first acquired the land.

George founded the Peaslee-Gaulbert Corporation, which invented the first ready-mix paint product and was a thriving international business, giving people the widespread ability to paint their own homes for the first time. Initially, the property stretched all the way from the Ohio River to Brownsboro Road, but over the course of time, some land was given up to make way for I-71 and the park.

Although George and Hattie never built on the property, their only child, Carrie Gaulbert Cox, and her husband Louisville businessman Atilla Cox, Jr. eventually built Malvern House. To accomplish such a monumental undertaking, they worked with respected New York architect Ogden Codman, Jr., who also co-wrote *The Decoration of Houses* with Edith Wharton. Construction was completed in 1922 and Malvern remains the only home Codman ever designed that is not located somewhere along the east coast.

Cox was the son of Atilla Cox, Sr., who founded Columbia Fidelity Bank, which is now PNC. Cox Sr. initially became acquainted with Codman and the Olmsted Brothers through his ownership of railroads with J.P. Morgan. A world-renowned architect of the era, Codman also designed *The Breakers* for the Vanderbilt family in Newport, Rhode Island, along with *Kykuit*, which was John D. Rockefeller's home in Pocantico Hills. Incredibly, Malvern remained in the same family until 1992, when it was briefly sold, before Lee and Babs purchased the home in 2007 and began extensive renovations of both the house and grounds, which had fallen into some disrepair.

Since then, Lee has worked endlessly to bring the estate back to its former grandeur, putting his decades of experience, impeccable personal style and in-depth knowledge of design to fantastic purpose. The Lee W. Robinson Company handled everything, from the planning phase to the interior design and construction.

2 Since cars were a new phenomenon when Malvern was built, the home's formal façade actually faces the Ohio River, but this splendid space serves as the main entrance from the motor court. Three sets of French doors allow natural light to flood the room, while classic dental molding and walls of Kentucky limestone lend a striking feel to this grand hall, as well as the marble flooring and staircase, complete with a bronze handrail and 24-carat gold leaf detailing.

3 Spectacular walls of Kentucky limestone frame this splendid view, which includes marble urns from The Breakers (a Vanderbilt mansion located in Newport, Rhode Island, if you aren't already aware), as well as a tapestry woven with gold thread that depicts Queen Victoria's coat of arms. The room on the other side of the arched limestone doorway features scenic Zuber wallpaper depicting a Hindustan scene, while the morning room beyond that boasts pickled pine paneling that was originally built for a home in London, then dismantled and reassembled here at Malvern House.

Using the original blueprints as a starting point, Lee has given new life to the tremendous residence, while carefully preserving an essential piece of local and architectural history in the process.

"The original limestone block walls in the entrance hall were inspired by the grand country homes of England," Lee revealed. "The old screened-in porch was transformed into a music room inspired by the party pavilions of the 1920s, featuring hand painted Chinoiserie wallpaper from Stark, a sparkling crystal chandelier and classic black-and-white marble floors that mimic those found in the entryway."

There are also William Kent Hall leopard print chairs on display in the grand entrance hall (just like the ones seen in Buckingham Palace), along with yellow Louis XV period chairs and a 17th century screen that came from famed London antique dealer Charles J. Duveen. In fact, priceless antiques and works of art are waiting to greet guests at virtually every turn, including framed invitations from Buckingham palace, pieces from China's



Ming dynasty, cufflinks on display that were once owned by Czar Nicholas, a painting by Anthony van Dyck and original drawings by many of the world's greatest artists, including Pablo Picasso and Hubert Robert. The very finest fabrics also make regular appearances throughout Malvern House, including custom window treatments, upholstery and other items swathed in luxury from Bruntschwig & Fils, Fortuny and the House of Scalambre.

Although historic homes may dot the landscape here in the Bluegrass state, Malvern House stands apart as one of the most extraordinary estates in the entire country, let alone Kentucky. Thanks to the meticulous planning and careful attention of Babs and Lee Robinson, the residence remains standing as a remarkable testament to a bygone era, replete with priceless heirlooms and original treasures that will continue to delight for generations to come.



4 Situated on the first floor, the morning room offers a cozy backdrop for any occasion, with marvelous pickled pine paneling originally built for a home in London and later brought to Malvern, where it was reassembled on-site. A formal invitation hangs on the wall addressed to Babs Rodes Robinson's grandmother for her debutante presentation to the King and Queen at Buckingham Palace, while a Henry Moore bronze sculpture can be seen on the coffee table, and historic stained-glass English panels adorn two center windowpanes. Also noteworthy, this room is home to artwork by Giovanni Battista Tiepolo, as well as midcentury pieces by Augustus John and Alexander Calder.

5 An original painting by Royal Academy artist Henry Raeburn holds court in the home's formal dining room above a magnificent Robert Adam period mantle, which dates back to the 1700's and was brought over from England when Malvern was built. The walls are upholstered in delicate Moire silk fabric, while three sets of French doors open to a terrace that overlooks the Ohio River, making this space ideal for hosting dinner parties of up to 40 guests.

6 With incredible river views, a flat-screen television hidden in the island, and a convenient banquette that offers the perfect spot to enjoy breakfast, the kitchen at Malvern House has been totally updated with a variety of sleek modern touches, including stainless steel appliances and Carrera marble countertops, as well as a convenient rolling ladder that makes it easy to reach even the highest upper cabinets.





7 The music room is truly a study in elegance, with striking black-and-white marble flooring, incredible pieces from the Ming dynasty, a painting by Camille Pissaro, a Steinway grand piano and seven sets of French doors that reveal sweeping views of the Ohio River, unmasking Olmsted's vision. A breathtaking piece by American glass artist Stephen Rolfe Powell is just visible here in this radiant room, which—compared to its former life as a screened-in porch—is virtually unrecognizable, now that Lee Robinson has worked his considerable magic on the space, with its fine, hand-painted Winfield House wallpaper and aged mirrored molding accents.



8 The first-floor ladies' lounge features a vanity table that once belonged to American socialite Babe Paley, who was married to the founder of CBS, as well as a stunning crystal chandelier, hand painted silver leaf Stark wallpaper and rock crystal Sherle Wagner fixtures, including a gold-plated laurel leaf sink.





9

9 A drawing room overlooks the Ohio River and features luxurious wood paneling that original architect Ogden Codman, Jr. found in New York. This room also houses an impressive Fabergé collection, a painting by Anthony Van Dyck, and showcases a number of incredible original master drawings by some of the world's most esteemed artists, including Pablo Picasso and Hubert Robert.

10 Rich tones of green, black and gold create a lavish feel in the first-floor men's lounge, which also features a Sherle Wagner malachite towel bar (not pictured) and black granite flooring that was custom designed by Lee W. Robinson to include brass Schluter strips.



HOUSE CREDITS



Interior Design & Construction
The Lee W. Robinson Company

Architect
Ogden Codman, Jr.

Landscape Design
The Olmsted Brothers



Kentucky Science Center

Families can play, explore & learn together at this downtown Louisville attraction.

By Robin Roenker

Photos Courtesy of Kentucky Science Center

Learning is fun at the Kentucky Science Center, where kids—and kids at heart—can explore exhibits on motion, energy, light, nature, the human body, and much more.

With three floors of exhibits, the Kentucky Science Center, located at 727 West Main Street in downtown Louisville, offers something for every age. The littlest visitors will especially enjoy the first floor Science in Play gallery, where an indoor climbing playground—known as the Happy Climber—and a sensory-rich Noodle Forest, made of hanging pool noodles on which to swing, offer an inviting place to play and explore.

“Everyone always enjoys Science in Play, which is our first-floor experience geared toward children zero through five,” said Ben Goldenberg, the Kentucky Science Center’s senior manager of marketing and communications. “It has amazing features, including the Happy Climber, which is a three-story gym that children can climb all throughout with all sorts of different tactile pieces to explore.”

Also on the first floor, the popular Shapes and Stuff Store offers little learners a fun shopping quest to identify colors and shapes in everyday items. Nearby, kids can pretend to drive and deliver boxes from a UPS truck parked inside.

Even if your kids are older, make time to explore the Science Center’s first-floor water table, a perennial favorite for visitors of all ages, thanks to its clever design that allows for interplay of water and physics—in the form of plastic yellow balls that can be shot through the air on fountain streams.

On the second floor, exhibits examine The World We Create, with stations designed to appeal to older visitors. There, kids can explore principles of physics and engineering as they create and test their own paper rockets. They can also play with air funnels, map out pathways for ping pong ball tracks, test out the center’s parabolic “whisper dishes”—which can concentrate and send conversations across the room—and more.

The second floor Discovery Gallery includes an Egyptian mummy dating to 700-625 BC and a Gemini mission flight trainer, where kids can climb in and imagine being an astronaut. In the nearby Makerplace, kids ages eight and older can enjoy hands-on science, including the chance to play with 3D pens. On the same floor, The World Around Us gallery offers spaces to explore the natural world. There, kids can record their own TV weather forecast using a green screen, examine the water cycle, and crawl through a mini cave. For an additional fee, you can add a movie experience to your trip. Recent showings included titles like National Parks Adventure 3D, Oceans: Our Blue Planet 3D, and Pandas 3D, though the film lineup changes frequently.

Of course, no trip to the Kentucky Science Center is complete without a stop by its downstairs pendulum and the outdoor parabolic mirror, which greets guests as they arrive. For added fun, the science center offers an array of family nights and special workshops as well as spring break and summer camp experiences. One of its most popular annual events is “ThunderBlast,” a chance to enjoy the fireworks of Thunder Over Louisville (this year set for April 18) from the convenience of its downtown, riverfront parking lot.



IF YOU GO:

The Kentucky Science Center is open
9:30 am to 5 pm
Sunday-Thursday
& 9:30 am to 9 pm
Fridays & Saturdays.

Find out more at
kysciencecenter.org.

Tickets to
ThunderBlast
are available at
[kysciencecenter.org/
event/thunderblast](http://kysciencecenter.org/event/thunderblast).



1 A giant parabolic mirror greets visitors at the entrance of the Kentucky Science Center.

2 The Center boasts Kentucky's only 4-story, precision white screen, 3D digital theater.

3 The KSC MakerPlace gives visitors the tools to explore creative ideas.

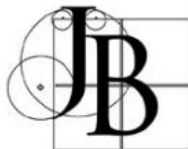
4 With three floors of exhibits, the Kentucky Science Center is located at 727 West Main Street in downtown Louisville and offers something for every age.

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Rick Queen 859-221-3616



1780 Eastwood Drive

Outstanding 5BR, 6.5BA, custom home with spacious rooms & attention to details. 1st floor Master suite, finished basement w/guest quarters. \$1,300,000
The Wathens 859-361-4593/621-3313



4721 Newtown Pike

Gorgeous 58 acre farm w/4BR, 3BA home. Gently rolling & prime soils. 5miles from the KY Horse Park. \$799,000
Brett Bussell 859-983-8616
Hill Parker 859-608-8039



133 Eastover Drive

Exceptional 4BR, 3.5BA home in Chevy Chase. New windows, generator, exterior lighting. Guest quarters above garage. Great yard with Koi Pond. \$735,000
Becky Mobley 859-321-0819



1052 Harp Innis Road

The ideal small horse farm. Chef's kitchen, owner's suite, office, sunroom, 4 stall barn, 2 acre pond. & more. \$658,000
Brett Bussell 859-983-8616
Hill Parker 859-608-8039



171 Louisiana Avenue

Beautifully updated 3BR, 2BA home. 1st floor master. Custom kitchen with granite, stainless & island. Office, sun room, basement & fenced yard. \$525,000
Rick Queen 859-221-3616



428 Henry Clay Blvd.

Charming 4 Bedroom Cape Cod. 2 First floor bedrooms, hardwood floors & full updated bath. Partially finished lower level with den. Fenced yard. \$409,000
Rick Queen 859-221-3616



3264 Jones Lane

One of a kind 20 acre farm. Renovated 4BR home with 9' ceilings, poplar floors, huge kitchen, extra large family room, screened deck, 2 barns & more. \$399,000
Hill Parker 859-608-8039



2104 Woodbury Place

Located on a cul-de-sac in gated Hartland Estate. This .6725 acre lot could accommodate a walk-out basement. \$375,000
Becky Mobley 859-321-0819



179 Bradley Lane

Ideal 6.67 acre horse farm with 3BR, Hardwood floors & basement. \$375,000
Hill Parker 859-608-8039
Brett Bussell 859-983-8616



222 Bolivar Street #215

Downtown Lexington Condo. 2BR, 2BA, updated appliances, new kitchen island, finished 2nd level with study. \$229,000
Becky Mobley 859-321-0819

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Laura Eaves
(859) 797-5822



1616 Tates Creek Road #6

\$1,295,000

Great opportunity in the gated Enclave Neighborhood! Open floor plan with 10'+ & 2 story ceilings, spacious rooms featuring lots of windows and light and an outdoor covered slate patio with Koi pond.



4173 John Alden Lane

\$849,000

Custom home by Nick Phillips overlooking a tranquil lake in The Colony! 1st floor Master Suite. Gourmet Kitchen w/ Corian counters open to Fam Room w/ FP. Fin. walk out Basement w/ Home Theater. Trex deck, boat landing.



1404 Tuscany Lane

\$844,000

Location! Beaumont Reserve! Brick & stone 5BR, 4.5BA home features a 2 story great room with fireplace, and gourmet kitchen with granite counters, stainless appliances, and breakfast area. Finished basement.



5196 Jacks Creek Pike

\$795,000

Beautifully restored c.1894 Victorian on 10 beautiful acres. Classic charm with modern convenience! Original hardwood, 10' mahogany pocket doors, ornate staircase, and 4 original fireplaces. 1st floor master suite.



2100 Jacks Creek Pike

\$730,000

Sitting on 10 gently rolling acres minutes from town this sophisticated all stone home has been updated and expanded. New roof, all window and doors (Pella), new plumbing and wiring, Carrier heat pump, and a whole house generator.



1701 Chrisman Mill Road, Nicholasville

\$599,000

Move-in ready on 5 meticulous acres + 24'x30' metal bldg. Very open floor plan, 1st floor Master, huge Great Rm w/FP, spacious white kitchen, home office, new roof (April 2019), geothermal HVAC, 3 car side-entry garage.



2981 Four Pines Drive #5

\$499,000

3rd floor unit featuring spacious Living Rm w/FP & Dining Rm w/gracious woodwork & built-in cabinetry. Kitchen w/quartz counter tops & extra cabinetry. Large Master and Living Rm open to enclosed, 307SF, brick-floored Sun Rm w/HVAC.



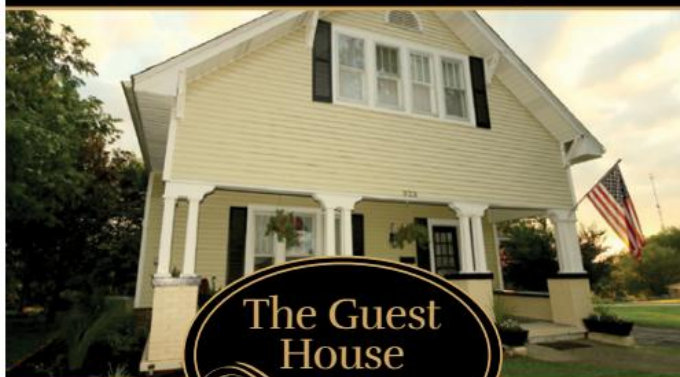
521 South Mill Street #1-4

\$175,000ea.

Wow! 1st time available! 4 wonderful condo units to choose from within walking distance of downtown/UK. Each has Kitchen w/all appliances, W/D, Family Rm, Bedroom, and Vaulted 3rd floor space can be Great Rm or 2nd Bedroom.



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