

Pensacola Park Post

A Monthly Distribution of What's Happening in Our Neighborhood.

THIS MONTH'S OP-ED / The Infill Conundrum

On February 3, an op-ed written by three residents of Pensacola Park was published in the Herald-Leader. Following are points made:

- Fayette County's current population is 321,959. By 2025, it is anticipated to grow to 354,318. An additional 22,780 housing units will be needed.
- Imagine Lexington (the 2018 Comprehensive Plan for Fayette County) encourages development "to enhance the cultural, physical, and natural resources that have shaped the community." Goals of the plan include promoting "the adaptive reuse of existing structures," and preserving "structures that have value within the community."
- In contesting the rezoning of 1847 Nicholasville Road, neighbors asked about the effect of this development on the people who have invested in the neighborhood. What is the good served by this development? Concerns focused on increasing the traffic burden, creating storm water issues, decreasing green space, degrading the city's aesthetic, and jeopardizing pedestrian circulation.
- Alternatives to the rezoning and demolition mode of in-fill exist. With the transition to online shopping, excess retail space exists. For comparison, Canada has 13 square feet of retail space per capita. For the U.S., it is 46.6 square feet and Lexington has a whopping 71 square feet of retail space per person, some of it vacant. The planning department should cease issuing future retail building permits and rezone for mixed-use residential.
- Examples of the alternative exist. Radio Electronics' old storefront in Lexington has been successfully converted to chic condos. Monroe, NC offers grants for redevelopment of upper levels of retail buildings for residential use. Some cities offer tax-increment financing and other incentives to help owners redevelop underutilized retail areas into new neighborhoods where people live, work, eat, and play. Cleveland, OH provides incentives to artists to convert old retail space into affordable housing. Models such as these should be adopted in Lexington to not only protect existing housing and green spaces, but also create exciting new communities. In 2025, Lexington will likely need 4,400 more affordable housing units than will be available; ideas like those in Cleveland could help address this need.
- The bottom line is that we don't have to destroy either the character of this lovely city, or destroy the farmland, in order to accommodate a growing population.
- The op-ed ends with a call to all neighborhood associations to set up meetings with their Council members to discuss Imagine Lexington. By the time a developer requests a zone change, it may be too late.

Kit House Near You

Between 1908-1940, Kit homes were the rage in Lexington. These were homes created from a kit of parts (sometimes up to 30,000 pieces of lumber) and delivered direct by railway in 1-2 boxcars. The homeowner, in turn, would assemble the home from these pieces. Some fabricators for kit homes were: Montgomery Ward, Gunnison, Aladdin, and Sears Roebuck. Pensacola Park has many historic kit-homes. Some of the more notable kits

reside on Rosemont Avenue (check out: 156 Rosemont, 164 Rosemont, 169 Rosemont, for some great examples.)



If you think you may have a kit house, the quickest way to verify is to look for identifying markers within the home (e.g. Numerical stamps, or charcoal markings on exposed roof rafters in the attic or wood joists in the basement. These were used to inform the builder which part went with what.) If you suspect you have a kit, let us know, and we can try and help you identify which one it may be.

UPCOMING EVENTS IN MARCH (see website for more details):

MAR 1: Theater: "Men are From Mars – Women are from Venus" LIVE.

Tickets: lexingtonoperahouse.com
Time: 8:00 pm

MAR 1-3rd: Blue Grass Trust Antiques and Garden Show
Location: Kentucky Horse Park/Alltech Arena (859-253-0362)

MAR 1 & 2: 2019 OAK Conference: Healthy Soils, Healthy Farms: Reshaping Kentucky w/ Organics
Location: Clarion Hotel, Newtown Pike
Details: www.oak-ky.org/2019-conference-overview

Every Tuesday and Saturday thru Keeneland's Year Round Tour
Location: Keeneland Race Course
Time: 8:30am (859-288-4142)

MAR 5: Mardi Gras Fat Tuesday (Various Locations, check individual locations for details)
- Bourbon and Toulouse.
- Blue Stallion
- Creaux
- Buddha Lounge
- The Kentucky Castle (speak easy murder mystery)
- John's Run/Walk Shop

MAR 13: Brown Bag Art Discussion
Tickets: University of Kentucky Art Museum (859-257-5717)
Time: 12-1 pm Price: Free

MAR 16: Lexington's St. Patrick's Parade and Festival
Location: Downtown Price: Free
Time: 11am-6pm (859-288-2925)

MAR 16: Vendor Market + Bull Sale. Shop Kentucky Proud Vendors.
Location: Blue Grass Regional Marketplace (859-255-7701)
Time: 10am-4pm Price: Free

MAR 21-24: Lexington Comic & Toy Convention 2019 – Official Event
Location: Lexington Convention Center in Downtown
Tickets: purchase.growtix.com/e/Lexington_Comic_Toy_Convention_2019

MAR 25: Lexington Ladies Chef Dinner
Location: Ranada's Bistro & Bar
www.facebook.com/events/545898245914560/
Price: \$50

MAR 28: Kentucky Children's Garden Opening
Location: UK Arboretum
Price: \$10

MAR 29-30: 15 Dance – Ballet
Location: Lexington Opera House
Time: Fri 7pm/Sat 2pm
Price: \$17-\$20

... Lives an IT Guy who Hosts a Music Program



MEET: *Dennis Webb* **LIVES ON:** *Suburban Court* **YEARS IN P.P.:** *30 years*
After growing up in Paducah, Dennis headed off to Murray State for college. While studying computer-engineering technology, he met an art major that would later become his wife – Kathy. Since 1986 and up until his retirement four years ago, he worked with computers: at the Bluegrass Army Depot, UK Hospital, and Community Action Council. When asked about his accomplishments so far, he noted his successful marriage of over 30 years. Kathy is his inspiration. Like Kathy, he also appreciates the arts, hosting his own music program on WLXU called “Music from the Swamp” which airs on Weds from 8-9 am. While Dennis and Kathy have traveled outside the U.S., he has an obvious love of home, with its screened-in porch and many trees. Some of the plants came from the Iroquois cul-de-sac that was demolished for Baptist Health expansion; Dennis is adamant that our neighborhood, not meet the same fate.

... Lives a Professor who Plays the Ukulele



MEET: *Beth Healand* **LIVES ON:** *Lackawanna* **YEARS IN P.P.:** *1 year*
Born in California and raised in Minnesota, Beth came to Kentucky after college graduation. After working for two years with literacy programs, she returned to graduate school, earning a degree in Adult Education/Literacy. Kentucky drew her back, to “Schools on Wheels” operating out of Mt Vernon. In 1999, she joined Lexington Community College (now BCTC) as a faculty member in Developmental Education. Aspiring to be kind, accepting, and true to herself, she exudes a joy of living that is contagious. Her three girls complete the package. Beth moved to the neighborhood in 2018 and loves it here. She says that this is where she wants to live the rest of her life, in this neighborhood filled with people who care, are aware of the world around them, and exhibit a genuine sense of community. She also likes having chickens next door!

... Lives a Mom Raising her Children in her Childhood Home



MEET: *Mary Ingram Carrillo* **LIVES ON:** *Rosemont Garden* **YEARS IN P.P.:** *30 years*
In the late 1980s, when her dad took at a job as a UK medical librarian, Mary’s family moved from Madisonville to Lexington. From age three, her adventures have been tied to Pensacola Park. She attended Hunter Presbyterian’s coop preschool. Then on to Glendover, Southern, and Lafayette. More recently, she earned her CNA certificate. She’s been told she could be a chef; maybe one day. She currently works in the cafeteria at Baptist Health. Many of us have forgotten about the days when extended family lived together under one roof. Mary and her husband are carrying on that tradition, helping with her mother’s care and tending their kids in her childhood home. A special time away from the family home included a trip to Michoacan, Mexico to visit her husband’s family. Mary’s eyes light up when talking about childhood fun in Pensacola Park: getting into pokeberries, the tree house, block parties, riding bikes, and especially the creek.

MYTH AND FACTS : HISTORIC OVERLAY

MYTH #1: Pensacola Park isn’t a historic neighborhood.
FACT: The Pensacola Park neighborhood is one of the oldest in Lexington. Homes on Nicholasville Road, Penmoken Park, Rosemont Garden, and Suburban Court date back as early as 1920. Approximately 4/5 of the homes in Pensacola Park were built prior to 1945. Styles include Cape Cod, Tudor Revival, Foursquare, Bungalow, Craftsman, Storybook, and other styles of architectural significance.

MYTH #2: Nicholasville Road is not part of Pensacola Park.
FACT: The homes on Nicholasville Road were built at the same time as the other homes in Pensacola Park, and are architecturally consistent with the neighborhood. The homes’ yards are adjacent to yards on adjoining streets, as are the rest of our yards.

MYTH #3: A Historic Overlay designation means you can’t develop anymore.
FACT: Development can and will continue. Densification can occur. However, there will be guidelines. Historic homes should be renovated and/or rehabilitated, not demolished. If a historic home is to be demolished, there should be a good reason, and the new additions and replacement structures should fit with the architectural characteristics of the neighborhood.

MYTH#4: There isn’t any guidance regarding H-1 requirements.
FACT: Historic Overlay applies only to the exterior. For guidance on exterior improvements, go to <https://www.lexingtonky.gov/local-historic-district-permits> and check out “Design Guidelines”

LASTLY: Don’t forget to Vote! The Division of Planning has sent out mailers to all properties within Pensacola Park asking for their input on the H-1 Overlay application. Your Vote Counts!

WORDCOUNT

W I L D L I F E
A P P A M P T G
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PENSACOLA PARK PRESERVATION SOCIETY



Pensacola Park Preservation Society is a non-profit 501c3, formed to bring together residents and businesses located in the Pensacola Park Neighborhood for (1) the common good of preserving the historic integrity and resources of the area; (2) creating an environment that promotes sustainable and appropriate growth for the neighborhood; and (3) providing historic education and assistance to those in the Pensacola Park Neighborhood for the preservation and rehabilitation of historic homes, structures, and landscapes. Also check us out online at www.pensacolapark.org, and follow us on Facebook @ Pensacola Park Preservation Society.

All donations to Pensacola Park Preservation Society are tax deductible! We also receive donations from Amazon Smile and Kroger Community Rewards if you choose us as your charity! Please let us know if you need help setting these programs up or would like to donate.

If you have any questions or would like to submit topics or op’eds to Pensacola Park Post, please feel free to write us at savethelex@gmail.com. If you would like to stop receiving the free monthly post, please write us and put “stop post” in the heading, along with your physical address. Thank you.