

# Planning Matters

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Spring 2007

## Bardstown Celebrates 40th Anniversary of Historic Zoning

*Reprinted from nominations for Ida Lee Willis Service to Preservation and Kentucky Chapter of American Planning Association Small Jurisdiction awards by Janet Johnston, AICP, Director, Planning Commission*

This year 2007 marks the City of Bardstown's 40<sup>th</sup> anniversary of historic zoning. Bardstown's long-standing preservation ethic and commitment have resulted in an intact and vibrant historic district and have created a viable economic alternative balancing change and growth with preservation.

Bardstown was the first community in the Commonwealth of Kentucky and was among the first communities in the United States to enact historic zoning. In 1931, Charleston, South Carolina was the first city to designate a historic district and establish regulatory tools for protecting and preserving historic properties. Other communities, such as New Orleans in 1937 (French Quarter), San Antonio in 1939 (Prolex la Villita), Washington, D.C.

implemented regulatory protection for historic districts. According to the National Park Service, by 1965, 51 communities had enacted historic zoning. During the mid- and late 1960s, other communities implemented preservation programs in conjunction with the 1966 passage of the National Historic Preservation Act and in reaction to urban renewal, inappropriate modern development, and general decay of older commercial areas and neighborhoods.

After World War II and throughout the mid-1960s, Bardstown, as with other communities, experienced inappropriate and insensitive development and redevelopment, loss of significant historic structures and architectural elements, and use of inappropriate materials and

colors in the historic district. In 1966, Bardstown's fervor for historic zoning resulted from the demolition of three historic buildings for the construction of a modern-design post office within the core of Bardstown's historic district. After considerable debate and consideration, the Bardstown City Council, along with Nelson County Fiscal Court, enacted a "Joint Ordinance and Resolution of the City of Bardstown and the County of Nelson, Kentucky, for the Preservation of Historic and Architecturally Significant Structures and Creating a Bardstown-Nelson County Historical Commission" on January 10, 1967 and January 3, 1967, respectively.

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## Bardstown Recognized for Sustainable Preservation Efforts

*City and Historical Review Board to be awarded statewide preservation and planning awards*

May is National Preservation Month. This year's theme is "Making Preservation Work." Throughout the state and nation, communities are celebrating the role of history and recognizing the contributions of dedicated individuals in helping preserve the past.

Bardstown Mayor Dick Heaton has proclaimed May 20-26 as Bardstown Preservation Week in celebration of the City's 40th anniversary of preservation planning and historic zoning and to recognize all those local individuals and organizations that have been involved in "making preservation work" in Bardstown. On May 22, a reception will be held from 5:00 to 6:30 at the Chapeze House.

The reception will not only provide an opportunity for preservationists to celebrate local efforts but also to announce and celebrate statewide awards recognizing Bardstown's 40th anniversary of historic zoning.

On Tuesday, May 22 at the Henry Clay Hotel in downtown Louisville, Bardstown will receive a "Service to Preservation Award" from the Ida Lee Willis Memorial Foundation. This award is presented annually to individuals and organizations that make significant contributions to furthering historic preservation in their communities. The Ida Lee Willis Memorial Foundation was chartered in 1979 in honor of Ida Lee Willis, the first Executive Director of the Kentucky Heritage Commission and widow of former Governor Simeon Willis. It was during Mrs. Willis' tenure that Kentucky's successful

statewide preservation program was initiated.

On Friday, May 25 at Barren River Lake State Resort Park, Bardstown will receive the "Outstanding Achievement in a Small Jurisdiction" award from the Kentucky Chapter of American Planning Association. This award is presented to a small jurisdiction, less than 30,000 population, that has developed and sustained a positive planning effort that is noteworthy and has transferability to other Kentucky communities.

Bardstown has been a leader in Kentucky's preservation movement. Its long-standing preservation ethic and commitment have resulted in an intact and vibrant historic district and have created viable economic alternative that balances change and growth with preservation.

## Walnut Groves Farm Marker Unveiled

On Thursday, April 26, 2007, the Kentucky Historical Society Highway Marker Program unveiled Kentucky Historical Highway Marker #2228 recognizing the significant of Walnut Groves Farm, 801 Taylorsville Road. The marker unveiling was part of a Kentucky Rural Heritage Development Initiative meeting at Walnut Groves.

Remarks were given by several local and state officials: David Morgan, former Executive Director of the Kentucky Heritage Council; Becky Vittetow, Coordinator of the Historical Highway Marker Program with the Kentucky Historical Society; and, David Hall, Nelson County Chairman for the Kentucky Historical Highway Marker Program and Preservation Administrator for the Joint City-County Planning Commission of Nelson County. Walnut Groves Farm owner, Linda Bruckheimer, also provided remarks and unveiled the marker.

### Walnut Groves Farm

Established in 1818 when Samuel Boone Merrifield and his wife, Francis Bemiss, purchased 333 acres on Simpson Creek. Farm was originally a 1,000-acre Virginia land grant, signed by Governor Patrick Henry, to Thomas Lewis on June 1, 1785. Merrifield was trained as a physician by his wife's father and Bloomfield founder, Dr. John Bemiss

### Walnut Groves Farm

The Greek Revival mansion was built by Matthew Batchelder, a carpenter and builder of national repute. The interior finish of the house is among the finest Greek Revival woodwork in the state. The farm also includes a brick smokehouse, tobacco barn, and cabin that belonged to Abraham Lincoln's uncle.

*Presented by the Kentucky Heritage Council*



From left to right: Kent Whitworth, Executive Director, Kentucky Historical Society; David Hall, Nelson County Historical Marker Chairman and Preservation Administrator; Linda Bruckheimer, Walnut Groves Farm owner; and David Morgan, former Executive Director, Kentucky Heritage Council

## Historic Preservation is Smart Growth

by Donovan Rypkema

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I suspect for many of you "historic preservation" is the local group of retired librarians writing letters to the editor and struggling to raise funds to save the mansion of the local rich, dead white guy. Well thank god for those activists, those letters to the editor, those fund raising events, and even for those rich, dead, white guys, because the properties that have been saved are an important component of understanding ourselves as a people and constitute an irreplaceable collection of the art of architecture and landscape architecture that has been created in our country's relatively short history.

But that part of historic preservation – saving old mansions – represents an insignificant percentage of preservation activities today. In fact, in the last two decades, historic preservation has moved from an activity whose goal was an end in itself – save old buildings in order to save old buildings – to a broad based, multifaceted group of activities that uses our built heritage not as an end in itself but as a means to broader and, frankly more important ends. Across the country, that has meant historic preservation as a means for downtown revitalization, neighborhood stabilization, attraction for tourism, job creation, film industry production, small town revitalization, affordable housing, luxury housing, education, transportation, and many other purposes.

I want to suggest that historic preservation, in and of itself, is one of the most important tools in the entire Smart Growth movement. Allow me to provide you with twenty reasons why Historic Preservation is Smart Growth.

**Reason #1: Public infrastructure.** Almost without exception historic buildings are where public infrastructure already exists. No new water lines, sewer lines, streets, curbs, or gutters required. That's Smart Growth.

**Reason #2: Public infrastructure.** Almost

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## An Introduction to Historic Preservation Planning

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Across the country there are signs of a renewed interest in our communities' historic resources. Abandoned, vacant, and underutilized historic buildings are being creatively put to new use. Neglected, but once spectacular, theaters are being restored as new performance spaces. Historic residential districts and neighborhoods are being reinvigorated. As these transformations take place, historic preservation is being seen as providing tangible benefits to communities large and small.

Many of us have taken time to visit places noted for their historic character, whether larger cities like Savannah; Georgia; San Antonio, Texas; or New Orleans, Louisiana, or smaller communities like Natchez, Mississippi, Virginia City, Nevada; Port Townsend, Washington; and Quincy, Illinois. Virtually every one of us has undoubtedly spent time pleasantly walking through historic Main Street and residential districts. The appeal of these areas is universal. Reflecting this, a growing number of communities have been incorporating historic preservation into their comprehensive plans, downtown revitalization strategies, neighborhood improvement plans, and zoning ordinances.

This article is intended to provide a brief introduction to historic preservation planning. You will read about some of the benefits of preservation, and find information on how communities are implementing local preservation policies. Resources are also listed for those of you who want to learn more about preservation planning.

### Preservation in America

The first interest in preserving historic structures can be found in the mid 19<sup>th</sup> Century efforts to acquire and restore the homes of famous Americans like George Washington's Mount Vernon and Thomas Jefferson's Monticello. Beginning in 1927, the scope of historic preservation expanded dramatically with the start of John D. Rockefeller's restoration of Williamsburg, colonial Virginia's capital city. The next, and perhaps most important, step in the preservation movement was taken in 1931 when Charleston, South Carolina, established the nation's first local historic district. Preservation no

longer concerned itself just with individual structures, but also took in to account the historic value of groups of buildings, districts, and even whole communities. But major losses also acted to energize the preservation movement. As planning historian Larry Gerckens has noted, "The demolition of New York City's Pennsylvania Station in 1965, one of the nation's most magnificent railroad stations, shocked many New Yorkers, as well as citizens across the country. Outraged by the fact that there was no legal recourse to stop the demolition (the building was privately owned by the nearly bankrupt Pennsylvania Railroad), New Yorkers responded by enacting later that year a comprehensive landmarks preservation law.

Historic preservation became federal policy with the adoption of the National Historic Preservation Act (NHPA) in 1966. This law was enacted following completion of *With Heritage So Rich*, a comprehensive report undertaken by the U.S. Conference of Mayor's Special Committee on Historic Preservation in response to the substantial loss of historic and cultural resources brought about by urban renewal and construction of the interstate highway system.

Among other things, the NHPA authorized creation of a National Register of Historic Places, directing the U.S. Secretary of Interior to maintain a list of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering and culture. Indeed, within twenty-five years of its passage there were over 8,000 historic districts listed in the National Register.

The NHPA also authorized the establishment of historic preservation offices in each state, and mandated the creation of standards and guidelines for various preservation activities, such as how to identify historic resources. The survey process and criteria for evaluating potential historic resources are important components of preservation planning because they help to distinguish what is historic from what is merely old.

In recent years, historic preservation has

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### 3 C's of Preservation

**Continuity.** In our rapidly changing world, it is vitally important to preserve our links to the past. Yes, change is inevitable, and it often leads to improvements in our towns and cities. But rapid change also carries its costs, threatening our sense of stability, and our feeling that we're connected to past generations. Preservation also visibly reminds us of how our communities have evolved over time.

**Coherence.** Much of what was built in the 19<sup>th</sup> and early 20<sup>th</sup> century worked well as an "ensemble". Neighboring buildings complemented each other, much better than has usually been the case in recent decades. Just consider the typical groupings of commercial buildings that lined – and still line today – Main Streets from coast-to-coast. They provide a sense of coherence to cities and towns, large and small. As historian Richard Francaviglia has observed "Although our Main Streets may have individual personalities and regional characteristics, they are instantly recognizable as American."

**Creativity.** It is not a contradiction to say that historic preservation values creativity. In fact, there has been much more creativity in the adaptive reuse of historic buildings than in the bland character of many new buildings.

Preservation has evolved far beyond its early focus on the restoration of historic properties of famous Americans. Preservation today is engaged in questions of how to keep our down-towns and older neighborhoods vibrant by respecting the past, while fostering infill development to fill in the gaps. Indeed, developers and local officials recognize the enormous economic benefits that strong local historic preservation programs can yield.

So put it all together: continuity, coherence, and creativity. 3 C's of preservation.



## Preservation Planning *(continued from page 3)*

continued to expand its focus, with new interest in preserving and enhancing the distinctive character of communities, and even regions.

### Benefits of Historic Preservation

Since the 1970's, mounting evidence has shown that historic preservation can be a powerful community and economic development strategy. Evidence includes statistics compiled from annual surveys conducted by the National Trust for Historic Preservation and statewide Main Street programs, state-level tourism and economic impact studies, and studies that have analyzed the impact of specific actions such as historic designation, tax credits, and revolving loan funds. Among the findings:

- Creation of local historic districts stabilizes, and often increases residential and commercial property values.
- Increases in property values in historic districts are typically greater than increases in the community at large.
- Historic building rehabilitation, which is more labor intensive and requires greater specialization and higher skills levels, creates more jobs and results in more local business than does new construction.
- Heritage tourism provides substantial economic benefits. Tourists drawn by a community's (or region's) historic character typically stay longer and spend more during their visit than other tourists.
- Historic rehabilitation encourages additional neighborhood investment and produces a high return for municipal dollars spent.
- Use of a city or town's existing, historic building stock can support growth management policies by increasing the supply of centrally located housing.

### Planning for Historic Preservation

Elected and appointed officials often face difficult and controversial decisions that affect that character of their communities. Many of these decisions relate to older and historic buildings, neighborhoods, and commercial districts. Examples include:

- Demolishing an old building or group of buildings to make way for new development such as a chain drugstore or "big box" retailer.

- Constructing a new addition on an existing building.
- Constructing a new building in an older neighborhood.
- Replacing historic building elements such as windows, doors, porches, roofs, or original siding materials.

When making these decisions, elected and appointed officials look to their community's long-range plan, zoning ordinances, and related land use regulations. In many communities, these documents provide little guidance in terms of historic preservation. While plans or ordinances may reference (often in an appendix) those buildings or neighborhoods listed in National and State Registers of Historic Places, this information, in and of itself, is of minimal value to decision makers. Without more, simply being listed in the National or State Registers only provides limited protection from federal or state actions that may adversely affect historic resources.

Preservation planning is key to establishing public policies and strategies that can help prevent the loss of historic resources. It provides a forum for discussion and education about issues related to historic resources and development. This includes important questions such as when and where it may be appropriate to demolish historic buildings, and what resources must be protected to maintain the community's historic and architectural character.

Preservation planning usually results in the preparation of a formal planning document by professional planners, historians, or architects specializing in historic preservation. This can be a stand-alone planning document such as a historic preservation plan, or a component of a long-range planning document such as a master plan, downtown revitalization plan, or neighborhood improvement strategy. Information about a community's historic resources and historic preservation efforts can also be incorporated into various sections of community planning documents, such as sections relating to housing, community character, downtown revitalization, and economic development.

Preservation planning, like most planning processes, typically includes a long-range vision, goals and objectives, and recommended implementing actions

(such as adoption of a local preservation ordinance). A well-conceived preservation planning process serves to:

- Establish a basis of public policy about historic resources;
- Educate and inform residents and others about their community's heritage and its value;
- Identify opportunities for economic growth based on the community's historic and architectural character.
- Ensure consistency among various local government policies that affect the community's historic resources;
- Lay the groundwork for adopting a local historic preservation ordinance or strengthening an existing one;
- Eliminate uncertainty or confusion about the purpose, meaning, and content of a community's preservation ordinance;
- Inform existing and potential property owners, investors, and developers about what historic resources the community wants to protect as it grows;
- Create an agenda for future preservation activities; and,
- Facilitate compliance with federal and state historic preservation and environmental quality laws.

### Summing Up:

Across the nation cities and towns of all sizes are recognizing the benefits preservation can bring. Historic buildings, commercial districts, and neighborhoods help give communities their distinctive character. Their loss damages the fabric of a community. Their preservation is more than just an aesthetic issue, it is a matter of sound economic policy.

Check out the  
April 2007 issue of  
*This Old House*.

Joe & Jenny Buckman  
were recognized for their  
quality restoration of the  
1904 Colonial Revival  
at ?? Broadway.

Congratulations!

## Smart Growth *(continued from page 2)*

without exception historic buildings are where public infrastructure already exists. No new water lines, sewer lines, streets, curbs, or gutters required. That's Smart Growth.

Reason #3: New activities – residential, retail, office, and manufacturing – in existing historic buildings inherently reinforces the viability of public transportation. That's Smart Growth.

Reason #4: If we are to expect citizens to use their cars less, and use their feet more, then the physical environment within which they live, work, shop, and play needs to have a pedestrian rather than a vehicular orientation. One of the most predominant characteristics of historic areas – residential or commercial – is their pedestrian orientation. That's Smart Growth.

Reason #5: Another element in the drive to encourage human movement by means other than the automobile is the interconnection of uses. Based on the foolishness of post World War II planning and development patterns, uses have been sharply separated. Historic neighborhoods were built from the beginning with a mix of uses in close proximity. Cities with the foresight to readjust their zoning ordinances to encourage integration of uses are seeing that interconnectivity reemerging in historic areas. That's Smart Growth.

Reason 6: As a strong proponent of economic development I am certainly glad the phrase is Smart Growth as opposed to no growth. Smart Growth suggests that growth has positive benefits, and I would argue that is true. At the same time we cannot say we are having smart growth – regardless of how well it is physically planned – if at the same time we are abandoning existing assets. The encouraged reinvestment in historic areas in and of itself revitalizes and revalues the nearby existing investment of both the public and private sector. That's Smart Growth.

Reason #7: Across America people are indeed moving “back to the city.” But almost nowhere is it back to the city in general. In nearly every instance it is back to the historic neighborhoods and historic buildings within the city. We do need to pay attention to market patterns, and if it is back to historic neighborhoods to which people are moving, we need to keep those neighborhoods viable for that to happen. That's Smart Growth.

Reason #8: Smart Growth ought to imply not just physical growth but economic growth. And economic growth means new jobs. But who is creating the net new jobs in America? Not General Motors, or IBM, or Kodak. 85% of all net new jobs in America are created by small businesses. And for most small businesses there are few costs that are controllable, but there is one – occupancy. Older and historic buildings often provide the affordable rent that allows small businesses to get started. That's Smart Growth.

Reason #9: Business districts are sustainably successful when there is a diversity of businesses. And that diverse business mix requires a diverse range of rental rates. Only in downtowns and older commercial neighborhoods is there such diversity. Try finding any rental rate diversity in the regional shopping center or the so called office park. You won't. Older business districts with their diverse rents are Smart Growth.

Reason #10: Smart Growth also ought to be about jobs. Let me distinguish new construction from rehabilitation in terms of creating jobs. As a general rule new construction is 50 percent labor and 50 percent materials. Rehabilitation, on the other hand, is 60 to 70 percent labor. While we buy an HVAC system from Ohio, sheetrock from Texas and timber from Oregon, we buy the services of the carpenter and plumber, painter and electrician from across the street. They subsequently spend that paycheck for a haircut, membership in the local Y and a new car, resulting in a significantly greater local economic impact dollar for dollar than new construction. The rehabilitation of older structures is Smart Growth.

Reason #11: Solid waste landfill is increasingly expensive in both dollars and environmental quality. Twenty four percent of most landfill sites is made up of construction debris. And much of that waste comes from the razing of existing structures. Preserving instead of demolishing our inventory of historic buildings reduces that construction waste. Preserving instead of demolishing our inventory of historic buildings is Smart Growth.

Reason #12: Its critics have pointed out that the so called New Urbanism is neither new nor urban. I would argue that New Urbanism reflects good urban design principals. But those principals

have already been at work for a century or more in our historic neighborhoods. The sensitive renewal of those neighborhoods is Smart Growth. So are you starting to get the picture? Let me be briefer with the rest of the list.

Reason #13: Smart Growth advocates a density of use. Historic residential and commercial neighborhoods are built to be dense.

Reason #14: Historic buildings themselves are not liabilities as often seen by public and private sector demolition advocates, but are assets not yet returned to productive use.

Reason #15: The rehabilitation of older and historic neighborhoods is putting jobs where they workers already are.

Reason #16: Around the country historic preservation is the one form of economic development that is simultaneously community development.

Reason #17: Reinvigorating historic neighborhoods reinforces existing schools and allows them to recapture their important educational, social, and cultural role on a neighborhood level.

Reason #18: No new land is consumed when rehabilitating a historic building.

Reason #19: The diversity of housing sizes, qualities, styles, and characteristics of historic neighborhoods stands in sharp contrast to the monolithic character of current subdivisions. The diversity of housing options means a diversity of human beings who can live in historic neighborhoods.

Reason #20: Historic preservation constitutes a demand side approach to Smart Growth. The conversion of a historic warehouse into 40 residential units reduces the demand for ten acres of farm land. The economic revitalization of Main Street reduces the demand for another strip center. The restoration of the empty 1920's skyscraper reduces the demand for another glass and chrome building at the office park.

***Historic Preservation is Smart Growth. A Smart Growth approach that does not include historic preservation high on the agenda is not only missing a valuable strategy, but, like the historic buildings themselves, an irreplaceable one.***

## 40th Anniversary *(continued from page 1)*

Bardstown's first historic zoning ordinance established the Bardstown-Nelson County Historical Commission, and it was an "appearance" ordinance providing for the regulation of only the exterior appearance of 250 historic structures within the historic district. In 1976, the ordinance evolved from an "appearance" to a "true preservation" ordinance regulating the review of exterior site and structure alterations, new construction, and demolition. The ordinance also was amended to comply with statutory requirements for historic overlay zoning and was incorporated into countywide Zoning Regulations. In 1985, the City of Bardstown qualified as a "Certified Local Government" and again expanded the historic district. Today the Bardstown Historical Review Board, with support from the Preservation Administrator and Joint City-County Planning Commission of Nelson County, administers the historic overlay zoning district. The Historic District encompasses 485 residential, office, commercial, institutional, and public structures and sites, and since its inception, the Historic District has added 14 new principal buildings and has only lost 16 principal buildings.

While historic zoning's extra regulations and review process make for some inconveniences, most residents and officials see historic zoning as a trade-off. Most agree that historic zoning has provided predictability for property owners, preserved local history, provided tourism opportunities, stabilized the local economy and property values, and enhanced quality of life and community pride. By preserving its unique character and integrity, Bardstown has had opportunities to participate and benefit from state and federal preservation programs and funding, including Main Street, Renaissance Kentucky, Preserve America, Rural Heritage Development Initiative, Federal Investment Tax Credit, and TEA-21, and has been recognized as one of the "100 Best Small Towns in America."

When asked about the impact of historic zoning, Bardstown Mayor Dick Heaton said: "Bardstown has always been a very progressive and unique community. Our early endorsement of historic zoning was a great example of our progressive leadership and makeup of our town. This effort has resulted in the preservation and restoration of numerous properties and a major reason why our downtown district has remained very viable. Properties within the Historic District have remained very desirable and as a result have appreciated very nicely over the years. This is part of the uniqueness of our City in that we have a clean vibrant downtown in comparison to many other similar size towns in the United States."

Don Parrish, current Historical Review Board Chairman and Historic District resident and business owner and former Bardstown City Council member and Planning Commissioner, also discussed the benefits of historic zoning. He said: "Living in the historic district and operating my business in the historic downtown district constantly brings complements from visitors from all over the world. It is gratifying to know the efforts on the part of many citizens, both privately and in service to this

### PROCLAMATION

By  
City of Bardstown

**WHEREAS**, historic preservation is an effective tool for managing growth, revitalizing neighborhoods, fostering local pride and maintaining community character while enhancing livability; and

**WHEREAS**, historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all ethnic backgrounds; and

**WHEREAS**, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

**WHEREAS**, "Making Preservation Work!" is the theme for National Preservation Month 2007, sponsored by the National Trust for Historic Preservation; and

**WHEREAS**, the City of Bardstown celebrates the 40th anniversary of preservation planning and historic zoning and recognizes all those individuals and organizations that have been involved in "making preservation work" in Bardstown since 1967; and,

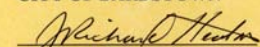
**WHEREAS**, Bardstown's long-standing preservation ethic and commitment have resulted in an intact and vibrant historic district and have created a viable economic alternative balancing change and growth with preservation.

**NOW, THEREFORE**, I, Mayor J. Richard Heaton, do proclaim May 20-26, 2007, as


#### "Bardstown Preservation Week"

and call upon the people of the City of Bardstown to join their fellow citizens across the Commonwealth of Kentucky and the United States in recognizing and participating in this special observance.

CITY OF BARDSTOWN

  
J. Richard Heaton, Mayor

ATTEST:

  
Bobbe Blingoe, City Clerk

Dated: 05-08-2007



community have brought Bardstown to the forefront of many, many travelers. May we citizens of Bardstown be fortunate to maintain this effort in the decades to come."

Doug Hubbard, current Historic District property owner and former Bardstown Historical Review Board member, said: "Bardstown's historic zoning was one of the first in Kentucky and became the model for many communities that followed our lead. The leadership of Mayor Wilson and the early board members helped save our historic spirit for generations to come. They made the hard decisions often at the sacrifice of friendships to protect our heritage. I was privileged to be a part of its middle years. I admire the work that continues today."

Former Mayor and local historian, Dixie Hibbs stated: "In the past 40 years the Bardstown Historic Zoning Ordinance and the review boards which oversaw it provided positive proof that "new" could complement the "old" in Bardstown-- preserving the look and spirit of Historic Bardstown."

Today the City of Bardstown is only one of approximately 2,300 communities with local historic zoning districts. Bardstown's historic district is matched by only a few other small communities and is a model for other communities. The City of Bardstown represents the pioneering preservationists who led the movement in the state and nation.

## Zoning Compliance Permits January—March 2007

|                                     | City of Bardstown |                    | Nelson County |                    | Total      |                     |
|-------------------------------------|-------------------|--------------------|---------------|--------------------|------------|---------------------|
|                                     | Permits           | Est. Cost (\$)     | Permits       | Est. Cost (\$)     | Permits    | Est. Cost (\$)      |
| Agricultural Structures             | 0                 | \$0                | 16            | \$171,000          | 16         | \$171,000           |
| <b><i>Agricultural Subtotal</i></b> | <b>0</b>          | <b>\$0</b>         | <b>16</b>     | <b>\$171,000</b>   | <b>16</b>  | <b>\$171,000</b>    |
| Accessory Additions                 | 0                 | \$0                | 3             | \$18,750           | 3          | \$18,750            |
| Accessory Structures                | 10                | \$27,600           | 47            | \$310,032          | 57         | \$337,632           |
| Demolitions                         | 1                 | \$0                | 4             | \$2,300            | 5          | \$2,300             |
| Duplexes (2 units)                  | 1                 | \$82,000           | 0             | \$0                | 1          | \$82,000            |
| Manufactured Homes, double-wide     | 0                 | \$0                | 3             | \$84,500           | 3          | \$84,500            |
| Manufactured Homes, single-wide     | 0                 | \$0                | 8             | \$71,300           | 8          | \$71,300            |
| Multi-Family Structure (3 units)    | 1                 | \$110,000          | 0             | \$0                | 1          | \$110,000           |
| Multi-Family Alterations/Remodeling | 0                 | \$0                | 0             | \$0                | 0          | \$0                 |
| Single-Family Additions             | 2                 | \$21,800           | 16            | \$256,113          | 18         | \$277,913           |
| Single-Family Dwellings             | 17                | \$1,699,000        | 38            | \$5,572,914        | 55         | \$7,271,914         |
| Single-Family Alteration/Remodeling | 2                 | \$58,000           | 6             | \$101,600          | 8          | \$159,600           |
| Townhouses/Condominiums (16 units)  | 1                 | \$480,000          | 0             | \$0                | 1          | \$480,000           |
| <b><i>Residential Subtotal</i></b>  | <b>35</b>         | <b>\$2,478,400</b> | <b>125</b>    | <b>\$6,417,509</b> | <b>160</b> |                     |
| Commercial Accessory Structures     | 4                 | \$6,500            | 2             | \$30,952           | 6          | \$37,452            |
| Commercial Additions                | 3                 | \$9,800            | 0             | \$0                | 3          | \$9,800             |
| Commercial Alteration/Remodeling    | 5                 | \$63,200           | 2             | \$98,000           | 7          | \$161,200           |
| Commercial Demolitions              | 0                 | \$0                | 1             | \$0                | 1          | \$0                 |
| Commercial Relocations              | 0                 | \$0                | 0             | \$0                | 0          | \$0                 |
| Commercial Structures               | 3                 | \$765,000          | 2             | \$81,000           | 5          | \$846,000           |
| Commercial Tenant Fit-Ups           | 4                 | \$120,000          | 0             | \$0                | 4          | \$120,000           |
| <b><i>Commercial Subtotal</i></b>   |                   |                    |               |                    |            |                     |
| Industrial Additions                | 1                 | \$270,000          | 0             | \$0                | 1          | \$270,000           |
| Industrial Alterations/Remodeling   | 2                 | \$53,500           | 0             | \$0                | 2          | \$53,500            |
| Industrial Structures               | 0                 | \$0                | 1             | \$42,750           | 1          | \$42,750            |
| <b><i>Industrial Subtotal</i></b>   | <b>3</b>          | <b>\$323,500</b>   | <b>1</b>      | <b>\$42,750</b>    | <b>4</b>   |                     |
| Public Accessory Structures         | 0                 | \$0                | 0             | \$0                | 0          | \$0                 |
| Public Structures                   | 0                 | \$0                | 1             | \$250,000          | 1          | \$250,000           |
| Public Addition                     | 0                 | \$0                | 0             | \$0                | 0          | \$0                 |
| Public Alterations/Remodeling       | 1                 | \$110,000          | 0             | \$0                | 1          | \$110,000           |
| <b><i>Public Subtotal</i></b>       | <b>1</b>          | <b>\$110,000</b>   | <b>1</b>      | <b>\$250,000</b>   | <b>2</b>   | <b>\$360,000</b>    |
| Voided/Renewed Permits              | 0                 | \$0                | 0             | \$0                | 0          | \$0                 |
| <b><i>Total Permits Issued</i></b>  | <b>58</b>         | <b>\$3,876,400</b> | <b>151</b>    | <b>\$7,241,211</b> | <b>209</b> | <b>\$11,117,611</b> |



# Joint City-County Planning Commission of Nelson County

One Court Square  
Old Courthouse Building, 2nd Floor  
P.O. Box 402  
Bardstown, Kentucky 40004

Telephone: (502) 348-1805  
Fax: (502) 348-1818  
Email: [ncpz@bardstowncable.net](mailto:ncpz@bardstowncable.net)  
Website: [www.ncpz.com](http://www.ncpz.com)

**Serving the  
Cities of Bardstown,  
Bloomfield, Fairfield,  
& New Haven  
&  
Nelson County**

## Planning Commission

Kenneth Brown, City of Bloomfield  
Theresa Cammack, Nelson County (#3)  
Wayne Colvin, Nelson County (#5)  
Andy Hall, City of New Haven  
Roland Williams, City of Bardstown  
Todd Johnson, City of Bardstown  
Shea Koger, Nelson County (#4)  
Mary Ellen Marquess, City of Fairfield  
Mark Mathis (Secretary/Treasurer), Bardstown  
Linda Wells, Nelson County (#2)  
Mike Zoeller (Chair), Nelson County (#1)

# denotes Magisterial District

## Planning Commission Staff

Janet Johnston, AICP, Director  
Cindy Pile, Administrative Assistant  
Tracy Grant, Receptionist/Clerk  
Phyllis Horne, Receptionist/Clerk  
David Hall, Preservation Administrator  
Mike Coen, Legal Counsel  
Alicia Brown, Court Reporter

## News

**Mr. Bob Hite resigned from the Planning Commission in April 2007.** Mr. Hite served as a member from 1994 to 2007. Mr. Hite also served as Vice-Chairman. The Planning Commission will recognize Mr. Hite with a resolution and gift.

**Mr. Roland Williams** was appointed by the Mayor with the approval of the Bardstown City Council to serve the unexpired term of Bob Hite. Mr. Williams was a teacher and coach for 29 years and Athletic Director for 12 years at Bardstown High School. He worked as an Assistant Commissioner at the Kentucky high school Athletic Association for 4 1/2 years. Mr. Williams retired in December 2006. He serves on the Human Rights Commission and is Bardstown High School's softball coach.

**Mrs. Geraldine Simpson** resigned from the Bloomfield Board of Adjustment after serving ten years. Mrs. Simpson also served as Chairperson.

**Mr. A.G. Wright** was appointed by the Mayor with the approval of the Bloomfield City Council to serve the unexpired term of Geraldine Simpson. Mr. Wright is retired.

**Mr. Danny Raisor** resigned from the Development Review Board in April 2007. Danny served as a county appointee from 2001 to 2007.

**Ms. Joanie Wathen**, Planning Commission Receptionist/Clerk, passed away on January 18th, 2007. Joanie was a dedicated employee. The Planning Commission adopted a resolution recognizing Joanie and planted a City street tree in her memory at the Bardstown Baptist Church.