



COLUMNS

An Old Kentucky Garden Party

Preservation Month Celebration

The sun was shining bright on more than 250 guests who donned their garden chic attire and enjoyed a gathering of preservationists, park enthusiasts and party goers for a quintessential Kentucky soiree at My Old Kentucky Home State Park. The historic 1795 Federal Hill Farm was the perfect setting for a Derbytime get-together and a kickoff for the national May Preservation Month annual observance.

Guests were greeted with Maker's Mark Strawberry Juleps and serenaded by the Stephen Foster Story Singers before making their way down a tree-lined path to the main event where the Bluegrass 101 Band, Southern hors d'oeuvres and traditional bourbon drinks by Barton 1792 and Four Roses Distilleries awaited them.

The carriage house was transformed into a gallery that featured Linda Bruckheimer's Kentucky roadside photographs, which were sold to benefit Preservation Kentucky and the Kentucky State Parks Foundation.

A beautiful historic venue, perfect weather, Kentucky traditions and Southern hospitality provided the quintessential Preservation Kentucky soiree!

Photo Gallery: <http://www.topsinlex.com/Photos/9657/An+Old+Kentucky+Garden+Party>



Upcoming Events

Selling Historic Preservation Workshop for Real Estate Professionals . Wednesday, August 17, Shelbyville.

CEU credits - 2 hours elective/law. Topics include incentives for buildings and buyers; state and federal tax credits; Kentucky historic architectural styles; sustainability and energy efficiency of historic buildings; design standards for rehabilitation; myths about old buildings; and, marketing and selling historic real estate. Hosted by Preservation Kentucky, Kentucky Heritage Council and Shelbyville Main Street. *Register online at www.preservationkentucky.org. Call or email PK with questions: 502-871-4570 . info@preservationkentucky.org*

Nominations for PK's Annual Excellence in Preservation Awards due Wednesday, August 24.

Thousands of Kentuckians work tirelessly every day to preserve Kentucky's heritage in our historic buildings, landscapes and prehistoric sites. Preservation Kentucky established the Excellence in Preservation Leadership Awards to recognize these dedicated people and their exceptional accomplishments in the preservation, rehabilitation and interpretation of our architectural and cultural heritage, and to distinguish best practices in the field. *Award categories and downloadable nomination form online at www.preservationkentucky.org.*

Annual Excellence in Preservation Awards . Sat. Oct. 8

Preservation Kentucky's annual leadership awards will be held on Saturday, October 8 at Afton Farm, which sits along Old Georgetown Road in Franklin and Scott Counties. This beautiful horse farm features a stately 1848 Greek Revival home and is the perfect setting for an outdoor autumn celebration. *Tickets available soon online at www.preservationkentucky.org.*

Preservation Trailblazers . Friday, October 14, Frankfort.

Enjoy a fun day with fellow preservationists celebrating Kentucky's 50 years of preservation successes and the establishment of the National Historic Preservation Act (NHPA). *Registration includes a variety of sessions, panels, lunch and closing reception. Register at www.libertyhall.org.*

Members matter to Preservation Kentucky! Our members are critical partners in fulfilling our ongoing efforts to preserve Kentucky's heritage through education, advocacy and special events. We welcome your involvement on whatever level works best for you, and appreciate your support! *Join or renew now at www.preservationkentucky.org. If you have questions about your renewal date or membership, call PK's office at 502-871-4570, email membership@preservationkentucky.org.*

Placemaking Kentucky

This Place Matters

Betsy Hatfield, Executive Director, Preservation Kentucky

Kentucky's historic architecture is as rich in diversity, style, form and function as the topography that has helped shaped it. From the Appalachian Mountains, hilly Pennyroyal and Cumberland Plateau, to the Western Coal Fields, Jackson Purchase and the Bluegrass, the natural beauty of our mountains, meadows, forests, woodlands, waterways and geological formations have provided the setting for some of the country's most beautiful, interesting and historic places.

Our communities are equally as diverse and tell our varied stories. River cities, coal mining camps, farmsteads, rural towns, African American hamlets, railroad villages, Main Streets, courthouse squares, urban neighborhoods and metropolitan downtowns - all with their own personality and sense of place.

Practically every style of American architecture is represented in Kentucky's built environment: Federal farmhouses, shotgun houses, Georgian and Greek Revival mansions, log cabins, stucco bungalows, cast iron and brick Victorian warehouses, colonial cottages, classical stone buildings - all visible reminders of what distinguishes us, shapes our history and quality of life.

How we protect our historic buildings, prehistoric places and landscapes is placemaking, the management of our spaces, our inspirations and the assets that make our communities special and contribute to our health, happiness and wellbeing. The National Trust's *This Place Matters* campaign, created in 2008 as a way for people to shine a spotlight on the historic places that play a role in their lives, is especially meaningful this year as we celebrate the National Historic Preservation Act of 1966, the milestone legislation that officially galvanized our country into action with national placemaking to legally, consciously and collectively preserve our historic places.

It's also the anniversary of our state partner, the Kentucky Heritage Council, the government agency that has been statewide placemaking for the past 50 years, assisting individuals, communities and local governments in making historic preservation an important component of comprehensive community planning and economic development.

Daniel Boone said "Heaven must be a Kentucky kind of place." Jesse Stuart called Kentucky the heart of America. We call Kentucky home. All who live, work and visit here experience the treasures, the assets, the places we value, and the places that define us. Places that need protecting. Placemaking Kentucky.

Around the State

News from our Preservation Partners

Eastern Kentucky

Minta Trimble, Director, Pikeville Main Street

Not everyone can hold a party in the middle of the street! Pikeville Main Street did, and their first **Dinner in White** fundraiser was a huge success - already earning a reputation as the community's outdoor social of the year!

White lights, white linen table clothes, white candles and white flowers set the stage for an elegant evening under the stars.



Pikeville Main Street board members worked hard to sell 24 tables and establish partnerships with downtown restaurants to offer specially priced dinners. After purchasing their dinners, guests gathered with their picnic baskets at linen lined picnic

tables in the middle of Main Street for a Picnic in Paris soiree. Guests were responsible for decorating their tables in the white decor theme, and each received a white hand poured candle created especially for the event.

A saxophonist played during dinner, followed by a DJ who provided tunes for dancing - literally in the streets. The evening concluded with sparklers (white, of course), and 160 very happy guests. Pikeville Main Street raised money selling beverages, and the evening was successful on so many levels that next year's date has already been set - Saturday, June 17, 2017. Proceeds raised from the event benefit downtown revitalization.

South Central Kentucky

Neill Caudill, Vice President, Landmark Assoc. Bowling Green

The Landmark Association of Bowling Green-Warren County held their 40th anniversary Annual Meeting at historic Ironwood to celebrate the important role the Association has played since 1976, and continues to play spearheading the revitalization of downtown Bowling Green.



Congratulations to this year's Landmark Award recipient, Dale Augenstein (Steamer Seafood), who preserved the oldest original brick facade in the area, Maria Moore House. After a 1965 fire,

only the facade remained of the 1828 brick vernacular building. Dale paid special attention ensuring a historical match of the windows and front door. Anchoring the historic facade of the structure ensures its continued future as one of Bowling Green's most distinct downtown landmarks.

Saved from demolition - historic Victory Baptist Church at the corner of State St. and East 12th Ave. The owners of Anna's Greek Restaurant bought the 1912 limestone classical revival church - originally Westminster Presbyterian; listed in the National Register - and are preserving the historic features, which include a beautiful dome and stained glass windows.



Western Kentucky

Melinda Winchester, Director, Paducah Main Street

Paducah, Murray and Cadiz are successfully using historic preservation to revitalize their downtowns and create distinctive destinations with support from local community, entrepreneurial and government partners.

Tax credit projects in Paducah's famous Lower Town Arts District and downtown are providing residential, business, event and boutique hotel spaces for the popular area, which attracts artists



and visitors from all over the country. The Madison Apartments and Smedley-Yeiser home (Lower Town), and MAKE Paducah building and 1857 Boutique Hotel (downtown) are among the historic properties

generating new jobs, while preserving their architecture and history.

In Murray, a mixed use project by Greenspace Properties will be the first of its kind in their downtown with commercial office and upscale residential spaces. Murray Main Street Director Deana Wright said The Old Tobacco Warehouse (jean factory) was recently added to the National Register, and the developer, Black Pearl Properties, plans to repurpose the warehouse for multi-use commercial and residential loft apartments.

Western Kentucky, continued from p.3

In Cadiz, the Old Log Cabin Tourism Building has been rehabilitated into a Coffee Shop and Cafe by Oliphant Construction. Cadiz Main Street Director Leida Underhill said buildings maintained by the Historical Society have recently been repointed, renovated and re-landscaped with help from volunteer Johnny Oliver, including Boots Randolph's old home place, the Yellow Train Stop and the Society's headquarters.



Northern Kentucky

Katie Meyer, Manager, Renaissance Covington

Covington's annual River Cities Preservation Awards recently recognized projects that have made a significant impact on their community's revitalization. Congratulations to the recipients: M-Ventures for exterior restoration and mixed use rehab of the Doctors Building; Emily Palmer Wolff and Paul Weckman for the commercial rehab of 602 West Main Street; Center for Great Neighborhoods for the residential rehab of 1105 Holman Street; Lisa Sauer for her volunteer advocacy and dedication to Covington's architectural and cultural heritage; and, Mutual Building LLC for the comprehensive exterior and interior rehab of the Mutual Building.



Renaissance Covington is currently creating *Look Here!*, an outdoor public history exhibit modeled after Cincinnati's Over-the-Rhine Neighborhood that features historic photos of buildings placed at eye level on street fixtures so observers can connect the historical context to its current use. The goal is to place 150 images throughout the city this September.



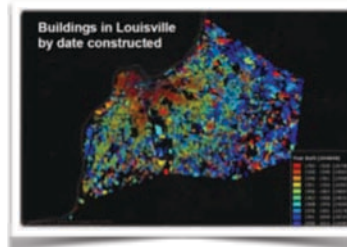
Metro Louisville

Margaret O'Neal, Senior Manager, Preservation Green Lab National Trust for Historic Preservation

Recognizing the environmental, economic and community benefits of reusing vacant and blighted properties, the National Trust's Preservation Green Lab and Urban Land Institute in 2012 formed the Partnership for Building Reuse, an alliance of community groups, real estate developers and civic leaders

whose goal is to make it easier to reuse, retrofit and spur investment for these buildings.

With successful projects in Los Angeles, Philadelphia, Baltimore, Detroit and Chicago, the Green Lab formed a Louisville partnership in 2014, and is working with a group of developers, preservationists, planners, architects, city staff and other professionals to address specific regulatory, financial, market and technical barriers to adaptive reuse in Louisville. The ultimate goal is to create policies that spur market-driven reuse.



The Louisville project is also utilizing data and spatial analysis to develop an interactive mapping platform that displays a variety of information layers such as character score, building age and demolition permits. This will allow users to explore neighborhoods, gain a better understanding of Louisville's built environment, and identify areas where targeted investments could have a powerful impact.

Central Kentucky

Yvonne Rettie, Chairwoman, Boyle Landmark Trust

Danville's once endangered ca. 1790s cabin owned by the Boyle Landmark Trust is being sold after 18 months of work to stabilize the two story structure and save it from further decay. The painstaking project, carefully conducted by log cabin expert Bill Faulconer of Chaplin Hill Timberwrights to prevent it from collapsing, included repairing the dry-laid stone foundation, replacing rotten logs and restoring the interior stone hearth and floor.



For decades, the cabin was thought to be the home of Willis Russell - until recently, when historians Carolyn Crabtree and Mary Girard discovered his home was nearby. Boyle Landmark Trust renamed the cabin the Willis Russell Memorial Cabin in honor of Russell, an emancipated slave, who in 1838 founded a school for African-American children - the first of its kind in Boyle County.



If you're interested in buying the cabin, contact Yvonne Rettie at yrettie@me.com.

Commemorating 50 Years

2016 commemorates the **50th anniversary** of the **Kentucky Heritage Council** and the **National Historic Preservation Act**, the cornerstone of American historic preservation.

The Act was created because too many important historic places were being lost to post-World War II development, and the collective voice of our country sought a more active role protecting our cultural heritage.

No other document influenced the creation of the National Historic Preservation Act (NHPA) more than ***With Heritage So Rich***, published in 1966. At the time it was written, almost half of the 12,000 structures listed in the Historic American Buildings Survey (HABS) of the National Park Service had already been destroyed. A few months after *With Heritage So Rich* was published, Congress passed the NHPA and nearly every major recommendation in the report was translated into law.

The forward of *With Heritage So Rich* is written by Mrs. Lyndon B. "Lady Bird" Johnson, who had the privilege of living in one of the grandest, most historic and most significant American homes, The White House.

"We must preserve and we must preserve wisely," wrote Mrs. Johnson. "... in its best sense preservation does not mean merely the setting aside of thousands of buildings as museum pieces. It means retaining the culturally valuable structures as useful objects: A home in which human beings live, a building in the service of some commercial or community purpose. Such preservation insures structural integrity, relates the preserved object to the life of the people around it, and not least, it makes preservation a source of positive financial gain rather than another expense."



With Heritage So Rich

On September 15, 1687, a Venetian bomb fell on a Turkish powder keg and blew the Parthenon to pieces. The Venetians who did the bombarding and the Turks who used the Parthenon for a powder magazine did not intend its destruction. But the act of war was decisively final. An edifice which had stood for over 2,000 years as one of the supreme works of Athenian culture, lay in ruins.

We do not use bombs and powder kegs to destroy irreplaceable structures related to the story of America's civilization. We use the corrosion of neglect or the thrust of bulldozers. The result is the same as in the case of the Parthenon. Places where great American voices were heard, or where great acts of valor were performed, are lost. Connections between successive generations of Americans - concretely linking their ways of life - are broken by demolition. Sources of memory cease to exist.

Why then are we surprised when surveys tell us that many Americans, young and old, lack even a rudimentary knowledge of the national past? We ourselves create the blank spaces by doing nothing when the physical signs of our previous national life are removed from our midst.

A nation can be a victim of amnesia. It can lose the memories of what it was, and thereby lose the sense of what it is or wants to be. It can say it is being "progressive" when it rips up the tissues which visibly bind one strand of its history to the next. It can say it is only getting rid of "junk" in order to make room for the modern. What it often does instead, once it has the graphic source of its memories, is to break the perpetual partnership that makes for orderly growth in the life of a society.

With Heritage So Rich

***A Report of a Special Committee on Historic Preservation
United States Conference of Mayors, 1966***



Looking back on 50 years as we look toward the future

Craig Potts, State Historic Preservation Officer (SHPO) and Executive Director, Kentucky Heritage Council



Preservation Kentucky, the statewide nonprofit, and the Kentucky Heritage Council, the state historic preservation agency of the Tourism, Arts and Heritage Cabinet, have long shared a symbiotic relationship based on our work to preserve Kentucky's historic buildings, cultural landscapes and archaeological resources. This is a milestone year for both organizations and anyone interested in preservation, as 2016 marks the 50th anniversary of the passage of the National Historic Preservation Act (NHPA) that paved the way for the founding of our agency, known originally as the Kentucky Heritage Commission.

Mrs. Willis was the widow of former Gov. Simeon Willis at the time she was appointed Kentucky's first State Historic Preservation Officer in 1966. A year prior, she had been credited with lobbying Gov. Ned Breathitt to intervene and save a significant historic home in downtown Frankfort threatened with demolition, the Vest-Lindsey House, a Federal-style structure with a storied past dating to the early 1800s.

Her passion, fight and vision for the future of preservation in Kentucky remain at the very core of our agency. Every subsequent state historic preservation officer, SHPO staff member and advocate has been faced with these challenges.

How do we preserve Kentucky's irreplaceable cultural resources in the face of constant change? How do we make a case for the long-term benefits of preservation in the face of current conveniences, preferences or short-term profits? How do we influence decision making to better balance our past with our future, and thereby enhance the strength and richness of our communities and our state?

Over the years, preservationists have found a wide range of creative solutions to address these challenges through legislation like the NHPA, sheer will and determination.

Since 1966, the Heritage Council has collected survey data on more than 100,000 historic sites in all of our 120 counties, including military sites and battlefields, sites associated with minority populations, rural architecture, cultural landscapes, archaeological resources, commercial buildings, Main Street districts and neighborhoods of varying social and economic character.

Significant time and effort has been given to list Kentucky properties on the National Register of Historic Places, ranking us 4th in the nation for NR listings, with each structure becoming eligible for federal or state historic rehabilitation tax credits.

Since the 1980s, tax credit programs have made a significant impact in Kentucky, leveraging millions of dollars in private revitalization spending and placing hundreds of buildings back on the tax rolls and into service. We rank 9th in the nation in use of federal historic tax credits, moving our under-performing buildings from the "liability" category to the "asset" category.

The Kentucky Heritage Council developed the nation's first statewide Main Street Program in the 1970s, supporting over 100 Kentucky communities by providing a grassroots structure to revitalize their struggling downtowns. Last year alone, this program leveraged more than \$76 million in public and private investment, and almost \$4 billion since its inception in 1979.

The Heritage Council has also evaluated thousands of federal projects through the Section 106 Review process, ensuring proper consideration for our irreplaceable historic and prehistoric resources. Few truly understand the degree of loss that Kentucky would have sustained over the years without this critical element of the National Historic Preservation Act.

Today, Kentucky is successfully selling what we fought to preserve yesterday. Preservationists, developers and entrepreneurs have positively impacted our economy through heritage-related tourism. Our historic horse farms, historic bourbon distilleries and other tradition-based visitor attractions are high-performing elements of our local and state economy.

Through the years, Preservation Kentucky has worked closely with us in many endeavors through sponsorships and hands-on organization, co-presenting conferences and trainings; promoting historic preservation in downtown development, heritage tourism, community revitalization and quality of life; and taking the lead in championing the establishment of the Kentucky Historic Preservation Tax Credit and its improvements.

One woman's desire to save a single historic home developed into a program with far-reaching educational value, billions of dollars in economic impact, and observable benefits to the Commonwealth's cultural identity. Our tangible heritage is a big part of our collective future, and it is our job to continue providing these services and forging important relationships like the one we have with our statewide education and advocacy nonprofit partner, Preservation Kentucky.

Anything but Ordinary: The Importance of Rural Building Preservation

Jennifer Ryall, Architectural Historian

Is your grandparents' barn falling right now? It seems like an odd question to begin an article with, but, the truth is, fewer people than ever are likely to know the answer. They can't be blamed. Moving has become so common, it seems completely natural. As a result, we've grown generally more disconnected from our places and more comfortable adopting places created for us by other people's families.

This disconnect has made it increasingly difficult to reach people about why they should care about the places they come from, whether those buildings are historic or not. They don't just hold

the stories of our country – they're our stories and they're being lost daily.

More farmers have become conflicted millionaires after losing the fight against industrial agriculture at the expense of the family farm. Families are leaving rural communities because schools have been consolidated and stores

have moved near the interstate. Grandpa's barn is falling because the grandkids had medical bills. Often, we've moved away and aren't there to see the plight of the small towns that made us who we are – if we could even identify them anymore.

Working against the preservation of these rural buildings even further is their "ordinary" appearance to the average person and the need to research them to understand them. The architecture of rural buildings have more readily-identifiable stylistic features. In these communities, we discover stories of houses built with kitchens designed to accommodate large families eating together, a metal water tank in the attic which supplied gravity-fed water, and local barn builders who left a distinctive stamp on the agricultural landscape.

Through a variety of education and outreach efforts Preservation Kentucky and the Kentucky Heritage Council have been working to spread the message that rural preservation is more critical than ever. Our organizations partnered for the three-year pilot Rural Heritage Development Initiative (RHDI) Project, a historic

survey of under-documented Washington and Marion Counties, Kentucky, that focused on agricultural resources including barns and outbuildings, and contributed 1,427 new historic resources to the state inventory. The RHDI Project also incorporated student volunteers, a local college, 4-H groups, public meetings and presentations.

On a national level, the nonprofit National Barn Alliance is leading the cause for rural preservation, focusing on legislation, outreach and education as it relates to adaptively

reusing and preserving historic barns, and highlighting successful barn preservation programs such as the Historic Gettysburg Adams County Barn Preservation Grant Program in Pennsylvania. Sadly, we are losing barns at such a high rate that many reach for salvaging building materials as an easy solution - salvage efforts are not preservation and should be treated only as the last resort, not the first. The stakes are high while our country's iconic rural landscape continues to change forever.

With the 50th anniversary of the National Historic Preservation Act, our call to action is to increase awareness and understanding of rural buildings. We can then answer the opening question of this article, make rural buildings part of our future, strengthen our communities, and keep our family's stories alive and tangible.



Jennifer Ryall is the Environmental Review Coordinator at the Kentucky Heritage Council and was one of two architectural historians on the 2006-2007 survey team for the RHDI project. She wrote the National Register Multiple Property Nomination, "Crossroads Communities in Kentucky's Bluegrass Cultural Landscape Region."

Welcoming the New Dean of the UK College of Design

After being without a dean for several years, the University of Kentucky hired Mitzi Vernon as head of the UK College of

Design, which includes the Historic Preservation Graduate Program. Mitzi's career spans 29 years of practice and teaching in industrial design, engineering and architecture. She was recently a Professor of Industrial Design in the School of Architecture + Design at Virginia Tech. As originator of the project *Fields Everyone*, she has been the

recipient of several patents and grants supporting her research in using design to teach science to children. "Kentucky is a place with an unsung song," said Vernon, explaining her decision to come to the college. "There is great opportunity here to build something new onto a rich history of place."



Annual Historic Preservation Symposium Inspires and Instructs

Julie Wilson, Director of Communications, Univ. of Kentucky

A stellar line-up of pioneers in the world of historic preservation presented at the UK College of Design's Historic Preservation Symposium. Speakers, including Richard Longstreth, Belinda Reeder, Andrew Hurley and Nate Allbee, shared their personal take on how the culture of historic preservation is expanding along with society's changing needs. More than 100 participants, representing various interests attended this year.

From Longstreth's presentation on the development of post-war suburbs to the importance of landscape from Reeder, the morning session was lively with impactful analysis. Afternoon sessions demonstrated how preservation can be used to address neighborhood needs in two wildly different economic and cultural contexts. Allbee's presentation provided attendees with an understanding of how San Francisco's explosive real estate market is pushing the city to expand its definition of historic preservation to include historically and culturally significant businesses; traditional or unique forms of craftsmanship; and events, parades, festivals and traditions. Allbee shared how the City's Legacy Business Registry and Preservation Fund is reflective of the City's efforts to develop new tools to address new preservation challenges. Panel discussions included Holly Wiedemann (Founder, AU Associates), Vicki Birenberg (Certified Local Government, Kentucky Heritage Council), and Jeff Fugate (Director, Lexington Downtown Development Authority).

Advocating State Historic Tax Credits

Preservation Kentucky led the charge in 2005 to establish a state historic preservation tax credit, which incentivizes the rehabilitation of historic commercial and residential buildings. Since being signed into law as a provision of the Governor's JOBS for Kentucky Tax Modernization Bill, more than 675 historic rehab projects have been completed, representing a total private investment of \$405,480,694 over the past 11 years.

While the state tax credit has been an effective economic development tool, it is not without its limits. The current cap and apportionment formula create uncertainty in the financing process. This impacts the number of projects that *could* revitalize our communities, increase state revenue, create more jobs, and put more vacant buildings into use and back on the tax rolls.

Bordering states such as Missouri, Ohio, Virginia and West Virginia have much more effective tax credit programs and are reaping the rewards, with some developers leaving Kentucky for states with more preservation friendly legislation. Ohio and Missouri have a \$60 and \$140 million program cap respectively, while Virginia and West Virginia both have an uncapped program. Kentucky's program cap is \$5 million.

Given the amount of private investment that is leveraging these public funds - not only in returning vacant or dilapidated historic buildings to local tax rolls, but in the jobs and businesses created, multiplied by many years - the investment from the state credit is repaid many times over.

Incentivizing the investment of private capital in Kentucky's Main Streets is critical to our economy. With eligible buildings in all 120 counties, the state historic tax credit is a significant economic development tool that needs to be more competitive with our contiguous states to attract developers - especially in Eastern and Western Kentucky where crossroads and Main Street communities are still recovering from a sluggish economy.

In a questionnaire submitted to gubernatorial candidates last October, now Governor Matt Bevin credited the program as a "catalyst that stimulates economic growth and creates jobs, increases property values, increases revenue for our cities and counties, and helps attract new businesses and residents to Kentucky."

Preservation Kentucky requests your support in calling on Governor Bevin and state legislators to improve this critical economic development tool and state revenue opportunity in the upcoming General Assembly session.