

CHAPTER FIVE

The quality of life in any region is integrally related to the quality of its housing stock. Goals for the improvement of housing must focus simultaneously on issues of supply and demand. Demand factors include population growth, demographic patterns of household formation, income factors, and economic opportunities in the county and region. Additional local factors affecting demand include transportation, education, commercial, and recreational facilities and proximity to jobs. Housing supply factors include the availability of land, capital, financing, and appropriate infrastructure including road access and required utilities.

In a market economy, the role of government in housing may not be well understood. Housing supply is typically considered a market matter, except where housing for the economically disadvantaged is concerned. However, government provision or withholding of designated areas for residential development or services, such as water and sewer availability, can affect housing supply in an area. On the demand side, homebuyers' perceptions of local and regional amenities influence private decisions to locate in an area. Government actions affecting the transportation system, schools, parks, recreational facilities, and other local amenities can affect these perceptions and, in turn, the desirability of an area as a place to live. Housing decisions, whether a result of deliberate policy orientation or an accumulation of private choices, in turn carry long-term consequences affecting community growth patterns and lifestyles. The potential benefits to the county of a concerted, coordinated housing policy should therefore be clear.

In Mercer County, moderate population growth has been experienced and is projected to continue and increase. Housing construction will have to keep pace if decent, safe, and sanitary housing is to be made available to the expanded population. The county must be concerned with the housing needs of the current and projected population in terms of location and affordability. In addition, an appropriate mix of housing types must be encouraged and maintained to ensure that local fiscal revenues will be sufficient to provide necessary services to the population. These two sides of the housing equation must be kept in balance if the county is to



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maintain a decent standard of public health, safety, and welfare for its citizens.

Apart from the use of public money to build or rehabilitate low and moderate income housing or to subsidize housing costs, the major tools that local governments have to influence the quantity, quality, type and location of housing are (1) direct regulatory means such as building code enforcement, zoning, and aesthetic regulations, and (2) indirect means such as provision of services and amenities.

HOUSING TENURE

Mercer County's housing stock grew by 13.1% between 1990 and 2000 from 8,212 to 9,289 units. Table 5-1 shows comparative 2000 Census Data for Mercer County, Harrodsburg, Burgin and unincorporated areas. The City of Harrodsburg accounts for 39.9% of the total number of housing units in the county with Burgin accounting for 4.38% of the housing stock.

Of the 8,423 occupied housing units in Mercer County, 74.6% were owner occupied, and 25.4% were renter occupied. Harrodsburg had a total of 3,709 housing units in 2000. Of the units that were occupied, 60.4% were owner occupied and 39.6% were renter occupied. Burgin has a total of 407 units with 75.8% being owner occupied and 24.2% renter occupied. Homeownership was greater in the unincorporated areas of the county with 85% of the housing units being owner occupied and 14.9% being renter occupied.

The overall vacancy rate for Mercer County in 2000 was 9.3%, slightly lower than 9.7% in 1990. The vacancy rates for both Harrodsburg and Burgin increased from 1990 to 2000. In 1990, Harrodsburg had a vacancy rate of 6.5% which increased to 7% in 2000. Burgin's vacancy rate significantly increased from 1990 to 2000. In 1990, the vacancy rate was 3.7% which increased to 8.6% in 2000. The vacancy rate for the unincorporated areas of the county slightly declined in the same ten year period from 12.7% in 1990 to 11% in 2000.

It is important to note that vacancy rates of four to five percent (4-5%) are considered necessary to provide choice and mobility in the housing market and meet short term increases in demand. Too many vacancies reduce the demand for new units while too few vacancies will often force housing costs to increase as

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demand is generated for new units. An adequate supply of both rental and owner occupied housing units is also necessary to foster growth and meet the demands of new families moving into the area.

HOUSING CHARACTERISTICS

Information on housing characteristics for Mercer County is available from U.S. Census Data. Table 5-2 shows comparative 2000 Census Data for housing units in Mercer County, Harrodsburg, Burgin and the unincorporated areas.

Single family residences are the predominate type of housing in the county and both cities. In the unincorporated areas of the county, single family residences account for 85.6% of the housing stock. In Harrodsburg the number of single family residences is 2,573 or 69% of the housing stock. The percentage of single family homes in Burgin is 85.2%. For the most part, multi-unit structures are concentrated in the City of Harrodsburg due to the availability of public utilities. Mobile homes are found in the greatest numbers in the unincorporated areas of the county where they account for almost 10% of the housing stock. The number of mobile homes in the City of Burgin has increased significantly from 1990 to 2000. Although the number of homes has only increased by one, the number of mobile homes has increased from 5.9% of the total housing stock in 1990 to 8.8% in 2000. The number of mobile homes in Harrodsburg has increased only slightly from 2.6% in 1990 to 3.8% in 2000. Recent housing trends regarding housing unit types can be examined by comparing housing census data from 1990 to 2000. Tables 5-3, 5-4, 5-5, and 5-6 present a summary of housing units for Mercer County, unincorporated areas and the cities of Harrodsburg and Burgin.

According to the 1990 and 2000 Census', the most significant changes in the housing stock has been the development of multi-family housing, mostly duplex and three to four unit apartments. In Harrodsburg, where the largest concentration of multi-family housing in the county exists, the number of duplexes increased by 56.3% from 1990 to 2000. The percentage of three (3) to four (4) family units also significantly increased by 37.9%. In Burgin, the number of single family homes has slightly decreased (-5.4%) while the number of duplexes, three (3) to four (4) family units and mobile homes has increased.



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CURRENT HOUSING TRENDS

Housing trends since the 2000 Census can be analyzed by examining building permit information for Mercer County. This permit information was obtained from the U.S. Census Bureau which conducts a monthly Building Permits Survey. Building permit statistics are summarized for the U.S., by Census Regions, Census Divisions, Metropolitan areas, and counties. Data are also available for individual permit offices. The survey collects the number of housing units and the valuation of construction for new single family and multi-family structures. For additions, alterations, renovations, and major replacements, the survey collects the number of total permits and total valuation for each month. Monthly data are available January 2000 forward and annual data from 1990 forward. It is important to note that this information will not account for housing units that may have been demolished or otherwise removed from the housing supply since 2000. It is also important to note that mobile or manufactured homes are not included as part of the survey as the Census Bureau considers them to be a movable or portable dwelling constructed to be towed on its own chassis. These units are also excluded from the census as they are built under HUD Code, which means that they are inspected at the factory and are exempt from local government building inspections. Table 5-7 shown on the next page details building permit information for Mercer County for the years 2000 to 2003.

In Mercer County there were a total of 467 building permits issued for a total of 510 new housing units constructed between the years 2000 to 2003. The majority of structures constructed were single-family homes which accounted for 84.7% of the units constructed during this time period. Two-family units accounted for 12.2% of building permits issued and three to four family units 3.1%. No building permits were issued for structures containing five (5) or more dwelling units. The number of permits issued between 2000 and 2003 is fairly consistent with an average of 116 permits being issued annually. The number of units constructed is also fairly consistent with an average of 126 housing units be constructed annually. It is important to note city specific data was not available from the Census Bureau for the Cities of Harrodsburg and Burgin.

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FUTURE HOUSING NEEDS

An estimate of the number of additional housing units needed in the future can be made using population projections and some assumptions based upon demographic trends. Since the number of persons per household is expected to slightly decline in the future, the persons per household for the county and cities will reflect this trend. Although Mercer County had 2.45 persons per household in 1990, this number will be assumed to be 2.4 in the future. The number of persons per household for Harrodsburg and Burgin will be assumed to be 2.3 in the future. In 2000, there were 146 persons living in group quarters in Mercer County representing .7% of the population. This compares to 2.8% for the State of Kentucky overall for the same period. The number living in group quarters in the city limits of Harrodsburg is thirteen (13) representing .16% of the population. Burgin did not have any persons living in group quarters. Those living in group quarters in Harrodsburg are assumed to be in a nursing home (s) as they are reported as being “non-institutionalized” group quarters.

For housing projection purposes, the group quarters rate will be assumed to be 1% for Mercer County and .2% for the City of Harrodsburg as the number of elderly persons residing in group quarters can be expected to increase somewhat in the future. Although the City of Burgin does not currently have any group housing units, the need for group quarters may increase slightly in the future due to an aging population. For this reason it is assumed that .1% of the population will reside in group quarters by the year 2010.

Assuming a 2010 population of 22,549 (as projected by the Kentucky State Data Center), a 9% vacancy rate, a 1% group quarters rate, and 2.4 persons per household, 10,229 housing units will be the minimum needed in Mercer County by the year 2010. As there were 9,289 units in 2000 with an additional 510 units constructed since then, a minimum of 430 additional housing units will be needed by the year 2010. In the year 2020, it is anticipated that Mercer County will need a total of 10,793 housing units, meaning a minimum of 994 additional units. A similar analysis can be conducted by city. However, it is less meaningful as city limits may change over time due to annexations. It is also not known how many new units were constructed within city limits from 2000 to 2003. For Harrodsburg with a 2010 estimated population of 9,242, a 7% vacancy rate, .2% group quarters rate, and



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2.3 persons per household; a total of 4,291 units will be needed by the year 2010. As there were 3,709 units in 2000, this indicates a need for an additional 582 units. In the City of Burgin, it is assumed that the population will be 789 in the year 2010. With the city, having a 8% vacancy rate, a .1% group quarters rate and 2.3 persons per household, only 371 housing units will be needed which is less than the total number of units existing in the city as of the 2000 Census. Therefore, due to an anticipated decline in population and continued vacancy rates, it is not anticipated that construction of additional housing units will be necessary. However, it is highly recommended that the city consider redevelopment of blighted housing areas in order rehabilitate, and/or demolish and rebuild dilapidated homes. Projects of this type will assist the city to retain existing residents and attract new ones, thus stabilizing the population of the city.

As it can be assumed that some existing units will be demolished or deteriorate beyond use, some will be destroyed by fire and others may be converted to other uses, these numbers should be treated as minimums. As current population projections show that the population will increase somewhat beyond the year 2010, these numbers represent a minimum number of housing units needed unless population trends change.

Communities do not normally need to take action to provide housing for middle or upper income persons. These groups can usually purchase or build adequate housing. However, the cities of Harrodsburg and Burgin need to ensure that regulations encourage quality development and that adequate land zoned for various types of residential use is available for development in the future. Communities may need to assist lower income persons and some elderly or handicapped persons in finding adequate, decent, safe, and sanitary affordable housing. Methods of assistance to these types of households are discussed in the “Publicly Assisted Housing” section of this chapter. In addition, as mentioned above, the City of Burgin may consider applying for grant funds to redevelop existing residential areas.

HOUSING CONDITIONS

Housing conditions can be evaluated by analysis of selected census data measures and by visual surveys. Census data indicators of substandard housing include the age of the housing stock, structures lacking complete plumbing facilities, and overcrowding. Those units lacking complete plumbing facilities are considered

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to be substandard. A housing unit is considered to have complete plumbing facilities if it has hot and cold piped water, a flush toilet and a bathtub or shower. A unit is considered to lack complete plumbing facilities if any of the three (3) are not present. Housing units constructed prior to 1940 are considered to be potentially substandard. Overcrowding is considered to exist if there is more than one (1) person per room in a household. In Kentucky, homes that lack a heat source or use coal or wood as the primary heat source are also an indication of potentially substandard housing. A summary of housing conditions using 2000 census data is presented in Table 5-8.

All houses lacking complete plumbing facilities are located in the unincorporated areas of the county and comprise .8% of the housing stock in this area. The highest number of units using wood or coal as a primary heating source, (2.5%) are also located in the unincorporated areas of the county. Most homes in Harrodsburg appear to have adequate plumbing and heating. Overcrowding is generally not a problem in Harrodsburg, Burgin, or other parts of the county. A moderate number of homes in both Harrodsburg and Mercer County were constructed prior to 1940. Over 25% of the homes in Burgin were constructed prior to 1940. Again, the City of Burgin may want to consider applying for grant funds to rehabilitate and upgrade its existing housing stock.

PUBLICLY ASSISTED HOUSING

A variety of financial assistance is available to help low income elderly, handicapped persons, and families find decent, safe, and sanitary housing. Assistance may be unit-specific or household specific. In unit specific housing, the housing subsidy stays with the housing unit for a contract period or indefinitely as is the case with public housing. Household-specific assistance is committed to participating households. These households may relocate from one (1) housing unit to another while continuing to receive the housing subsidy.

Assisted rental housing units in Harrodsburg fall under a variety of programs, as indicated in Table 5-9. Public housing programs serve low and very low income families, with rents based on income. Eligible tenants must pay the higher of either 30% of their adjusted gross income or 10% of their gross income. The Section 8 program helps low and very low income people pay their rent, with rents based on the same formula used for public housing assistance. Many Section 8



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apartments, but not all, are reserved for elderly people. Some are also specifically designed for handicapped persons. The Section 236 program assists applicants 62 years of age or older and/or individuals with a disability. These units are designed for elderly or disabled persons. Some supportive services may be available on the premises. The former Farmers Home Administration (FmHA) program, now known as the Rural Development (RD) program, serves low and moderate income people in rural areas. Low-income senior citizens or families paying rents of more than 30% of their adjusted annual incomes can qualify for rental assistance. In properties not offering rental assistance, tenants pay the greater of 30% of adjusted income or the base rent. Low interest rate loans are made to owners to reduce the rents (including utilities) paid by low-income tenants. The Section 8 program helps low and very low income people pay their rent, with rents based upon the same formulas used for public housing assistance.

Household specific assisted rental units are available under the Section 8 Existing and Section 8 Housing Voucher programs. These rental units are allocated in groups by the U.S. Department of Housing and Urban Development for a specific area which may cover more than one county. The type of assistance available is the same as that outlined for the Section 8 program. Tenants served under these programs locate rental housing of their choice in the geographic area. The housing unit may be an apartment, mobile home, duplex or house, and must meet HUD housing quality standards.

A total of 346 assisted rental units, an increase of 3.5% since 1997, are currently available in Mercer County (Table 5-9). This includes 113 elderly units, 8 handicapped units, and 225 other units. All of these units are located in Harrodsburg.

There are a variety of other forms of financial assistance available to low to moderate income persons for housing assistance. Assistance is available through both public and private non-profit groups. As these programs frequently change, current information on the types of assistance available should be obtained from the Kentucky Housing Corporation in Frankfort, Kentucky.

It is important to note that the Kentucky Housing Corporation, in conjunction with the University of Louisville, recently conducted a Kentucky Housing Needs

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Assessment. This assessment was completed in October 2001. County level information is included in the report. In Mercer County, the study estimates that there were 898 low income renter households in Mercer County in the year 2000. Of these, KHC estimated that 441 or 49.1% are low income renter households which have not been assisted. Also noted in the study is the number of renters who have received homeownership assistance from KHC through the KHC Home Loan Program. From the years 1973-1990, a total of 39 loans were processed for this program. From 1991-2000, the number of loans increased to 74.



HISTORIC RESOURCES

The historic preservation movement and restoration activities did not begin in the United States until the early nineteenth century. In the movement's beginning, the primary objective of historic preservation was to establish a national identity for the American culture and was implemented to celebrate the accomplishments and deeds of our forefathers. However, at the end of the nineteenth century, the preservation movement began to shift its focus to the historical and architectural merit of the structures themselves. Today, the importance of maintaining historic resources focuses on the great accomplishments and history of a community as well as architectural style. Both are integral to the community's values and local character.

Mercer County contains the historic areas of downtown Harrodsburg and the Shaker Village at Pleasant Hill. Both Mercer County and the City of Harrodsburg were named after military officers. Captain James Harrod, founded Fort Harrod on June 16, 1774. This settlement was the first permanent English settlement west of the Alleghenies and became Kentucky's oldest town. Mercer County was named for General Hugh Mercer, a Revolutionary War officer, who perished at the Battle of Princeton. Unlike Captain Harrod, General Mercer never visited this area. Mercer County, Harrodsburg, and Shakertown contain an abundance of historic resources. These resources document the early beginning of the county and serve as a reminder of the community's heritage and tradition.

The master list of historic survey sites maintained by the Kentucky Heritage Council list a total of 479 registered and inventory sites in Mercer County. Of the 272 sites listed for unincorporated Mercer County, thirty-five (35) are on the National Register, nine (9) meet National Register Criteria, three (3) are pending, and one (1) has been determined to be eligible. Of the sites listed, twenty-two (22) have been demolished. There are a total of 192 sites listed in Harrodsburg. Of this number, 130 are within a National Register Historic District, and ten (10) are separately listed on the National Register. Three (3) of the listed sites have been demolished. There are currently four (4) identified Historic Districts recognized by the National Register; Shaker Village at Pleasant Hill, the Harrodsburg Commercial District, Beaumont Avenue, and College Street. Figure 5-1 shows the location of each district in relation to the areas covered by Historic District Zoning and the Harrodsburg Board of Architectural Review. In addition, the pages following the

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Chapter 5 text, obtained from the Kentucky Heritage Council in November 2003, document each historic site in Mercer County.

Shaker Village at Pleasant Hill

The Shakers came to central Kentucky in 1805 and established a village they named Pleasant Hill on a plateau above Kentucky River northeast of the City of Harrodsburg (off of US 68 at the junction of KY 33). This village was the third largest community established by the United Society of Believers in Christ's Second Appearing commonly called "Shakers" because of their ritualistic religious dances. Pleasant Hill is the largest of all restored Shaker Villages and has been documented by the Historic American Building Survey. By the mid nineteenth century the community was thriving with as many as 500 residents and more than 4000 acres of land. However, the changing social climate and industrial revolution were catalysts for the decline of the village which was closed in 1910. For the next fifty (50) years, Pleasant Hill existed as a small farm community, and in 1961, a nonprofit group was formed to preserve its heritage. Since that time, 33 original buildings have been restored and 2700 acres of farmland preserved. Today, the Shaker Village of Pleasant Hill, also known as Shakertown, is a model for historic preservation. Much of the architecture is a simplified Shaker Interpretation of Federal and Greek Revival Styles. Structures are characterized by stone, brick, and frame construction and were built between 1809 and 1859.

Currently, the Shaker Village of Pleasant Hill is owned and operated by Shakertown at Pleasant Hill, Kentucky, Inc. , a private nonprofit 501 (c) (3) educational corporation. The entire acreage of the village is listed on the National Register of Historic Places and has been declared a National Historic Landmark by the U.S. Department of Interior. This is the only such designation in the State of Kentucky and is the only site of its kind where visitor services are provided in original buildings.

National Register Historic Districts

In addition to the Shaker Village at Pleasant Hill, there are three (3) other historic districts in Mercer County. These districts are located in the City of Harrodsburg and include the Harrodsburg Commercial District, Beaumont Avenue Historic District, and College Street Historic District. The Harrodsburg Commercial District is comprised of commercial, governmental, and religious structures encom-



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passing three blocks of South Main Street from Lexington Avenue to the merger of Beaumont and Mooreland Avenues, the south side of the 100 block of West Poplar Street and the north side of Short Street. The Harrodsburg Commercial District includes fifty-seven (57) buildings. Only seven (7) of these are newly constructed. Notable structures and areas in this district include:

Mercer County Courthouse Square “Lawyers Row”	Passmore Hotel
St. Philip’s Epicopal Church	Benjamin Passmore House
Dr. A.D Price House	Cardwellton
Main Street	Woodsland
“Blue Front Building”	Alexandria
Harrodsburg Christian Church	Courtview
Harrodsburg Baptist Church	Matherly-Armstrong House
United Prebyterian Church	Daniel Curry House
“The Academy”	Burford Hill
Oddfellows Lodge and City Hall Complex	
St. Andrew Catholic Church Office	
Old Mercer County Jail and Jailer’s Residence	
Morgan Row	
(United) Methodist Church	
Methodis Parsonage	
White Hall	
St. Peter’s African Methodist Episcopal Church	

Located two blocks southeast of the Harrodsburg Commercial District is the Beaumont Avenue District, which originally served as Harrodsburg-Danville Pike. This district, which is comprised of residences dating between 1850 and 1930 is confined to the west side of Beaumont Avenue. Most of the homes were built in the 1880’s to 1890’s. Notable homes in the district include:

The Magoffin-Gaither House
The Tabler and Poteet Houses
The G.A. Curry House
The Dedman and G.L. Curry Houses
Aspen Hall (“The Shannon House”)
Greystone
Beaumont Inn
Honeysuckle Hill (“Fair Oaks”)

The College Street Historic District, originally known as Warwick, begins on College Street and extends eastward to North Main Street, including three (3) properties on Broadway and East Street. The name of the district was changed

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when Bacon College was established in the area. The district contains twenty-seven (27) residences and one (1) commercial building. The most prominent architectural style in the district is Greek Revival. Notable residences in this district include; Diamond Point, Doricham, Forest Pillars, Rykon, The Maples, and Clay Hill.

Archeological and Natural Resources

In addition to significant architectural sources, Mercer County has natural and archeological resources. Most resources of this type are fragile and irreplaceable. For the most part, many damaged or aged architectural structures can be restored while archeological resources cannot. Since all are sensitive to the development that occurs around them, it is important to take precautionary measures when considering this type of preservation. Areas of concern should be identified and mapped during the development process.

HISTORIC PRESERVATION

Much of Mercer County's heritage and character is defined by its role as the first settlement west of the Alleghenies, local historic structures, and events. The county's unique historic character contributes to the quality of life of the county but also contribute's to the region's current and future potential as a tourist destination. Continued efforts to restore and promote historical, archeological and natural sites will enhance both the historic features of the county while at the same time encourage new development. The challenge will be to balance the preservation of Mercer County's historic character with growth and development without detriment to either. There are several ways to encourage preservation of historic sites at the local level. First it is necessary to educate citizens about community resources and their significance to the community. Considerable efforts have been made in this area by the Harrodsburg/Mercer Landmark Association and Harrodsburg Historical Society with assistance of the Kentucky Heritage Council. The following paragraphs describe other effective methods of historic resource management.

Historic Resource Management

As defined in the county's goals and objectives, the overall goal is to recognize and preserve the unique historic and cultural resources of Mercer County.



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Objectives include the identification and maintenance of historic features while also informing residents and visitors of the unique resources of the county. To attain these goals in the future, the planning commission has a variety of options. Each option is briefly described in the following paragraphs.

National Register Designation

While there are a number of historic sites and districts in Mercer County, this does little to insure their preservation. The first and most obvious part of historic resource management is to identify suitable sites. Since Mercer County has done an excellent job identifying sites, it is suggested that efforts of this nature be continued. In addition, it is important to note that an environmental assessment must be prepared for any project that involves significant federal action. While this usually means federal funding is involved, an assessment may also be necessary, for example, if a federal permit is required. During the environmental assessment, the potential impact of the project on properties either on or eligible for the National Register of Historic Places must be determined. If there is a potential negative impact, mitigation measures are required. This may range from restoring a building in conformance with the Secretary of Interior's Standards to simply preparing detailed documentation about a site prior to demolition. No assessment of potential impact is generally required if the project is funded with state or local funds.

Local Historic District Designation

Another way to preserve cultural resources is to designate local historic districts. These districts, when designated as such, can include special zoning provisions. Currently, the City of Harrodsburg has one designated Historic District in the Zoning Ordinance. There are two (2) areas within city limits that are designated as a historic district under the ordinance. The first district includes all property included in the Ft. Harrod State Park. The second historic district includes several properties on Short Street, West Poplar Street and West Office Street as shown on Figure 5-1.

In addition to establishing local historic district zoning, "overlay" zones can be created which consist of requirements in addition to those in the underlying zoning for the area (commercial or residential for example). An overlay zone should be tailored to the area of concern and can include a variety of provisions to encourage

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design for new development which is compatible with the historic character of adjacent properties. Regulations include special setback lines to conform to existing buildings, sign regulations, restrictions on the demolition or modification to existing buildings, and additional restrictions on appropriate land uses, etc. An “overlay” district would be recommended for areas within the Renaissance Kentucky District as well as for the Scenic KY 68 corridor and US 127 By-Pass area in order to preserve the historic character of the area and significant viewsheds.

Architectural Review Board

Architectural Review Boards are typically established in conjunction with designating a local historic and/or “overlay” district. The function of the board is to review proposed development projects and their impact upon local historic resources. Members appointed to the board should include persons with historic knowledge as well as building and design experience who can review projects and make a determination whether or not a project or development proposal is compatible with existing land uses. The board may also have the responsibility to identify and nominate historic sites, recommend local historic designations, develop design guidelines, advise persons interested in historic preservation and regulate building alterations and other construction activities in designated districts. The power of such a board can range from a voluntary program where advisory recommendations are made to include veto power and approval of various design elements.

In July 2001, the City of Harrodsburg established the Harrodsburg Board of Architectural Review in order to preserve the distinctive architecture which is vitally important to the local economy and historic character of the community. The four (4) member board is appointed by the Harrodsburg City Commission and meets the first Monday of every month. In addition to making recommendations regarding the designation of local historic districts and landmarks, the board also assists property owner’s with the preservation and rehabilitation of their historic buildings through the review of designs for proposed exterior changes, new construction, and demolition. As of December 2003, the Harrodsburg Architectural Review Board had drafted a set of Design Guidelines and delineated the boundaries of their review district, held a public hearing and was going through the approval process to establish these guidelines. The Design Guidelines establish requirements and a review process for the demolition, relocation and rehabilitation of existing



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structures. In addition the guidelines address new construction and infill development in existing historic areas. It is important to note that design review is required for changes to the exterior of a building which is visible from any public right-of-way. Examples listed in the guidelines, include but are not limited to the following:

- Repointing brick or stone
- Cleaning brick or stone
- Painting an unpainted house
- Installing: mechanical equipment on the exterior of the building, new siding, steps, windows, doors, skylights or awnings
- Replacing: windows or doors, roof, porch
- Constructing a: new building, room addition, roof dormer, fence, sign, parking lot
- Demolishing a building or building addition

The guidelines also outline a design review process which begins when a property owner proposes to make alterations to the exterior appearance of a property located within the designated district as shown on Figure 5-1. Before beginning work, the owner must obtain a form called a Certificate of Appropriateness (COA) from the Board of Architectural Review. Only staff review is necessary for items determined to be routine maintenance. The board will then meet to review applications for Certificates of Appropriateness. Notice of the proposed alteration is sent to property owners within 200 feet of the property under consideration so that they can attend the public meeting. In order to issue a Certificate of Appropriateness, the Board of Architectural Review must determine that the request for exterior modifications of a structure is compatible with the design, scale, and character of the historic district where the property is located. Once approved, the Certificate of Appropriateness with any conditions issued by the Board of Architectural Review is issued to the property owner. The application for the proposed work is also reviewed by the city building inspection staff for compliance with building and zoning code regulations. The Board of Architectural Review then conducts site visits to determine that the work complies with the provisions described in the Certificate of Appropriateness. The following are general rehabilitation guidelines as established by the Board of Architectural Review.

General Guidelines that Apply to all rehabilitation work:

- Avoid removing or altering historic material or distinctive architectural features. If the element is original and in fairly good shape, every reasonable effort should be made to keep it.

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-Repair rather than replace whenever possible. If replacing, replicate the original one rather than trying to invent something new.

-Be sensitive to distinct stylistic features and examples of skilled craftsmanship which come from the era in which the building was constructed. It is not desirable to make the building look older than it really is.

-Uncover original design features that may be buried under layers of improvements. It takes detective work, but there may be evidence of original elements. Research may turn up pictures of the original appearance of a house or building.

-New additions should be consistent with the original architectural style. They should be compatible with the building and its relationship with adjacent structures.

-Give consideration to a later addition or alteration, even though it is not part of the original building. An addition made at a later time may have gained significance on its own.

-Surface cleaning should be done by the least damaging means possible. Sand-blasting or the use of abrasive cleaning methods can destroy brick and shorten the life of the building.

In addition, the Design Guidelines list specific guidelines that apply to all buildings, whether residential, commercial, or institutional:

-Original architectural materials such as brick and stone, wood siding and trim, cast and wrought iron, and sheet metal, should be repaired, restored, and reused whenever possible. Original materials should not be removed or covered. Where necessary, missing or deteriorated material should be replaced with appropriate recycled or new materials that match the original as closely as possible.

-Existing architectural features that give buildings historic character, including columns, brackets, cornices, decorative brickwork, and terra cotta, should be preserved.

-The addition of inappropriate and out of character features should be avoided.

-Existing architectural elements or portion of the original features should be retained, repaired, or replicated.

-If an original detail, such as a cornice, is deteriorated beyond repair or missing, it should be replaced with a newly designed detail sympathetic in scale, material, and proportion to the original one. A simplified design may be used.

As the Board of Architectural Review Design Guidelines and District has been approved, it is recommended that the Board consider expanding the boundaries of their jurisdiction to include all areas in Harrodsburg National Register Districts. In addition, an overlay district should be established to address adjacent



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areas where development has the potential to negatively impact these historic resources.

Additional Options

Beyond nominating structures for the National Register or creating different districts or architectural review boards, a community can implement a variety of other initiatives to encourage preservation of these resources. One way to do this is to encourage greater local participation and control in the designation and regulation of significant sites by working with various property owners and the Mercer County Historical Society. Another option is the provision of information and educational materials to citizens and tourists by utilizing local and state newspapers as well as generating brochures on various sites. To date, this has been done extremely well in Mercer County through the efforts of the Historic Society, Harrodsburg First, and Tourism Commission. It is recommended that the materials be continually updated and distributed. Finally, it is important to coordinate historic preservation activities with the legislative bodies so that any proposed improvement projects will be sensitive to adjacent historic resources.