



# *Preservation Works!*

## Historic Preservation Projects and Case Studies



**Louisville Water Company Pump Station 1** (1860), a National Historic Landmark. In 2011, the Louisville Water Company completed a full exterior \$2.6 million restoration of this significant, iconic resource. The project included installation of a new slate roof, removal of exterior paint, and meticulous cleaning of the building's original decorative features, such as the hundreds of terra cotta modillions. This project received an Ida Lee Willis Preservation Project Award in May 2011.

# Preservation Works!

## CONTENTS

|                        | Pages |
|------------------------|-------|
| HP Tax Credits.....    | 3-5   |
| CLG Program.....       | 5     |
| Main Street Program... | 6     |
| Jobs & Training.....   | 7     |
| Energy Efficiency..... | 8     |
| Site Protection.....   | 9     |
| State HP Plan.....     | 10    |



**What do new jobs, millions in public-private investment, and historic properties have in common?**

**Together, they're revitalizing communities across Kentucky.**

### Did you know?

In Kentucky, a million dollars spent on the rehabilitation of a historic building ultimately adds **\$730,000 in household income to our state's economy.** That's \$95,000 more than a million dollars spent on new construction.

Source: Donovan Rypkema, Principal of PlaceEconomics

In 2009 alone, the Federal Rehabilitation Tax Credit Program generated 70,000 jobs and leveraged over \$4.7 billion in private investment, bringing to life abandoned and underutilized historic buildings often located in some of the most disinvested urban and rural communities. The federal historic tax credit more than pays for itself— **for every \$1.00 of tax credits, \$5.00 in private investment is leveraged.**



More and more, Kentuckians are recognizing that rehabilitating and adaptively reusing historic properties is a proven economic development strategy that creates jobs, attracts private investment, promotes environmental sustainability, generates tax revenue, and contributes to our quality of life.



## The National Register of Historic Places



Authorized under the National Historic Preservation Act of 1966, the National Register of Historic Places is the nation's official list of significant cultural resources worthy of preservation. Kentucky is ranked fourth in the nation in National Register-listed properties.

National Register status does not affect property ownership rights, but it does provide a measure of protection against adverse impacts from federally-funded and licensed projects.

To take advantage of historic tax credits, a property must be listed in or eligible for listing in the National Register of Historic Places. See the Kentucky Heritage Council website to learn more: [www.heritage.ky.gov](http://www.heritage.ky.gov)

Mayfield Electric & Water Systems Building (1955). Graves County. Listed in the National Register in 2011.



Jenkins School (1912)  
Letcher County  
Listed in 2011



Yew Dell Gardens  
Oldham County  
Listed in 2011



Kalarama Saddlebred Horse Farm  
(ca. 1904) Washington County  
Listed in 2011



### Georgetown Main Street Commercial District Pullen Building (ca. 1880).

This late 19th century commercial property was rehabilitated in 2008 by Lewis and Lynne Wolfe who used both the state historic preservation tax credit and the federal historic tax credit.

The previously vacant building now houses a retail business and second story apartment.

This rehabilitation project won an Ida Lee Willis Preservation Project Award in 2009.



# Preservation is Private Investment

The **Kentucky Historic Preservation Tax Credit Program** was enacted in 2005.

In just six years,

- This program has generated **\$197.1 million in capital investment**, leveraged by \$13.5 million in state tax credits.
- **501 rehab projects have been approved** for allocation.
- **310 residential & commercial projects have been completed** and awarded tax credits.

The Kentucky Heritage Council administers the Kentucky Historic Preservation Tax Credit Program, as well as the Federal Rehabilitation Tax Credit Program, a fully-funded 20% credit for commercial properties. To learn more, see [www.heritage.ky.gov/incentives](http://www.heritage.ky.gov/incentives).



## Old Louisville Historic District

Gary & Diane Kleier are rehabilitating their historic house in Louisville, and they're planning on using state historic preservation tax credits to defray some of the costs. From the beginning, the Kleiers intended this project to be an example of green building with repair and reuse of existing windows, restoration of the original terne metal roof, and installation of a geothermal heat pump system.

## Whiskey Row Historic District

Along the 100 block of Main Street in Louisville, adjacent to the new KFC Yum! Center, CITY Properties Group and Valle and Stephen Jones are co-developing a mixed commercial/residential project—Whiskey Row Lofts. Both state and federal preservation tax credits contribute to the financial feasibility of the project.

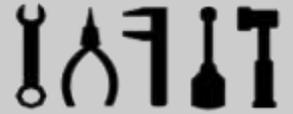
Another developer will be rehabilitating five of the remaining seven buildings along the same block, also utilizing preservation tax credits.

The overall economic impact of the developed block will translate to an estimated \$1.9 million in tax revenue for the State of Kentucky and \$1.4 million in local tax revenue.\*

\*calculated through the Preservation Economic Impact Model (PEIM), Rutgers University, Center for Urban Policy Research.



*The 100 West Main Street Historic District, later renamed the Whiskey Row Historic District, was listed in the National Register of Historic Places in 1989 due to the district's architectural significance and its contribution to the history and development of local commerce. The district, constructed between 1852 and 1905, has an unusually high concentration of unique cast iron storefronts.*



## Independently-Owned Small Businesses

When salon owner-operator Patti Stahl North located her business, Lasting Impressions Salon & Spa, in downtown Maysville, it was a decision based on the economics of building ownership versus variable lease terms. Recognizing the potential for good visibility, she invested in a two-story, late 19th century commercial building. And her investment has paid off—two new tenants provide additional revenue, and work is underway to transform the second story storage space into a downtown residence for her and her family.

She is using the 20% federal historic preservation tax credit for the commercial income portions of the building and the 30% owner-occupied state tax credit for the second story.

*Maysville has been a Kentucky Main Street city since 1999 and a Certified Local Government since 1988. 20% of all Kentucky Historic Preservation Tax Credit funds are allocated to projects within Main Street Program district boundaries.*



## Non-Profit Organizations

**Roof gets ready for another 200 years**



*Story & Photo by Charles Bertram, Lexington Herald Leader, July 19, 2011*

Pisgah Presbyterian Church, Woodford County

Churches are usually non-for-profit entities, and as such, have no tax liabilities. But because the Kentucky Historic Preservation Tax Credit Program has a **transferability option**, *non-profit organizations can use the state credit to re-coup rehabilitation costs* by “selling” their credits to a financial institution.

Pisgah Presbyterian Church in Woodford County is using the transferability option to help fund a roofing project.



*Pisgah Presbyterian Church was listed in the National Register in 1983.*



# Preservation is Collaboration

## PROVIDING AFFORDABLE HOUSING

**Covington** is our state's fifth largest city and the most densely populated in northern Kentucky.

A spiraling pattern of neglect in the city's east end led to the disrepair and eventual abandonment of a number of significant historic properties. With the assistance of federal funds, the City of Covington purchased about 70 of these properties and then worked with the Housing Authority of Covington (HAC) to develop a plan for reuse.

The Model Group, along with its architect, CityStudios, responded with an interesting solution—apply for Low Income Housing Tax Credits, as well as historic tax credits, to complete a phased redevelopment project, which would require long-term partnerships between Model Group, the city, HAC, the Kentucky Housing Corporation, the Kentucky Heritage Council, multiple investors and lenders, and the community.

This project, now referred to as the **Eastside Revitalization Project**, includes **over 40 rehabilitated historic properties and about 114 housing units**. It has transformed vacant historic buildings into safe, affordable housing, while retaining the integrity of the historic neighborhoods.



Above, a portion of the Eastside Revitalization Project. Rehabilitated properties are shown in red. Map courtesy of the City of Covington, Community Development Department.

## THE CERTIFIED LOCAL GOVERNMENT PROGRAM



The **Certified Local Government Program** was established in 1980 as a federal, state, and local partnership to help communities develop and sustain local historic preservation programs. Because the use of historic preservation planning tools, like identification and survey, is strongly encouraged, the CLG Program is closely tied to **community planning efforts**. Today, Kentucky has 24 Certified Local Governments that have the opportunity to participate in **an annual matching grant program**.

To find out if your community qualifies for this cooperative program, see the KHC website at [www.heritage.ky.gov/mainstreet/clgs](http://www.heritage.ky.gov/mainstreet/clgs).

*Pictured above, the **City of Bardstown**, a Certified Local Government since 1986, conducted a historic property survey and a National Register nomination to extend the boundary of the Bardstown Historic District. This work was not only used as a community planning tool, but it also helped the properties within the expanded boundary, mostly mid-twentieth century residences, to potentially qualify for historic tax credits. The project was funded in part with a **Certified Local Government grant**.*



## THE KENTUCKY MAIN STREET PROGRAM



The **Kentucky Main Street Program** fosters a community driven, comprehensive four-point approach to downtown revitalization by advocating community self-reliance and reuse of traditional commercial districts. **Kentucky currently has 72 participating Main Street communities.**

Since its inception in 1979, the Kentucky Main Street Program has generated more than **\$3.8 billion dollars of public-private investment** throughout the state.

In 2010 alone, the Kentucky Main Street Program reported more than **\$465 million dollars invested** in Kentucky communities, representing:

- **720 net jobs** in Main Street districts,
- **367 new businesses,**
- **391 downtown buildings** rehabilitated,
- **\$394,219,405 in public investment,**
- **\$72,630,458 in private investment,** and
- **250,312 volunteer hours** committed by board members and community supporters.

To learn more about the Main Street Program, visit the KHC website, [www.heritage.ky.gov/mainstreet](http://www.heritage.ky.gov/mainstreet) or the National Main Street Solution Center website, [www.preservationnation.org/main-street/resources](http://www.preservationnation.org/main-street/resources).

The Main Street Program offers practical solutions to many of the problems currently facing traditional commercial districts. With its demonstrated track record of creating new jobs and businesses, attracting new investment, rehabilitating and reusing historic buildings, and strengthening community identity, the Main Street Program has become one of the most successful economic development strategies in the nation.



**Promotion** is one of the four points of the Main Street Approach. The goal of promotion is to create a positive image that will improve consumer and investor confidence in your commercial district. The **City of Bellevue** has been a Main Street community since 2003, and Bellevue Renaissance has become well-known for its downtown promotions, like the one pictured above—Shop Bellevue! “Rain or Shine.”

# Preservation is Jobs



## PRESERVATION TRADES

Rehabilitation of historic properties is a multi-billion dollar industry in the U.S. It provides jobs for builders, craftsmen, plumbers, electricians, painters, architects, appraisers, manufacturers—the list goes on and on.

Jobs generated by historic rehab generally require higher skill levels and pay better wages than those generated by new construction.

In 2009 and 2010, historic rehabilitation created more than 145,000 jobs nationwide, mostly in the construction, manufacturing, service, and retail sectors.



### Did you know?

A million dollars spent in the rehabilitation of a historic building on average **adds 23 jobs to a local economy**. That's 2.5 more jobs than a million dollars spent on new construction and 8 more jobs than a million in manufacturing output.\*

Public preservation training is provided annually across the state by cities, preservation non-profits, colleges, and KHC for people of every skill level—from new property owners who want to know more about building maintenance to professional craftsmen. See the KHC website for future training opportunities at [www.heritage.ky.gov](http://www.heritage.ky.gov).

Above, the **City of Paducah** hosted a three-day window restoration workshop in April 2011 that was funded in part with a Certified Local Government grant.



The Pine Mountain School for Practical Historic Preservation, a collaboration between the Kentucky Heritage Council and the Pine Mountain Settlement School, hosted a round log building workshop in March 2011 at the **Putney Ranger Station in Harlan County**.



Pictured above, students from **Burgin Elementary School in Mercer County** learn first-hand how a timber frame building is constructed.

For more information about the building trades, see the **Preservation Trades Network** at <http://www.iptw.org>.

\*Donovan Rypkema, PlaceEconomics.

# Preservation is Green



Sustainable development is “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”\* To be environmentally sustainable or “green,” buildings should:

- (1) efficiently use energy and other natural resources;
- (2) protect occupant health; and
- (3) reduce waste, pollution, and environmental harm.

Too often, many see demolition of existing buildings and new construction as sustainable development. Likewise, many believe that window replacement and other damaging alterations are necessary to improve the energy performance of older buildings. But is this really the case?

Preserving and reusing buildings conserves embodied energy and reduces the need for new, raw materials. When existing buildings are demolished, energy is wasted and building materials are discarded in our landfills. Each year, millions of tons of construction-related materials are dumped in landfills, accounting for nearly **one-third** of our nation's total solid waste.

\*1987, U.N. Bruntland Commission's report, *Our Common Future*.



## SIX THINGS YOU MAY NOT KNOW ABOUT ENERGY EFFICIENCY & HISTORIC BUILDINGS

1. Reusing a 5,000 sq. foot building saves the carbon consumed by 85 homes in one year. Reusing a 100,000 sq. foot building saves the equivalent of the carbon emitted by 1,600 homes in one year.
2. According to the Building and Social Housing Foundation, it takes about **50 to 65 years** for a new, energy efficient building to save the amount of embodied energy lost in demolishing an existing building.
3. The U.S. Energy Information Administration found that buildings constructed during the early 1900s were more energy efficient than those built from 1950-2000. Why? Many of these older homes were built with non-mechanical, energy-saving features, like deep eaves for shading, cross-ventilating hallways, and operable windows.
4. Air infiltration occurs in buildings through many conduits—attics, chimneys, vents, even electrical outlets, but more heat is lost through your roof than any other part of your house. By adding just 3 1/2 inches of insulation in your attic, you save more energy than replacing your windows, and the insulation will cost a lot less.
5. By simply adding weatherstripping to an existing window, you can increase a window's energy efficiency by as much as 50%.
6. **Most vinyl replacement windows only last about 10-15 years;** however, they'll last forever in a landfill. Replacement windows that contain vinyl or PVC are also toxic to produce and create toxic by-products.

Sources: National Park Service, National Trust for Historic Preservation, Don Rypkema, U.S. Energy Information Administration



In 2011, the Window Preservation Standards Collaborative, Preservation Trades Network, and the Kentucky Heritage Council, hosted the **National Window Preservation Summit** at the Pine Mountain Settlement School in Harlan County.

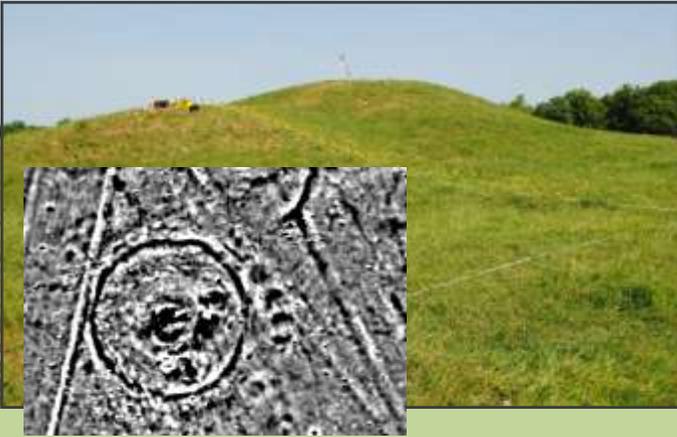
The purpose of this nationwide summit was to gather energy testing data to develop national standards for the repair and weatherization of historic windows. Participants traveled from 21 states & Ontario, Canada to attend. The new national historic window standards are targeted for publication in December 2011. See the PTN website for details—

[www.iptw.org](http://www.iptw.org)

For more information about energy efficiency and historic buildings, contact the Kentucky Heritage Council or view “The Greenest Building” at [www.thegreenestbuildingmovie.com](http://www.thegreenestbuildingmovie.com).

# Preservation is Site Protection

## PRESERVATION OF ARCHAEOLOGICAL SITES



Geophysical survey gives archaeologists a non-invasive tool to “see” what may lie beneath the ground’s surface. The black and white image above is a result of a recent geophysical survey. Because this study did not involve excavation, it adhered to the terms and conditions of the preservation easement.

Kentucky has a rich prehistoric and early historic past, as illustrated by the numerous archaeological sites that have been identified in *all 120 counties* of the Commonwealth.

Archaeological sites remain as fragile and irreplaceable evidence of our past. The best protection for these sites is preservation in place—something the landowners of the prehistoric mound site pictured to your left took very seriously. So seriously, in fact, that they placed a preservation easement on their property.\*

A **preservation easement** offers property owners flexibility in land management, while protecting sites for future generations by limiting the types of activities that take place there. Additionally, easements can afford property owners tax benefits.

Unfortunately, not all archaeological sites on private property have this protection. At the Slack Farm Site, prehistoric burials were systematically looted to obtain artifacts for sale and private collections. **Despite state and federal laws prohibiting the desecration of graves, some looters and grave robbers persist in this illegal activity.**

While most of Kentucky’s archaeological sites are located on private property, many others are located on lands owned or leased by the Commonwealth, state agencies, cities or counties. These sites are protected under the **Kentucky Antiquities Act**, which prohibits the willful damage or destruction of archaeological sites on such public lands and requires a permit from UK’s Department of Anthropology in advance of any activity that may result in the exploration, excavation, appropriation or removal of archaeological sites or objects of antiquity.



This picture shows desecration of the graves of more than 800 men, women, and children at the Slack Farm Site, a heavily looted prehistoric cemetery in Union County. Photo taken in 1988.



KAS archaeologist Jay Stottman helps Elkhorn Elementary students learn about historic lifeways through a hands-on archaeological lesson conducted at Liberty Hall Historic Site, a National Historic Landmark in Frankfort. Photo provided by Liberty Hall Historic Site

While easements and legislation go a long way to protect threatened sites, education and public outreach are also essential components to preservation. Educating the public about Kentucky’s rich heritage is a key mission of the **Kentucky Archaeological Survey (KAS)**, which is jointly administered by KHC and the UK Department of Anthropology. **Only through collective efforts of legislators, law enforcement, preservation professionals, and concerned citizens will we successfully ensure Kentucky’s heritage for future generations.**

\*easement held by the Kentucky Heritage Council



## The Kentucky State Historic Preservation Plan

The *Kentucky State Historic Preservation Plan* describes a vision for historic preservation, addressing critical issues affecting our cultural resources and future goals and actions. Success depends on all of us—citizen advocates, elected officials, local preservation commissions, preservation professionals, government agencies, educators, preservation organizations, and interested individuals—who, together, will be responsible for carrying out the historic preservation agenda outlined in the state plan.

### The 2010-2014 Kentucky State Historic Preservation Plan

**Goal 1:** Strengthen existing or create new state funding mechanisms and legislation to sufficiently meet historic preservation needs throughout the state.

**Goal 2:** Increase understanding, awareness, and involvement in historic preservation through educational programming and technical training.

**Goal 3:** Intensify efforts to locate and assess Kentucky’s significant historic and cultural places through identification, survey, research, evaluation, and registration.

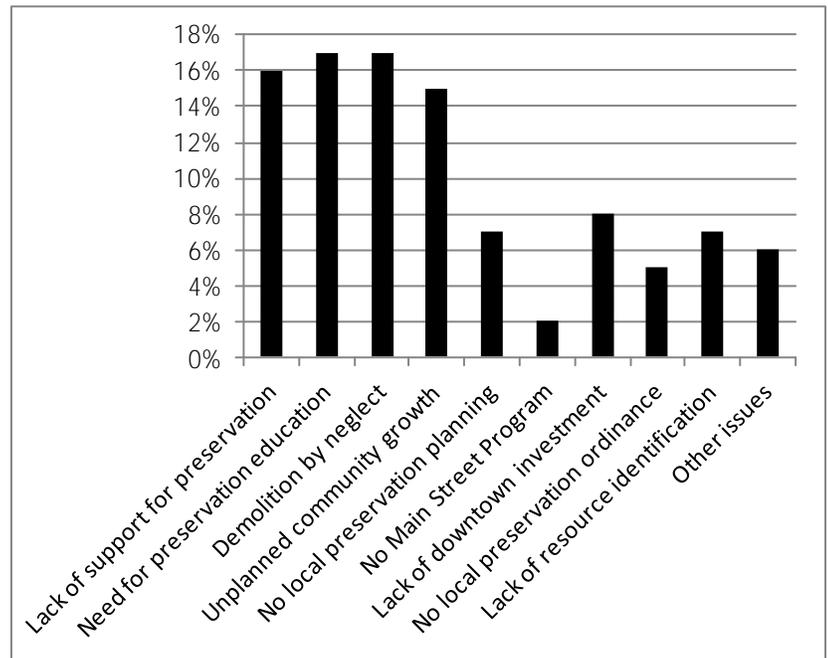
**Goal 4:** Integrate historic preservation planning into comprehensive planning efforts for effective community growth and development.

*“We are blessed to live in an area of outstanding natural beauty and remarkable history...It is imperative that public and official knowledge and appreciation of these invaluable resources become more widespread if we are to protect [them] and honor our heritage.”*  
*survey response (Fayette County)*

Early public participation is integral to the planning process. In 2009, comments were solicited from citizens across the state. The survey generated responses from 66 counties.

One of the first survey questions asked was, **“What do you consider to be the top three critical issues or greatest challenges facing historic preservation in your community?”**

The answers were surprising:



Note: “other issues” included, but were not limited to: (1) a need for a state preservation grant program for ‘bricks and mortar’ projects, (2) lack of preservation professionals in local government, (3) looting of archaeological sites, (4) underutilization of heritage tourism sites, (5) lack of communication between building code inspectors and local historic district review boards and (6) Certified Local Government status should be established.

# Community & Government Support are Saving the Holt House!



Photo courtesy of the National Trust for Historic Preservation.

The Holt House property (ca. 1850), a featured site along the Kentucky Lincoln Heritage Trail, was acquired by Breckinridge County Fiscal Court in December 2008 through a Kentucky Lincoln Bicentennial Preservation Grant.

In August 2009, Breckinridge County sponsored a public open house and community celebration at this nationally-significant historic site, which drew more than 1,500 visitors from the region. Now, the open house is an annual event.

Friends of the Holt House, a local committee of the Breckinridge County Historical Society, meets to organize local volunteers and fundraising events.

Breckinridge County Fiscal Court is working with the community to develop a long-term maintenance and reuse strategy to maximize the property's potential for local economic development.

*Judge Joseph Holt (1807-1894) served as Secretary of War under President Buchanan and was appointed the nation's first Judge Advocate General by Abraham Lincoln. Judge Holt presided over the trial of the Lincoln assassination conspirators.*

## Did you know?

In Kentucky, tourism is big business—it's a major economic development tool. In addition to creating new jobs, businesses, and higher property values, well-managed tourism improves quality of life and builds community pride.

Visitors to historic sites and cultural attractions stay longer and spend more money than other types of tourists.

According to a 2009 travel study, **78% of all U.S. leisure travelers participate in cultural and/or heritage activities while traveling. Cultural and heritage visitors spend, on average, \$994 per trip, compared to \$611 for all other U.S. travelers.\***

\*Cultural Heritage Traveler Study, Mandela Research LLC.

### Kentucky Heritage Council

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*An agency of the Kentucky Tourism, Arts and Heritage Cabinet, the Kentucky Heritage Council/State Historic Preservation Office is responsible for the identification, protection, and preservation of cultural resources throughout the Commonwealth, in partnership with other state and federal agencies, local communities and interested citizens. This mission is integral to making communities more livable and has a far-ranging impact on issues as diverse as economic development, job creation, affordable housing, community revitalization, tourism, environmental conservation, and quality of life*

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