



HERITAGE & URBAN FORM WORKING GROUP
Meeting 2
October 9, 2019, 6:00 – 8:00 p.m.
Hopewell Museum, 800 Pleasant Street

Envision 2040 Comprehensive Plan



Attendees:

Betty Ann Allen
Bill Alverson
Ron Carter
Cheryl Caskey
Anne Fuller
Stan Galbraith
Gordon Krist
Vanessa Logan
Catesby Simpson
Doug Witt
Gary Wrenn

Alison Davis, University of Kentucky CEDIK
Andrea S. Pompei Lacy, Bourbon County Joint Planning Office
Micki Sosby, Bourbon County Joint Planning Office

Agenda

1. Welcome Presentation: Andrea S. Pompei Lacy, Bourbon County Joint Planning Office
2. What is preservation? Cheryl Caskey, Executive Director, Hopewell Museum
3. Refining our draft goals: Alison Davis, University of Kentucky CEDIK
4. Considering objectives: Alison Davis, University of Kentucky CEDIK

What is Preservation? Cheryl Caskey, Executive Director, Hopewell Museum

1. What is historic preservation
 - A movement to conserve old buildings and areas in an effort to connect people and culture to a place's history.
 - Efforts in place since the 1800s in U.S.
 - Response to urban renewal
2. Benefits of historic preservation
 - Environmental — green building
 - Diverse downtown landscapes - more appealing to residents and tourists.
 - In 2018, more than 90 million dollars was invested in downtown commercial districts in Kentucky (KHC Report) generating:
 - 1,078 new jobs in Main Street districts
 - 130 new businesses

- Heritage tourism — traveling to experience the places, artifacts, and activities that authentically represent the stories and people of the past and present (National Trust definition).
 - 70% of tourists visited one or more cultural heritage attractions (2008 survey).
 - 71% of millennials prefer exploring the history of an area when traveling (2017 National Trust survey).
 - More time/money spent in location than other leisure travelers.
3. Historic preservation and housing
 - Increased property values for homes and businesses
 - Walkability — people want to live where they can walk or bike to shops, restaurants/bars, coffee shops, cultural sites, etc.
 - Authenticity — when asked why they want to live in historic districts people talk about wanting to live somewhere "distinctive", where they feel like they are "some place" rather than "no place". They don't want generic cookie-cutter new development.
 4. Creating an environment that attracts new residents (2017 National Historic Trust Survey)
 - 97% of millennials (the largest and most diverse generation) support historic preservation in some way.
 - 44% want to live in a place with historic character.
 - 80% would rather spend money at businesses supporting efforts to preserve/protect historic buildings.
 5. Why care about historic preservation?
 - Business growth = potential employees who are looking to move to communities with vibrant and active downtowns — downtowns that often feature historic buildings that have been renovated and offer things for them to do and places to live.
 - Tourism is now one of Kentucky's driving economic forces — people want to visit, and they want to have things to do related to arts, culture, and the outdoors (all things that go hand in hand with historic preservation).

Handout of historic structures in Paris that have been renovated and are currently used or usable

- 500 Main St - Odd fellows Hall, 1850; formerly Migdalia's, currently Woodford Hill Thompson office
- 509 Main St - Varden Drug Store, currently empty, soon to be new restaurant business
- 530 Main St - Hinton Block, 1891, currently several businesses, and storage for Oasis
- 531 Main St - Pure Oil Gas Station, 1926, currently Edward Jones
- 618-20 Main Street - Joseph Neely Agricultural Implements Store, before 1861, currently along with neighboring business remodeled as BourBon
- 718 Main - Daniel Roche Grocery Store, 1888, currently Timeless Designs
- 701-2 Main - Twin Brothers/ Charles Goldstein Building, 1886; currently LaRocha grocery
- 731 Main St - Shinners 3 story building, 1891, currently Paradise Cafe
- 800 Main St - The RobNeel, first floor retail, apartments, restored by the Poynter Family
- 807-9 Main St - The Doyle Building, 1912, currently Blandon Cherry's store, Nationwide insurance, and two apartments upstairs.
- 902 Main St - Alexander House, currently Pleasanton Goods and refurbished apartment upstairs
- 925-27 Main St - Talbott House/St. Charles Hotel, early 1800's - currently the YMCA child care center
- 1121 Main St - Miller Ward House, 1896 - St Mary's School building
- 313 High St - Old Paris City Hall and Fire station, 1874 – currently a fire station
- 323 High St - Duncan Tavern, 1788 - Headquarters Kentucky DAR, historic house and library

- 421 High St – Eades Tavern, 1793 - Post Office, Trimble law office, Walker home and school, now private residence
- 624 High St - Thomas Phillip House, after 1877 - currently apartments, recently remodeled by the Poynter Family
- 406 Pleasant St - John G. Martin House, before 1860 - currently Hinton Turner Funeral Home
- 304 Vine St - Talbott, Keiningham, McClure house, about 1812 - currently private home with apartment
- 134 10th St - The L & N depot, 1907 - Trackside Restaurant, recently remodeled by the Poynter Family
- 1200 Cypress Street, Penn house, before 1860 - currently the Barr House

Current 2017 Goals related to Heritage and Urban Form:

- Preserve and protect the community’s historic and cultural resources
- To support and follow the Paris Pike Corridor Small Area Plan and Transition Zone Ordinance

General consensus of goals from Meeting 1:

- Protect and enhance the natural, historic, and cultural landscapes that give Bourbon County its unique identity and image. Changed to: Protect, preserve and enhance the natural, historic, and cultural landscapes that give Bourbon County its unique identity and image. 12 votes
- Support the development and re-development of pedestrian-friendly streetscapes in our downtown areas. 9 votes
- Promote, support and encourage public art. 7 votes
- Integrate art and cultivate creativity in our downtown areas. 4 votes
- Preserve our built history. 3 votes
- Promote and preserve the historic and archeological resources that contribute to our authenticity. 0 votes

Top 3 Goals:

1. Enhance, preserve and protect the natural, historic, and cultural landscapes that give Bourbon County its unique identity
 - a. To preserve and protect our built history and archeological resources
2. Support pedestrian and bike-friendly infrastructure
 - a. To create access to our downtown areas and surrounding areas (connectivity)
 - b. Park ‘n ride
3. Create a vibrant downtown core
 - a. Business friendly policies and environment
 - b. Promote the creation of social, welcoming and safe gathering places
 - c. Integrate art and cultivate creativity in our downtown areas
 - d. Support and encourage public art

Sample Objectives:

- Highlight and enhance the historic quality of downtown Millersburg, North Middletown and Paris and their surrounding neighborhoods to attract businesses and support economically viable commercial districts.
- Implement policy measures to protect historic resources, incentivize preservation, and enhance the form of surrounding areas, such as downtowns, historic sites, districts, and landmarks.

- Conduct educational efforts to increase awareness of the importance of preservation efforts, processes, and available financial, design, and additional educational resources.
- Plan for higher-intensity uses in areas with multiple transportation options.
- Focus revitalization efforts in existing centers of activity.
- Make public amenities, work places, and residential areas accessible by multiple transportation types.
- Promote multi-use and flex spaces, especially in downtown areas and public spaces.
- Preserve and strengthen the fabric of existing neighborhoods by investing in maintenance and improvements to infrastructure.
- Provide civic and government facilities in centralized and accessible locations as highly visible focal points and symbols of community identity.
- Become more walkable and bikeable.
- Provide an interconnected system of local and regional public open space and recreational opportunities.
- Require infill and redevelopment projects to be designed for pedestrian use and compatible with existing character and long-term goals for the surrounding area.
- Incentivize development that utilizes green building and sustainable development best practices.
- Protect the quality and integrity of existing structures and support preservation efforts.
- Respect the context and design features of areas surrounding development projects and develop design standards and guidelines to ensure compatibility with existing urban form.
- Incorporate schools, libraries, and other community-focused institutions into neighborhoods in order to maximize accessibility for pedestrians and bicyclists.

NEXT MEETING:

Wednesday, November 13th from 6-8 pm
Hopewell History Museum
800 Pleasant Street