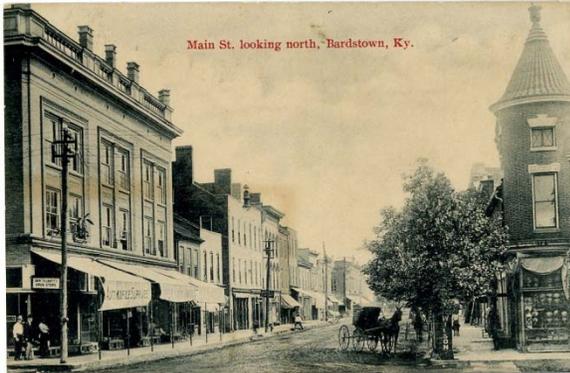


Bardstown Local Historic District, Landmarks, and Historic Overlay Zoning



Bardstown's historic overlay zoning is established through Article 15 of the Zoning Regulations for All of Nelson County. The purposes of the regulations are to:

- Protect areas, structures, and sites that have special historical or architectural significance;
- Protect historic areas, structures, and sites from destruction, degradation, or encroachment;
- Encourage and promote adaptive use and rehabilitation of historic areas, structures, and sites which will lead to their continuance, conservation, and improvement;
- Encourage and promote appropriate infill development and new construction within historic areas; and,
- Promote the education, cultural, economical and general welfare of the public and prevent creation of environmental influences adverse to such purposes.

Article 15 establishes a local review board and sets forth the processes and procedures for local historic designation, development and adoption of design standards, and consideration and approval of exterior alteration, new construction, relocation, demolition, site alterations, landscaping, and signage.

Bardstown's ordinance provides for two types of local historic designations – local historic districts and landmarks. Local historic districts are geographically defined areas comprised of a significant concentration of historic structures and sites that share common historic events, architectural features, or physical development. Landmarks are buildings, structures, objects, or sites which are identified as historic resources of particular significance. Since local historic designations are overlay zoning districts, the designation process is the same as zoning map amendments (zone changes) and requires a public hearing and recommendation by the Joint City-County Planning Commission and final action by the Bardstown City Council.

Bardstown Historical Review Board

The historic design review process is a consultative interaction between the Bardstown Historical Review Board (HRB) and owners, design professionals, and other interested individuals. The HRB has scheduled meetings, and HRB meetings are open to the public.

The HRB's powers and duties are prescribed in the provisions of Article 15 of the Zoning Regulations. Those powers and duties include:

- Conduct and maintain an inventory of historic, cultural, and archaeological resources;
- Make recommendations to the Planning Commission and City of Bardstown on all matters related to the preservation, conservation and enhancement of structures, premises and areas of substantial historic or architectural significance;

- Make recommendations on the designation and regulation of historic overlay zoning districts to the Planning Commission and City of Bardstown;
- Develop written design guidelines, based on the Secretary of Interior's Standards for Rehabilitation, for reviewing the appropriateness of site and structural alterations, demolition, new construction, or relocation;
- Initiate all local nominations to the National Register of Historic Places;
- Provide technical assistance to property owners, design professionals, contractors, and other interested individuals in historic preservation; and,
- Enhance public awareness of historic preservation through educational programs, meetings, and publications.

Design Guidelines

One of the key components of historic design review is design guidelines. They are helpful, interpretative, and explanatory standards for the preservation, rehabilitation, and maintenance of historic structures and sites. These standards address design concerns and ensure that exterior alteration, new construction, relocation, demolition, site alterations, landscaping, and signage are appropriate and respect the character of the structure, site, and area.

Design Review Process

Local historic designation requires design review for projects involving local historic districts and landmarks. The following projects require design review:

- (1) Projects or activities requiring a zoning compliance permit, including but not limited to new construction, demolition, and relocation;
- (2) Exterior alterations not requiring a zoning compliance permit, including but not limited to paint color changes, siding installation, and roof and widow replacement;
- (3) Site alterations or landscaping not requiring a zoning compliance permit, including but not limited to replacement of foundation plants on front and side elevations, clear-cutting or removing all or the most of the mature vegetation from an undeveloped site, fencing installation, alteration of site's natural grade by 6 inches or more from natural/historic grade, addition of 2 or more parking spaces, and addition, not replacement, of other impervious surface over 200 feet in size; and,
- (4) Sign installation.

Prior to initiating any of the above-listed projects or activities, owners must apply for a Certificate of Appropriateness (COA).

Enforcement

Work undertaken without a COA or contrary to the Certificate of Appropriateness is a violation of, and is subject to, penalties and enforcement set forth in the Zoning Regulations of All of Nelson County.

Article 15 of the Zoning Regulations, the Bardstown Historic Design Review Manual, and COA application are available at the Planning Commission office or online at www.ncpz.com.

If you have any questions about the design review process, or are unsure if your project requires design review and a COA, please call the Preservation Administrator at 348-1805 or email pbogert@bardstowncable.net.

**Joint City-County Planning Commission of Nelson County
P. O. Box 402
One Court Square, Old Courthouse Building
Bardstown, KY 40004**