

**T**he Blue Grass Trust is a non-profit advocate for historic preservation that strives to protect, revitalize and promote the special historic places in our Central Kentucky communities to enhance the quality of life for future generations. The Blue Grass Trust is guided by three tenets – education, service and advocacy.

The Blue Grass Trust was founded in 1955 by a spirited group of Lexington citizens who were determined to save the John Wesley Hunt residence from demolition. This group raised funds to purchase and restore the property, now known as the Hunt-Morgan House, to its original 1814 appearance. Today, the house stands as a testimonial to the beginning of the Blue Grass Trust and the birth of the preservation movement in Central Kentucky.

Over the years the Trust has helped save many other historic structures, including the Dudley House, Shakertown of Pleasant Hill, the Adam Rankin House, Henry Clay's Law Office, Belle Breezing's Row Houses, the Mary Todd Lincoln House, the Stilfield Log House and Benjamin Latrobe's Pope Villa.

Today, the Trust continues to provide valuable leadership and inspiration to the preservation movement in Central Kentucky and throughout the state. As the region's leading preservation organization, the Trust works diligently to fulfill its mission of education, service and advocacy.

*\* The Blue Grass Trust is not a regulatory organization and is not part of any governmental body.*



The Blue Grass Trust  
for Historic Preservation

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**Historic preservation increases & protects property values.**

Many historic properties within designated historic districts in Central Kentucky have, in some cases, realized property value increases of up to 100% and in other cases 200% over a five year period.



**Historic preservation creates more jobs than the majority of other investments within a community.**

Historic rehabilitation creates more jobs than new construction and those jobs usually go to the local labor force. Statistically, in the United States, new construction will be 50% labor and 50% materials. Rehabilitation of an historic property will be 60% to 70% labor with the balance in materials.



**Historic preservation is environmentally friendly and is an effective vehicle for fiscal responsibility.**

Rehabilitating historic properties conserves taxpayers' dollars, conserves our local heritage, and conserves the natural environment. Rehabilitating historic buildings and using the infrastructure that is already in place to serve them is the height of fiscal and environmental responsibility.



**Heritage visitors spend more per day, stay longer and visit more places than tourists in general.**

Historic preservation is an integral element of the more than \$2 billion dollar tourism industry in Central Kentucky. Historic resources are among the top attractions for visitors to Kentucky. In addition, heritage tourism when done effectively is the one form of tourism that can preserve the local culture and enhance the quality of life for full-time residents and visitors.

*Sources:* Donovan Rypkema, Place Economics, a Washington, D.C. based real estate and economic development consulting firm.

John I. Gilderbloom, Erin E. House, and Matthew J. Hanka, *Historic Preservation in Kentucky*



**ANSWERS TO  
COMMON QUESTIONS**  
about owning historic properties

**Congratulations!**

By purchasing an historic property in the Central Kentucky region, you make an important investment in the future of the community. Historic properties contribute to the sense of place and unique identity of a community.

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

## What do I need to do before rehabilitating my historic property?

Historic properties within local historic districts are protected through local zoning laws.

Article 13 is the zoning ordinance which guides and regulates exterior changes to historic properties within the locally designated historic districts.

Contact the LFUCG Division of Planning at (859) 258-3160.

Historic zoning requires that exterior changes to properties within the zone be approved by the Board of Architectural Review in several situations including, but not limited to, the following:

- If the change is a rehabilitation or replacement which is not ordinary maintenance and repair.
- If new construction on any building element, addition, building or structure is an exterior change.
- If demolition of any building element, addition, building or structure is an exterior change.
- If the change involves elements of the landscape including the removal or the replacement or redesign of those elements.

This review helps to insure that exterior changes are compatible within the historic zone. Before making any changes to the exterior of a property within a locally designated historic district it is advisable to consult with the LFUCG Division of Historic Preservation.

Contact the LFUCG Division of Historic Preservation at (859) 258-3265.

## What tax benefits could I receive when I rehabilitate my historic property?

### What is a tax credit?

A tax credit lowers the taxes owed by an individual. It is a dollar for dollar reduction in income tax liability.

### Federal Historic Rehabilitation Tax Credits

This National Park Service program offers a federal tax credit of up to 20% for certified rehabilitation expenses for income-producing properties that are listed on or eligible for the National Register.

Contact the Kentucky Heritage Council/  
State Historic Preservation Office  
at (502) 564-7005.

### Kentucky Historic Preservation Tax Credit

This program is administered by the Kentucky Heritage Council in partnership with the Kentucky Department of Revenue. These tax credits are available for buildings listed on the National Register of Historic Places. They are also available to buildings located within a National Register Historic District that is listed on the National Register and certified by the Kentucky Heritage Council as contributing to the historic significance of the National Register District.

The program includes:

- A 30% tax credit for qualified rehabilitation expenses for owner-occupied residential properties.
- A 20% tax credit for qualified rehabilitation expenses for all other properties.

Contact the Kentucky Heritage Council/  
State Historic Preservation Office  
at (502) 564-7005.

## TECHNICAL WEB SOURCES

### Technical Preservation Services for Historic Buildings

[www.cr.nps.gov/hps/tps](http://www.cr.nps.gov/hps/tps)

*The National Park Services' Technical Preservation Services program provides information on preserving, restoring, and rehabilitating historic buildings.*

### Secretary of the Interior's Standards for Rehabilitation

[www.cr.nps.gov/hps/tps/tax/rehabstandards.htm](http://www.cr.nps.gov/hps/tps/tax/rehabstandards.htm)

*These are the ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs.*

### Preservation Briefs

[www.cr.nps.gov/hps/tps/briefs/presbhom.htm](http://www.cr.nps.gov/hps/tps/briefs/presbhom.htm)

*The National Park Service has developed a series of publications that address specific rehabilitation issues and the proper rehabilitation methods that should be applied.*

### Walk Through Historic Buildings

[www.cr.nps.gov/hps/tps/walkthrough/](http://www.cr.nps.gov/hps/tps/walkthrough/)

*Learn to identify the visual character of a historic building inside and out.*

### Rehab Yes-No Learning Program

[www.nps.gov/hps/rehabyes-no/index.htm](http://www.nps.gov/hps/rehabyes-no/index.htm)

*Twenty case studies focus on common issues that arise in the rehabilitation process. Ten projects met the Secretary of Interior's Standards for Rehabilitation while ten did not.*

### The American Institute of Architects

[www.aia.org/SiteObjects/files/hrc\\_Preservation\\_Guide.pdf](http://www.aia.org/SiteObjects/files/hrc_Preservation_Guide.pdf)

*The American Institute of Architects Guide to Historic Preservation*