

CHAPTER FIVE

INTRODUCTION

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 of a concerted, coordinated housing policy should therefore be clear.

In the City of Columbia, population growth has been continuous and is projected to continue at a moderate pace. Housing construction will have to keep pace if decent, safe, and sanitary housing is to be made available to the expanding population. The city must be concerned with the housing needs of the current and projected population in terms of location and affordability.

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**TABLE 5-1
HOUSING UNITS BY TENURE**

AREA	TOTAL UNITS	PERSONS PER HOUSEHOLD	OWNER OCCUPIED HOUSING UNITS		RENTER OCCUPIED HOUSING UNITS		VACANCY RATE
			TOTAL	%	TOTAL	%	
Adair County	7,792	2.44	5,408	80.2%	1,339	19.8%	13.4%
City of Columbia	1,789	2.12	971	62.5%	583	37.5%	13.1%

Source: 2000 U.S. Census

**TABLE 5-2
HOUSING UNITS BY STRUCTURE**

AREA	TOTAL UNITS	SINGLE FAMILY HOUSING UNITS		DUPLEX HOUSING UNITS		3 TO 4 UNITS PER STRUCTURE		5 OR MORE UNITS		MOBILE HOMES	
		#	%	#	%	#	%	#	%	#	%
Adair County	7,792	5,486	70.4%	108	1.4%	105	1.3%	301	3.9%	1,724	22.1%
City of Columbia	1,802	1,242	68.9%	77	4.3%	48	2.7%	301	16.7%	134	7.4%

Source: 2000 U.S. Census

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 in an efficient manner. These two sides of the housing equation must be kept in balance if the city is to 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

Overall, Adair County's housing stock grew by 1,358 units or 21.1% between 1990 and 2000. Table 5-1 shows comparative 2000 Census Data for Adair County and the City of Columbia. The City of Columbia's housing stock also grew from 1,648 in 1990 to 1,789 in 2000. This is an increase of 141 units or 8.5%. In the year 2000, Columbia accounted for 22.9% of the total number of housing units in the county.

In 2000, there were 6,747 occupied housing units in Adair County. Of this number, 80.2% were owner occupied and 19.8% were renter occupied. Therefore there has been a slight increase in homeownership rates in the county since 1990. Columbia had a total of 1,789 housing units in 2000. Of the units that were occupied (1,554), 62.5% were owner occupied and 37.5% were renter occupied.

The overall vacancy rate for Adair County in 2000 was 13.4%. This is a moderate increase from 1990 when the vacancy rate was 9.85%. In 1990, the vacancy rate for Columbia was 7.83%. This rate was significantly higher in 2000 at 13.1%.

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TABLE 5-3
SUMMARY OF HOUSING UNITS FOR ADAIR COUNTY

HOUSING TYPE	1990		2000		% CHANGE 1990-2000
	#	%	#	%	
SINGLE FAMILY	4,940	76.8%	5,486	71.0%	11.1%
DUPLEXES	132	2.1%	108	1.4%	-18.2%
3-4 UNITS	78	1.2%	105	1.4%	34.6%
MULTI-FAMILY	195	3.0%	301	3.9%	54.4%
MOBILE HOME	1,009	15.7%	1,724	22.3%	70.9%
OTHER (Boat, RV, Van, etc.)	80	1.2%	8	0.1%	-90.0%
TOTAL	6,434	100.0%	7,732	100.0%	20.2%

Source: U.S. Census Bureau, 1990, 2000

TABLE 5-4
SUMMARY OF HOUSING UNITS FOR THE CITY OF COLUMBIA

HOUSING TYPE	1990		2000		% CHANGE 1990-2000
	#	%	#	%	
SINGLE FAMILY	1,105	67.1%	1,242	68.9%	12.4%
DUPLEXES	109	6.6%	77	4.3%	-29.4%
3-4 UNITS	66	4.0%	48	2.7%	-27.3%
MULTI-FAMILY	195	11.8%	301	16.7%	54.4%
MOBILE HOME	137	8.3%	134	7.4%	-2.2%
OTHER (Boat, RV, Van, etc.)	36	2.2%	0	0.0%	-100.0%
TOTAL	1,648	100.0%	1,802	100.0%	9.3%

Source: U.S. Census Bureau, 1990, 2000

It is important to note that vacancy rates of four to five percent 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 demand is generated for new units. An adequate supply of both rental and owner housing units is also necessary to foster growth and meet the demands of new families moving into the area. Due to escalating vacancy rates in Columbia, it is recommended that the city determine the cause of rising vacancy rates and develop a strategy to reverse this trend. As part of this review the city may want to consider a housing redevelopment or homebuyer project to stimulate homeownership of city residents.

HOUSING CHARACTERISTICS

Information on housing characteristics for Adair County and the City of Columbia is available from U.S. Census Data. Table 5-2 shows comparative 2000 Census Data for housing units in Adair County and the City of Columbia, while Tables 5-3 and 5-4 present a summary of housing units for Adair County and the City of Columbia in the years 1990 and 2000. In both the county and the city, single family housing units are the predominate housing type. Single family residences account for 70.4% of housing units in the county and 68.9% in the city. Multi-family housing with five or more units accounted for 301 housing units or 3.9% of the county's housing stock and 16.7% of the city's housing stock. In Adair County there were 1,724 mobile homes in 2000, a significant increase of 70.9% since 1990. Therefore, mobile homes accounted for 22.3% of the Adair County housing stock. In 2000, the City of Columbia had 134 mobile homes which was a decrease of 2.2%. In the city mobile homes accounted for 7.4% of the housing stock. It is interesting to note that the number of "Other" housing units in the county, such as boats, RVs, and vans decreased 90% from 80 in 1990 to 8 in 2000. According to the Census, the City of Columbia experienced a decrease in the number of duplexes (-29.4%) and 3 to 4 family units (-27.3%). Since these are uncommon trends, it might be assumed that some housing units were misreported in earlier Census'.

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HOUSING CONDITIONS

Housing conditions can be evaluated by analyzing selected census data measures and through 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 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 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 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 5-5 and shows comparative data for Adair County and the City of Columbia.

The only houses lacking complete plumbing facilities are located in the unincorporated areas of the county and comprise 2.0% of the housing stock in the county overall. According to the 2000 U.S. Census there were not any housing units within the City of Columbia that lacked complete plumbing. The highest number of units using wood or coal as a primary heating source, (14.4%) are also located in the unincorporated areas of the county. Nineteen of these units were reported to be in the City of Columbia. Overcrowding conditions exist in 166 or 2.5% of the county's housing units, with 21 of the units being located in the City of Columbia.

Due to the large number of historic resources in the county and city, a moderate amount of homes were constructed prior to 1940. In Adair County, 919 homes were built prior to 1940 and accounted for 11.8% of the housing stock. A large number (212 units) were located in Columbia, comprising 11.2% of the city's housing stock.

**TABLE 5-5
HOUSING CONDITIONS, 2000 CENSUS**

AREA	TOTAL		BUILT BEFORE 1940		LACK COMPLETE PLUMBING		MORE THAN 1.0 PERONS PER ROOM		WOOD/COAL OR NO PRIMARY HEAT SOURCE	
	#	%	#	%	#	%	#	%	#	%
Adair County	7,792		919	11.8%	138	2.0%	166	2.5%	972	14.4%
City of Columbia	1,789		202	11.2%	0	0.0%	21	1.3%	19	1.2%

Source: 2000 U.S. Census

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CURRENT HOUSING TRENDS

Housing trends since the 2000 Census can typically be analyzed by examining building permit information for the county and city. This type of information is typically 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 Statistical 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 from January 2000 forward and annual data from 1990 forward. It is important to note that this Census 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.

Unfortunately neither the county or the city submit monthly reports to the Census Bureau on new housing construction. However, permit information for housing built within the City of Columbia is available. According to this information, a total of 17 single family housing units have been constructed in the city from 2000 to 2004. This number includes two modular houses, and two double wide manufactured homes. In addition to single family units, two duplex units, two triplex units, and two fourplex units have been constructed during this same time period. Therefore, a total of 36 housing units have been constructed in the city since the 2000 Census. Therefore the City of Columbia has approximately 1,825 housing units which is a 2% increase from the year 2000.

It is important to note that the Kentucky State Data Center has issued Housing Unit Estimates from the year 2000 to July 1, 2003. According to the Kentucky State Data Center, it is estimated that the number of housing units in Adair County increased to 7,820 or .4% by July 1, 2003.

FUTURE HOUSING NEEDS

An estimate of the number of additional housing units needed can be made using population projections and some assumptions based upon demographic trends. The City of Columbia had 2.12 persons per household in the year 2000; however, this number of persons per household will be assumed to be 2.0 for the city in the year 2010 and 2020. In 2000 there were 720 persons (18% of the population) living in group quarters in the city. This number is higher than for the state of Kentucky overall where only 2.8% of the population was reported to be in living group quarters. The higher number of persons living in group quarters in the city can be attributed to those residing in non-institutionalized housing. It is assumed that the majority of the 535 persons residing in non-institutionalized housing are students attending Lindsey Wilson College. The remaining 185 persons are institutionalized in nursing homes, correctional institutions, and psychiatric hospitals. For housing projection purposes, it will be assumed that the group quarters rate (18%) will remain the same.

Therefore, assuming a 2010 population of 4,400, a 10% vacancy rate, 18% group quarters rate, and 2.0 persons per household, a minimum number of 1,984 housing units will be needed in Columbia by the year 2010. As there were 1,789 housing units in 2000 and it was estimated that 36 units have been added to the housing stock between 2000 and 2004, this indicates a need for an additional 160 units by the year 2010. Using the same assumptions and a 2020 population estimate of 4,868, it is estimated that there will be a need for a total of 2,195 housing units by the year 2020. This is an increase of 371 or 20% from 2000. It is important to note that these numbers should be treated as minimums since it can be assumed that some existing units will be demolished

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or deteriorate beyond use.

In summary, communities do not normally need to take action to provide housing for middle or upper income persons unless it wants to encourage the development of amenities in order to attract more upper scale housing development. Overall, the City of Columbia needs to ensure that there is adequate land zoned for various types of residential uses. In addition, the community may need to assist lower income persons and some elderly persons in finding decent, safe, and sanitary affordable housing. Current efforts to provide publicly assisted housing in the city are discussed below.

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 housing unit to another while continuing to receive the housing subsidy.

Assisted rental housing units in Adair County fall under a variety of programs as shown in Table 5-6. 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 apartments, but not all, are reserved for elderly people. Some are also specifically designed for handicapped persons. The Section 202 program assists applicants 62 years of age or older and/or individuals with a disability. These units are designed for elderly or disabled persons. In addition, 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

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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.

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.

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.

A total of 293 assisted rental units are currently available in Adair County (Table 5-6). This includes 137 elderly units, 8 handicapped units, and an additional 117 units. All of the assisted housing facilities are located within the City of Columbia.

It is important to note that the Kentucky Housing Corporation, in conjunction with the University of Louisville, recently conducted a Kentucky Housing Needs Assessment. This assessment was completed in October 2001. County level information is included in the report. The study estimates that there were 848 low income renter households in Adair County in the year 2000. Of these, KHC estimates that 578 or 68.2% 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 76 loans were processed for this program. From 1991-2000, the number of loans had increased to 102.

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TABLE 5-6
ADAIR COUNTY ASSISTED RENTAL HOUSING

Complex Name	Location	Total Units	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	Telephone Number	Program
Angel Manor Apartments	Columbia	24 2H		24E					(270) 384-5525	RD, HC
Columbia Greens Apartments	Columbia	24		12	12				(270) 384-6724	RD
Columbia Groves Apartments	Columbia	12			12				(270) 384-6724	RD, HC
Country Place Apartments	Columbia	56		22E 2H 8	15 1H	8			(270) 384-5888	Section 8
Housing Authority of Columbia	Columbia	83		23E 1H 4	20	29 1H	5 1H		(270) 384-2271	Public Housing
Royal Manor Apartments	Columbia	24		23E	1E					RD, HC
Spring Ridge Meadows	Columbia	50		24F	16	8	2		(270) 384-6091	Section 8 & RD
Spring Ridge Meadows 1st addition	Columbia	20		18E	2E	8	2		(270) 384-6091	RD
Totals		293		134 E 5H 24	3E 1H 60	1H 24	1H 9			

E= units reserved for the elderly (62 and older)

H= units reserved for the handicapped

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 of individuals and a community's history as well as architectural style. Both are integral to the community's values and local character.

Both the City of Columbia and Adair County contain historic resources. These resources document the early beginnings of the area and serve as reminders of the community's heritage and tradition. Adair County, the 44th in order of formation, was formed from a section of Green County by the Kentucky General Assembly on December 11, 1801. The county was named for General John Adair (1757-1840) who was noted for campaigns against the Indians north of the Ohio River and for fighting the British at New Orleans. General Adair was the Governor of Kentucky from 1820 to 1824. In 1802, the courthouse was planned for the public square but not completed until 1806. The courthouse was then remodeled in 1847. A second courthouse was built and completed in 1885. This building was then renovated in 1974 and is currently listed on the National Register of Historic Places. Noted residents of Adair County include: Thomas Bramlette, Governor of Kentucky during 1863-1867; Col. Frank Wolford, a commander of Union's 1st Kentucky Cavalry (dismissed by Lincoln); James R. Hindman, Democratic Lieutenant Governor of Kentucky (1883-1887), Col. William Casey, for whom Casey County is named; Jane (Lampton) Clemens, mother of Samuel Clemens; Ed Diddle, noted Western Kentucky University Basketball Coach; and Janice Holt Giles, who wrote historical novels of the American Frontier set in Adair County.

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The City of Columbia was established as the county seat on June 28, 1802. Although, many are uncertain as to how the City of Columbia was named, it is thought to commemorate Christopher Columbus. In the same year the city became the county seat, Daniel Trabue laid out Columbia on 20 acres of land donated by James Walker who owned a nearby plantation. Other notable citizens who helped plan the city and chose the courthouse site were Creed Haskins and William Caldwell. According to Ruth Burnette in *Early Columbia, The Beginning of a Small Kentucky Town*, the founders of Columbia and Adair County were adventurous men. They or their fathers fought in the Revolution and many took part in the Indian wars. Most spent time on the early forts of Kentucky.

Both the City of Columbia and Adair County contain historic resources. The master list of historic sites maintained by the Kentucky Heritage Council lists a total of 41 historic sites in Columbia, and 284 sites plus four archeological sites in unincorporated parts of Adair County. Of the 41 identified sites in the city, four are listed on the National Register and two additional sites meet National Register criteria. The eligibility of the remaining 35 historic sites listed within the city are undetermined. Of the total 288 historic sites identified in unincorporated Adair County, five are listed on the National Register and two meet National Register Criteria. Of these sites it should be noted that three potentially historic structures have been demolished with two being rejected for listing on the National Register. It is interesting to note that neither Adair County (unincorporated areas) nor the City of Columbia have a designated National Register District. However, Columbia does contain a concentration of historic sites in the downtown area of the city. Another potential historic district has been identified by the community as part of the comprehensive planning process. This area is located just to the north of city limits and is referred to as the Rocky Hill District. Figure 5-1 shows the location of these historic resources. In addition, the Appendix A contains the master list of historic sites in Adair County and the City of Columbia as maintained by the Kentucky Heritage Council.

ARCHEOLOGICAL AND NATURAL RESOURCES

In addition to many significant architectural resources, Adair County has natural and archeological resources. Although most damaged or aged architectural structures can be restored, archeological resources cannot be. Most resources of this type are fragile and irreplaceable. 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. At present, four archeological sites have been identified in Adair County. Three are currently listed on the National Register with the fourth currently pending approval.

HISTORIC PRESERVATION

Much of Adair County and the City of Columbia are defined by ties to local historic structures and events. The county and city's unique historic character contribute to an area's current and future potential as a tourist destination and helps to supplement regional economic development efforts. The continued efforts to restore and promote historical, archeological and natural sites will enhance both the historic features of the county and city while at the same time assisting to encourage new development. The challenge will be to balance the preservation of the community's character with new 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 the community's resources and their significance. Other methods of encouraging preservation and methods of historic resource management are summarized in the following paragraphs.

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HISTORIC RESOURCE MANAGEMENT

As defined in Chapter One of the plan, several goals of the City of Columbia are to recognize and preserve the unique historic and cultural resources of the city. Objectives include the identification and maintenance of historic features while also informing residents and visitors of the unique resources that the city has to offer. To attain these goals in the future, the community has a variety of options. Each option is briefly described below.

National Register Designation

While there are several historic sites identified by the Kentucky Heritage Council within the City of Columbia, this does little to insure their preservation. The first and most obvious part of historic resource management is to identify suitable sites. To date, identification and documentation of sites has been conducted by the Kentucky Heritage Council and Adair County Heritage Association. Once a structure or area is locally identified, the State Historic Preservation Officer (SHPO) should be contacted. The SHPO ensures that the proper nomination forms, documentation and photographs are used in order to nominate a structure or district to the National Register of Historic Places. It is important to note that all structures within a potential district do not have to be historic. A limited amount of “noncontributing” structures may also be included to give continuity to the boundaries of the district.

As part of the comprehensive planning process citizens identified several structures that could potentially be eligible for the National Register. The following is a list of the structures identified during the planning process:

1. Cravens House on Burkesville Street
2. John B. Begley Chapel at Lindsey Wilson College
3. Scott House on Burkesville Street
4. Knifley House at 502 Greensburg Street
5. O.A. Cotton Durham House at 500 Greensburg Street
6. Flowers House at 504 Greensburg Street
7. Brown Drug on the Public Square

8. Wooten Department Store on Public Square
9. Columbia Theater at 106 Public Square
10. First Methodist Church at 206 West Guardian Street
11. Dillon House
12. Eubank's Spring House, Jamestown Street

The locations of these structures are shown in red on Figure 5-1.

In addition to individual structures, the community has identified a potential historic district to the north of city limits. This district is locally referred to as the Rocky Hill Historic District. As this district is adjacent to the proposed by-pass, actions need to be taken in order to preserve this area from by-pass construction activities and as development occurs once the by-pass is complete. Additional study and potential nomination of this area as a National Register District is strongly recommended in order to preserve this historic resource.

Local Historic District Designation

Regardless of whether an area is listed as a National Register Historic District, one can be established locally. These locally identified districts are usually designated because a structure or site has unique historic characteristics, architecture or significance to the community. The districts can include special zoning provisions governing existing structures, infill development, and design. These zones are typically referred to as “overlay” districts because they consist of requirements in addition to those regulated by the underlying zoning requirements (commercial or residential for example). An overlay district must be specifically tailored to the area of concern and can include a variety of provisions to encourage or regulate the preservation of neighborhood character. These provisions can include setback requirements so that new or infill structures conform with existing buildings, special sign regulations, restrictions on the demolition or modifications of buildings, and specifications concerning appropriate land uses. In addition, these regulations can be as rigorous as implementing specific design standards for areas with important historic resources.

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Architectural Review Board

Often an Architectural Review Board is established in addition to the local planning commission in order to review the design and impacts of proposed developments upon historic resources or districts. Such a board usually includes persons with historic knowledge as well as those with building and design experience who can review projects and make a determination whether a proposed project or renovation is compatible with existing structures, land uses, and neighborhood character. The board may also be given the responsibility of identifying and nominating historic sites, recommending local historic designations, developing design guidelines, and regulating other building alterations or construction activities in designated districts. The authority of this board can range from a voluntary program where only advisory recommendations are made to the board having the power to veto projects and full approval over design elements. The City of Columbia may consider the designation of such a board for new development and infill construction within the central business district in order to preserve the unique character of the area.

Additional Options and Requirements

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 the preservation of historic resources. One way to do this is to encourage greater local participation and control in the designation and regulation of significant sites. This can be accomplished by working with various property owners and the Kentucky Heritage Council. Another way to encourage local participation and visitation to significant sites is the provision of informational and educational materials to citizens and tourists by utilizing local and state newspapers as well as generating brochures on various sites. It is also important to coordinate historic preservation activities with all legislative bodies so that any proposed public improvement projects will be sensitive to adjacent historical resources.

It is especially 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 listing on 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 the site prior to demolition. No assessment of potential impact is generally required if the project is funded with state or local funds.

RENAISSANCE KENTUCKY PROGRAM

The City of Columbia was designated as a Silver Renaissance Kentucky City in 2002. As part of this process the Renaissance Committee established the following mission statement and priorities.

Mission Statement:

Columbia- "Gem of Kentucky"

Working together to forge the rebirth of downtown Columbia through historic preservation, restoration, and economic development"

Priority 1- To identify, preserve, and restore historic resources within the Renaissance Columbia boundary, to define a historic district, and to apply for listing with the National Trust for Historic Preservation.

Priority 2 - To develop and implement a streetscape and beautification plan for the Renaissance Columbia boundary including, but not limited to, burial of utility lines, restoration of building facades, lighting, sidewalk replacement, street furniture, etc.

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Priority 3 - To develop and implement a housing strategy that addresses commercial development, residential housing, and infill construction within the Renaissance Columbia boundary.

Priority 4 - To create and implement a marketing strategy to promote the downtown commercial district and to encourage and promote business retention and economic development within the Renaissance Columbia boundary.

Priority 5 - To identify, create, and implement a Greenspace and Environmental Enhancement Plan to address issues such as trails, parks, greenways, waterways, and recreation areas, etc. within the Renaissance Columbia Boundary.

Figure 5-1 shows the location of the Renaissance Columbia boundary in relation to local historic resources. The Renaissance Columbia boundary encompasses the core commercial district as well as the neighborhoods surrounding the immediate downtown commercial area. Lindsey Wilson College adjoins the boundary on the southeast creating a natural corridor between the downtown and college campus.

The Renaissance Kentucky Program has recently been changed to Renaissance on Main Program. The Governor's Office of Local Development continues to administer the program with partners that include the Kentucky Department of Tourism, Kentucky Heritage Council/Main Street Program, Kentucky Housing Corporation, Kentucky League of Cities, Kentucky Transportation Cabinet, and Federal Home Loan Bank of Cincinnati. Changes to the program include a shift in focus to job creation and economic development, a reduction in paperwork, simplification of the application process and a new logo. Renaissance on Main cities are eligible to receive priority status when applying for funds through state government agencies. All incorporated cities within the Commonwealth of Kentucky are eligible to submit an application. Unincorporated cities within Kentucky are only eligible for consideration if sponsored by county government. Cities formerly recognized as Silver Renaissance Kentucky cities will be designated as Candidate Cities and will advance to Certified Renaissance on Main City status upon the successful completion of the required Renaissance on Main Certification criteria. Renaissance on Main Cities must be certified annually in order for a city to be eligible for designated funding set asides and other funding opportunities developed for

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downtown revitalization efforts. To become certified a city must submit an application and meet certification criteria in the areas of Organization, Economic Restructuring, Design, and Promotion. It is recommended that the City of Columbia pursue this designation in order to ensure that the city remains eligible to obtain grants for downtown revitalization and historic preservation activities.

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