

KENTUCKY BOARD OF ARCHITECTS SPRING 2023

IMPORTANT DATES TO REMEMBER

BOA Board Meeting
April 18, 2023
Malone's Prime Events and Receptions
3373 Tates Creek Road
Lexington, Kentucky 40502

BOA Closed in Observance to Memorial Day
May 29, 2023

Architect License Renewal For 2024
June 1-August 30, 2023

AIA Conference on Architect, San Francisco, CA
June 7-10, 2023

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**Tulip flowerbed located at the Kentucky State Capitol
Frankfort, Kentucky**

PRESIDENT'S MESSAGE



Stephanie McCrery
CID, IIDA
Board President

Greetings!

I am delighted that it is time to spring forward into action! Now is the time to broaden your knowledge in completing your required continuing educational credits and expand your client contacts to grow your businesses. I

encourage you to mentor new architecture and interior design graduates and staff so they can also learn, grow, and be inspired by the entire design process. Providing opportunities for summer internships is also a wonderful way to give back and prepare the future workforce for a bright career in design.

It was my honor to represent Kentucky at the NCARB Regional Summit that was held in March. The meeting allows Member Boards from the six different NCARB Regions to meet and discuss current topics facing regulatory boards. One of the workshops was about community engagement for Boards which encouraged interactions between professionals, educators, and students. This can start as early as K-12 classes! While recently serving on a panel discussion for interior design students, I was excited by their questions and genuine interest in the future of design. It was a wonderful reminder about the impact we can provide and the role of good design while also protecting the public. While the world around us is moving at record speed, please find opportunities to volunteer in schools to talk about architecture and interior design and support our strong career paths!

Our upcoming April quarterly meeting will welcome NCARB staff, including CEO Mike Armstrong, to Kentucky. We look forward to the opportunity to discuss best practices for regulatory boards, recent changes made by NCARB to the rolling clock for the Exam along with possible changes to the NCARB Governance Structure.

Please feel free to contact the Board office at (859)246-2069 or BOA.IRC@ky.gov whenever you have a question or need assistance. Stay safe and healthy as we enter the spring season of renewal and growth!

Sincerely,

Stephanie McCrery, CID, IIDA
President, Kentucky Board of Architects






NEW KENTUCKY CERTIFIED INTERIOR DESIGNERS

CID NUMBER	INTERIOR DESIGNER	EDUCATION	EMPLOYER
0392CID	James Matthew Brooks	Bachelor of Architecture University of Kentucky.	NOMI, INC Lexington, KY
0393CID	Joseph H. Rasnick	Bachelor of Architecture Auburn University	integrity ARCHITECTURE PLLC Lexington, KY
0394CID	Abigail M. Hall	Bachelor of Fine Arts University of Louisville	ID+A, Inc. Louisville, KY
0395CID	Keith D. Plymale	Master of Science Architecture and Building Design Columbia University NY	Volume 21 Architecture Fairfax, CA

NEW KENTUCKY LICENSED ARCHITECTS

LICENSE NUMBER	ARCHITECT	EDUCATION	EMPLOYER
8850	John William Mason, III	Bachelor of Science Architecture University of Kentucky Master of Architecture University of Kentucky	Gray AE, PSC / Gray Architects and Engineers, PSC Lexington, KY
8880	Jackson Rickman	Bachelor of Science Architecture University of Cincinnati Master of Architecture University of Kentucky	DKN Architects Louisville, KY



BOA HONORS FORMER BOARD MEMBERS

Former board members, Anne St-Aignan Muller, Larry Brandstetter, Joe Hayes, and Crystal Patterson were honored for their service on the board at the January 17, 2023 board meeting. The Board wishes them continued success and much happiness in all their future endeavors.

Pictured from left to right is Board President Stephanie McCreery, Anne St-Aignan Muller; Larry Brandstetter, and Executive Director Cordelia Harbut.

BOA STAFF SPOTLIGHT



Cordelia Harbut, Executive Director

Cordelia Harbut serves as the Executive Director of the Kentucky Board of Architects. In this position, Cordelia administers the activities of the Board and directs the activities of its staff in support of the agency's programs and operations. Responsibilities include managing the agency's licensing and certification process; overseeing complaints and investigations; developing personal service contracts and inter-agency agreements; budgeting and purchasing; and managing HR. She has served in this position since 2018. Prior to the Board of Architects, she was appointed by Governor Matt Bevin to serve as the Executive Director of the Commission on Women. Before serving in this capacity, Cordelia spent 15 years at the University of Kentucky, where she served in positions as the State Director of Procurement Technical Assistance Center (PTAC); Statewide Program Coordinator with the Kentucky Small Business Development Center (KSBDC), and the Director of the Bluegrass Small Business Development Center. A native of Lexington, Cordelia is a graduate of Eastern Kentucky University with a Master's in Business Administration. She actively serves with the National Council of Architect Registration Boards (NCARB) and is involved in community service projects through her church and sorority. She enjoys reading, walking, and spending time with her children and her adorable grandkids.



Rachael McClain, Administrative Assistant

For the past thirteen years, Rachael has used her positive attitude and wealth of experience to be a true asset to the board. She is responsible for preparing and managing all correspondence; maintaining the Board's website; ensuring renewal compliance; reviewing statutes and regulations; and overseeing the Licensing and Certification (L&C) case records. Most important of all, Rachael is the first point of contact for the BOA office; with outstanding customer service skills, she can resolve issues in a timely and professional manner. Rachael is a graduate of Bluegrass Community and Technical College (BCTC) and lives in Frankfort with her loving husband and two beautiful children. She serves on the technology committee and deacon board at Midway Baptist Church. Whenever spare time becomes available, she enjoys painting visual and botanical art.

Yolanda Costner, Staff Assistant

Yolanda is responsible for maintaining the Board's account payables and receivables, designing, and publishing the quarterly newsletters, and overseeing the Investigative Review Committee (IRC) case files. She is a graduate of Midway University and has over twenty-five years of experience in the Executive and Legislative Branches of Kentucky State Government. During her career, Yolanda served as a constituent services caseworker for the Office of the Governor, leadership staffer for the Kentucky House of Representatives, and vice president of the African American Legislative Staff Coordinating Committee (AALSCC) of the National Black Caucus of State Legislators. She loves traveling and being of service to her community as an active member of Alpha Kappa Alpha Sorority, Inc. Yolanda is a native of Versailles, and currently resides in Lexington with her husband, two children, and "fur babies."



Kentucky Governor's Mansion

(1914)

East lawn of the Capitol

Frankfort, Kentucky

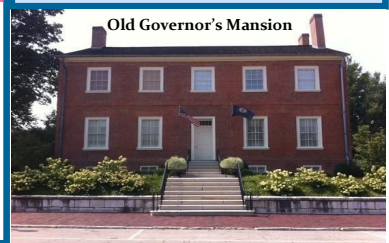
Architect: E.A. Weber. On National Register.



The Kentucky Governor's Mansion also known as "The People's House" is the official residence of Kentuckians and serves as the home to the Governor and his family. Here are a few facts:

1. The total cost to build the Mansion was \$94,902.40.
2. Designed in the Beaux-Arts style; inspiration for the mansion came from French architecture.
3. Designed by C.C. and E.A. Weber of Fort Thomas, Kentucky.
4. The Mansion's exterior was modeled after the Petit Trianon, Queen Marie Antoinette's villa near the Palace of Versailles in France.
5. A stone balustrade and terrace lead to the front portico that includes four pairs of Ionic columns.
6. The interior reflects the eclectic interest in French Neo-Classicism typical of the Beaux-Arts period.
7. The exterior walls are solid brick faced with Bowling Green Limestone.
8. The perimeter of the Mansion grounds is 3,135 linear feet
9. The current garden layout was taken from the original garden plans drawn during the 1912 construction and planning phase.

For more information about the Mansion or to visit, please see [Governor's Mansion \(ky.gov\)](http://Governor's-Mansion.ky.gov)



ARCHITECT NEWS

How do I acquire my Kentucky architect license?

You must have an active National Council of Architectural Registration Boards (NCARB) Certificate to request reciprocity with the Commonwealth of Kentucky. To authorize NCARB to transmit your record, please go to [NCARB - My NCARB Login](#) and select “Request a Transmittal” to access instructions on transmitting your record.

The KY Board of Architects requires the following when applying for reciprocity:

1. Uniform Application – Login and download the application on the [NCARB](#) website.
2. Your NCARB Record – Request your Record from [NCARB](#) using the online transmittal request.
3. Application Fee of \$200.

Go to the [BOA Payment Portal](#) to upload your completed Uniform Application and pay the \$200 Architect Application fee. Your reciprocity application will be reviewed after your NCARB file is received.

Please note: If you cannot access your NCARB account online or need assistance with your request, please contact customerservice@ncarb.org.



For Architect Continuing Education courses, provided by NCARB please visit [Continuum Education \(ncarb.org\)](#)

Architect Continuing Education

2024 RENEWAL PERIOD: June 1-August 30, 2023

Twelve Continuing Education Hours (CEH) are required as a condition for the annual license renewal. The CEH requirement for the annual renewal shall be acquired during the period beginning January 1 and ending December 31 of the previous calendar year. A minimum of 12 CEHs shall consist of structured educational activities on relevant topics addressing health, safety, and welfare (HSW) subjects as referenced in [201 KAR 19:087, Section 1\(3\)](#).

CONSULTING IN KENTUCKY

As you are collaborating with outside firms in other states or internationally, please be mindful, all individuals practicing architecture must be licensed unless they are acting solely as a “consultant” to a Kentucky licensed architect ([KRS 323.031 \(2\)](#)). The practice of architecture is the rendering or offering to render certain services in connection with the design and construction of a structure or group of structures which have as their principal purpose human habitation or use, and the utilization of space within and surrounding such structures. These services include planning, providing preliminary studies, designs, drawings and specifications, and administration of construction contracts. If you are unsure of a licensing, please contact the BOA staff or search the online database at [Architects Roster Search \(kentucky.gov\)](#)



NCARB has become aware of a new online scam related to the Architect Registration Examination® (ARE®). You may encounter Instagram posts or posts on other social media platforms promising an easy way to get licensed without taking the ARE. The scam typically asks you to provide your personal registration information and a sum of money, with a claim that the scammer will take your exam for you. The scammer simply takes your payment and personal information. For more information: [email : WebView : ARE Update: Warning About ARE Scams \(e2ma.net\)](mailto:WebView : ARE Update: Warning About ARE Scams (e2ma.net))



Eric Zabilka, AIA
President of Omni Architects
Lexington, Kentucky

THE PROFESSIONAL PRACTICE CHALLENGE

Enrollment in accredited architecture programs nationwide continues to gradually increase each year, and surprisingly this trend continued throughout the Covid-19 pandemic. Post-pandemic, demand for recent graduates is very high, especially in Kentucky, where the design community is strained to meet the available workload. Firms that hire recent graduates find themselves confronting a long-running debate in our profession: to what extent are the universities responsible for preparing graduates to enter the workforce? Practitioners need employees that have the skills needed to be valuable and productive. This includes familiarity with the design and construction process, knowledge of production software such as Revit, Bluebeam, and the Adobe Creative Suite, and the communication skills needed to effectively work in a team setting with clients, consultants, and other in-house employees. As a result, some practitioners expect the educational process to focus on workforce training and are frustrated with the lengthy and time-consuming mentoring needed to develop many of these skills in the workplace.

On the other side of the debate is the academy, whose faculty may share a commitment to preparing graduates for a career in architecture but see their obligations to do so from a very different perspective. To many faculty, their responsibility is to provide a liberal-arts education that unlocks the minds of the students, guides them along a journey of self-discovery, and exposes them to a bigger and broader world beyond what they have experienced in their early lives. The studio model allows students to develop design skills without many of the real-world constraints that govern practice, with the coursework in history and theory needed to provide a context for how architecture has evolved over time.

Caught in the middle of this debate are the students themselves, who face the long, arduous, and increasingly expensive path to becoming an architect.

The National Architectural Accrediting Board (NAAB) has responded to this continuing debate by increasing the curriculum requirements related to professional practice over the past several years. For most NAAB-accredited programs, these requirements are concentrated in a single course called "Professional Practice," which most readers will have had as students. As a result, it has become very challenging for Professional Practice instructors to cover the ever-increasing course content. As the collective voice of the registration boards across the country, the National Council of Architectural Registration Boards (NCARB) has a vital interest in how effectively graduates transition into the workforce and gain licensure. NCARB is keenly aware of both sides of the debate and has chosen to play an active role in the conversation.

I started teaching the Professional Practice course at the University of Kentucky in 2017. As a practitioner who regularly hires recent graduates, I am very sympathetic to the needs and expectations of employers. But I also grew up in a family of academics, and I value education for education's sake. My syllabus and course schedule have evolved over the past six years, but one theme that has remained constant is the need for both formal education and hands-on mentoring in preparation for a career in architecture. This past August, I was invited to participate in NCARB's 2022 Scholars in Professional Practice program. This was a multi-day symposium specifically for Professional Practice instructors hosted by NCARB and Oklahoma State University. Attendees came from various institutions, including small private colleges, state universities, and pedigreed institutions with well-established and widely-known programs. Each attendee was required to present a typical lecture to a panel of peers, who critiqued the presentation and discussed how the same content was presented at their institution. Other sessions focused on andragogical strategies, implementation of emerging instructional technologies to improve student engagement, and how to integrate professional practice content with other curricula. Overall, I found the experience genuinely inspiring in terms of the bigger conversation, but also incredibly helpful at the most basic level. Key takeaways included:

1. All instructors struggle with the enormous course content required by NAAB and expected by NCARB and the professional community. In response, some institutions have increased the Professional Practice course to as much as twelve credit hours.
2. Students without office experience lack the contextual framework to make the course content relevant to their understanding of the profession. Most students find the course content challenging to relate to and boring.
3. Studio instructors resist integrating Professional Practice content into the traditional studio for fear of stifling creativity or somehow making the course assignments "too real."
4. All sides of the education and training debate recognize the need to improve the status quo but don't know how to make this happen.

The best part of the symposium was the ability to openly discuss possible remedies for improving architectural education and the path to licensure, no matter how controversial or revolutionary. Suggestions included significantly compressing the licensure process and adopting the Integrated Path to Architecture Licensing (IPAL) program as the primary licensure method. Another approach would be adopting the methodology and vocabulary of medicine, with a multi-stage examination, clinical rotations, and a "residency" before obtaining a certification in some form of practice specialty. This would be enormously challenging since the concept of a teaching hospital does not exist in our profession.

Since beginning the Scholars in Professional Practice program four years ago, NCARB has been conducting focused research on understanding the challenges faced by Professional Practice instructors and how different institutions have responded to these challenges. Changes in how NCARB approaches the licensure and registration process are already visible, most recently with the elimination of the rolling clock for candidates taking the Architectural Registration Examination.

While I don't have answers to the many questions surrounding the path to licensure, I am encouraged that organizations like NAAB and NCARB are working together in unprecedented ways to tackle the challenge. At the same time, I have concerns about reducing the rigor and effort needed to call oneself an Architect in our efforts to reduce barriers and attract young minds to our profession. I am confident we are a long way from having the debate settled. Until that day, I will do everything I can as a Professional Practice instructor to expose tomorrow's architects to the full breadth of our amazing profession.

"Education is the most powerful weapon which you can use to change the world."
-Nelson Mandela

Certified Interior Designers News

Memorial Day observed on Monday, May 29, 2023



Memorial Day observed on Monday, May 29, 2023
The Kentucky National Guard Memorial is 22-feet wide and more than 9-feet high of black granite stone in the shape of Kentucky, that bears the names of soldiers and airmen who have died in the line of duty. All 120 of Kentucky's counties provided soil samples which were placed under the foundations of the memorial. [Kentucky National Guard Memorial – Visit Frankfort – Official Travel Guide for Frankfort, Kentucky](#)

CID Continuing Education

2024 RENEWAL PERIOD: September 1-November 30, 2023

During the period beginning October 1, 2022, and ending September 30, 2023, a minimum of eight (8) of the twelve (12) hours of continuing education required shall be structured activities composed of one (1) or more of the following topics: life safety codes, barrier-free codes, building structural systems, lighting, electrical systems, and heating, ventilation, and air conditioning system. For more information, please review [201 KAR 19:445](#)

Top 10 Interior Design Trends for 2023

1. Art Deco Revival
2. Biophilic Design
3. Minimalism
4. Home Offices
5. Mixed Materials
6. Soft Pastels
7. Curves and Organic Shapes
8. Natural Stone
9. Textured Fabrics
10. Sustainable Materials

To review the article in its entirety, [Interior Design Trends 2023: The Top 10 \(styleblueprint.com\)](#)

TIPS ON DEALING WITH DIFFICULT CLIENTS

1. **Working with a bickering couple? Read the room.**
2. **Have a client who can't make up their mind? Limit their options.**
3. **Does your client break boundaries? Write it down.**
4. **When the going gets tough, take a breath.**
5. **Remember: It's just business.**
6. **Know when to walk away.**

For more information, please review [6 Tips for Dealing With Difficult Clients | Architectural Digest](#)



NCIDQ EXAM UPDATES

With the release of the official fall 2022 score results, CIDQ announced the addition of 427 new NCIDQ Certificate holders!

427
Number of
New Certificates
Awarded Fall 2022



Fall 2022 Exam
Pass Rates:

IDFX 48%

IDPX 58%

PRAC 65%

870
Total New
NCIDQ Certificates
2022



For the latest updates on NCIDQ, please review [NCIDQ Exam | Interior Design Certification | NCIDQ Certificate](#)

“As we express our gratitude, we must never forget that the highest appreciation is not to utter the words, but to live by them.”
— John F. Kennedy

PROFESSIONAL ENRICHMENT

Contract Administration

Administration of construction contracts means:



- Conducting periodic site visits;
- Reviewing shop drawings and reviewing other submittals required of the contractor by the terms of the construction contract documents;
- Reporting to the owner any violations of applicable building codes and any substantial deviations from the contract documents that the architect observes; or
- Reporting to the building official any violations of applicable building codes that the architect observes. [BOA \(ky.gov\)](http://BOA.ky.gov)

“Learning and innovation go hand in hand. The arrogance of success is to think that what you did yesterday will be sufficient for tomorrow.” — [William Pollard](#)

9 Practical Solutions to Combat Flooding

1. Elevate Above the Flood Level
2. Build with Flood Resistant Material
3. Apply Coatings, Sealants, and Waterproof Veneers
4. Raise or Floodproof HVAC Equipment and Mechanical, Plumbing, and Electrical System Components
5. Anchor Fuel Tanks
6. Install Foundation Vents or Sump Pumps
7. Construct Permanent Barriers
8. Install Sewer Backflow Valves
9. Grade the Lawn Away from the House

[How Can Architecture Combat Flooding? 9 Practical Solutions | ArchDaily](#)



Flood damage in eastern Kentucky. Photo courtesy of Kentucky Governor's office

Eastern Kentucky Flood Recovery

Since July 2022, the Eastern Kentucky flood victims are still recovering and dealing with a housing crisis. There is not enough housing or rental property available in the area to replace the housing that was lost. Some of the issues are economic, the decline in the coal industry, low-income residents cannot afford to rent or buy a home, and housing development has stalled. “According to federal data [assessed by regional think tank Ohio River Valley Institute](#) (ORVI), more than 10,000 households in Breathitt, Knott, Letcher, and Perry counties—the four hardest hit of the 13 with [federally declared disasters](#)—applied for aid from the Federal Emergency Management Agency (FEMA). Nearly 16,000 people applied for aid as of the end of December. “

For detailed information, please review [Kentucky communities aim to rebuild sustainably after floods intensify housing crisis \(southerlymag.org\)](#)

PATHWAYS TO BECOMING A CERTIFIED INTERIOR DESIGNER

Main Track with a CIDA or NAAB Accredited Degree

- A four-year degree from a CIDA/NAAB accredited school
- Successful completion of the NCIDQ exam
- Two years of experience under:
 - a) NCIDQ certificate holder;
 - b) licensed architect; or
 - c) interior designer who is licensed/certified/registered in Kentucky or another state.

Main Track with a Non-CIDA or Non-NAAB Accredited Degree

- Successful completion of the NCIDQ exam
- With...5 years of education NEED 2 years of experience ; 4 years of education NEED 3 years of experience; 3 years of education NEED 4 years of experience; 2 years of education NEED 5 years of experience
- Years of experience under:
 - a) an NCIDQ certificate holder
 - b) a licensed architect
 - c) interior designer who is licensed/certified/registered in Kentucky or another state.

Note: The requirements for Method 2 must be completed prior to January 1, 2012.

"If your actions inspire others to dream more, learn more, do more and become more, you are a leader."

NCARB's New Score Policy

The NCARB Board of Directors voted to retire the 5-year ARE Rolling Clock Policy. The new policy is scheduled **April 30, 2023**.

*Passed ARE divisions from both the current and previous version of the exam will be valid.

*Reinstatement of all passed ARE 4.0 divisions that were taken between 2008 and 2018. This will assure that all passed ARE 5.0 divisions will remain valid through the entirety of ARE 5.0 administration.



Please be advised that a passed exam division of the [Architect Registration Examination](#)® (ARE®) would remain valid throughout the delivery of the exam version under which it was taken, as well as the next exam version. For detailed information, please review the article in its entirety at [Score Validity Policy | NCARB - National Council of Architectural Registration Boards](#)

*Please note, Kentucky's regulations still require the 5-year Rolling Clock, 201 KAR 19:225 Section 3(2). The Board will review this regulation in the near future.

America's Favorite Residential Architectural Styles

- Modern Farmhouse
- Local Modern
- Industrial Styles with steel and concrete structures
- Contemporary Glass House
- Landform to become one with nature
- Essentialism efficient and un-flashy
- Cozy Contemporary Open Floor Plans
- California Bungalow
- Clean Green-Zero Carbon Designs
- Small But Mighty Auxiliary Buildings

For additional information by Lauren Gallow:

[Explore 10 of America's Favorite Residential Architectural Styles Today](#)



If you would like to submit a formal complaint to the Board of Architects about an architect or Certified Interior Designer, please complete the Complaint Form by clicking here [Complaint Form.pdf \(ky.gov\)](#) or review our laws and regulations at [BOA \(ky.gov\)](#).

HISTORIC PRESERVATION of STANFORD, KENTUCKY



Garlan is a former Board member and Kentucky licensed architect from Stanford, Kentucky. As a sole practitioner he began his practice in 1989 with a primary focus on traditional architecture and historic preservation in the central Kentucky area. Garlan's extraordinary work and admiration for the preservation of historical/traditional heritage of small towns is evident within his community and across the Commonwealth. It has become increasingly important for small towns to preserve and revitalize their communities' historic structures. Garlan's work on new construction projects in various communities provides a thoughtful infill of traditional design influence with modern function and serviceability to the community and clients. Recently it has also become essential for cities and government agencies, as well as corporate and private business owners to collaborate in effort to preserve history in their communities by maintaining the character and street facades of downtown businesses. Over the past 15 years, Garlan has worked within his community to help them reach their goals of building restoration and retail development of the Main Street offices.

Garlan E. VanHook, A.I.A.
VanHook Architectural Services

Garlan stated that the original catalyst for Stanford's revitalization efforts began early in 1990, with the restoration of the 1910-Stanford Railroad Depot, Garlan was thrilled to be a part of the project by providing architectural services. Stanford's Main Street project was coordinated by the city in conjunction with the Utility Companies, to remove overhead power lines and poles from their Main Street facades. This Project was joined with U.S. Corp. of Engineers-Storm Water and Flood Control Project that shifted the St. Asaph's Creek bed, creating a creek walk, parking, and much needed access to the back of these south side buildings.



The buildings they have restored naturally varied in condition, and each had its individual challenges. Most of the buildings on the north side of Main Street had brick laid storm drain trenches that ran under the first-floor crawl spaces. The projects began with removing floors, and re-routing storm water infrastructures. Upgrading Mechanical/Electrical systems is always a challenge within a historic building floor plan. Some of the M/E infrastructure needs required a creative and cooperative effort of cost sharing between utility companies (gas/electric/water/sewer), local government, and private investment. This cooperation created opportunity for successful projects and long-term service improvements that could not have been possible otherwise. Discovering unknowns in restoration projects is always a given! Discoveries such as a cistern under one of the buildings was a surprising event for that project. Garlan did some research and discovered the turn of the century Sanborn Insurance Maps; showing the cistern was once out back of a much shorter original building. This fact gave insight to other found conditions as the project evolved. Almost all of these projects required the removal of poorly executed 1960's-70's retail storefronts. The efforts

of demolition and discovery to recreate/restore them to their traditional/original arrangement and proportion, has been a design challenge at times but enjoyable work. Often one of the original storefront cast iron columns would be covered with some aluminum wrapping, but the other would have been replaced with some plain steel post. Exposing the original column and creating a new column to the proportion and imagery of the original without trying to "match" the original ornate cast detailing was Garlan's concept to give definition to each of these element's place in time. In areas where no elements of the original storefront existed, Garlan made referenced to old historical store front photos to create a representative version of the arrangements for the new design.

In addition, the discovery of Leaded "Wright Glass" Transom Panel Windows in the Bluebird space was an exciting find, and Garlan was delighted to work with a Kentucky Guild of Artist, to oversee their restoration and reinstallation of the new stained glass. The Bluebird was originally the Kroger Grocery store and remained as such into the late 1950's.

The restoration of the original Kroger built in the redwood freezer/cooler for use by the Bluebird was an appealing opportunity to place a unique feature back in service.

Garlan also had the chance to do a complete stabilization project for the Old Baughman Mill Building, a very prominent historic four-story building with a long history of service to the community. Although the owner has not yet determined a final use or occupancy, all involved recognize the historic significance and value it's importance as a future asset to the community. Garlan remarks "This is a fortunate circumstance that we have experienced here in Stanford."

Garlan was also pleased to work with local clients, First Southern National Bank, and KU, to establish (4) Electric Vehicle Charging Stations in downtown Stanford. Bringing an added element of sustainability to the community illustrates how the community can, "Preserve Our Past and Embrace the Future". During the project they placed two stations in the Historic Willis Overland/Chevrolet Dealership Building lot; that service the bay area as a public parking structure, and event pavilion, and the show room area is now a retail space. There are also two stations located on Depot Street as public street parking spaces that can serve four parking spots.

Garlan believes that making preservation work financially and functionally requires allowing our historic buildings to find a modern purposeful use and function, with the attributes of modern life/activity blended respectfully to the past they represent. He considers it a blessing to have the opportunity to live in, and contribute his architectural leadership within his community.

Garlan invites everyone to come and visit Stanford, Kentucky.



Blue Bird Restaurant / Café infill project to reclaim and re-purpose historic 1890's retail, Main Street, Stanford, Kentucky.

[The Bluebird – The Stanford Inn at Wilderness Road \(wildernessroadguest.com\)](http://wildernessroadguest.com)

"But part of what we're preserving here is also history. It's also understanding that places that look ordinary are nothing but extraordinary. The places you live are extraordinary, which means you can be extraordinary." – Barack Obama

The City of Stanford-Historic Preservation

The Lincoln County Judicial Center
Stanford, Kentucky Built 1996-1998



[Lincoln County | US Courthouses](#)

The building faces north and is a two story red colored brick, stone and concrete structure. The building is located in the center of Stanford to the south of the courthouse. The north front has a central entrance with large arched window rising to the top of the second story and with peaked roof at the top. On either side are vertical pilasters. Along the first story are four arches. A horizontal belt runs below and above the second story windows. The roof is hipped. [Lincoln County | US Courthouses](#)

Boone Hardware-Stanford, Kentucky



2nd floor of Boone Hardware / 1990-91



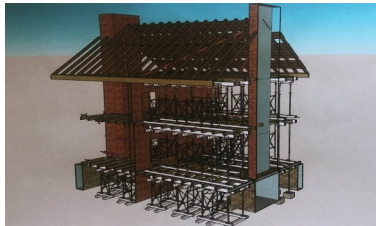
Restoration of the Historic L and N Railroad Depot
circa-1910, Depot Street, Stanford, Kentucky



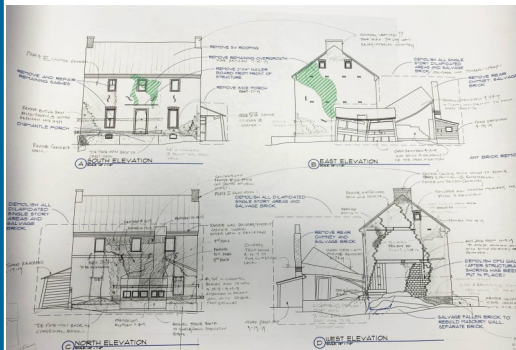
"Baughman Mill"

Exterior restoration and stabilization of the "Baughman Mill" - circa 1874, in Sanford. Built in 1884 with the logs from the first steam mill in the county, known as Buffalo Mill. [Baughman Mill - Stanford \(ky.gov\)](#)

The Stabilization Efforts for the "Rebecca Newland House" - circa 1789 Stanford, Kentucky. Project to prevent imminent structural failure and catastrophic loss of this historic structure. Garlan VanHook refers to this as "a resurrection project." The architectural rendering by VanHook shows the scope of the interior structural cribbing required to support work on the house. Unfortunately, funding for this project ran out and it is currently on hold by the state. The interior shoring remains in place as for added assurances of



Newland east wall restored with Whitley House diamond pattern brick work and stone foundation.



Newland after Phase I Stabilization

Affordable Housing



Kentucky | National Low Income Housing Coalition (nlihc.org)

KEY FACTS	170,779 OR 30% Renter households that are extremely low income	-78,559 Shortage of rental homes affordable and available for extremely low income renters	\$26,200 Maximum income for 4-person extremely low income household (state level)	\$33,645 Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.	62% Percent of extremely low income renter households with severe cost burden
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100% of the Federal Poverty Level Guidelines

Family Size	Annual	Monthly	Weekly
1	\$14,580	\$1,215	\$280
2	\$19,720	\$1,643	\$379
3	\$24,860	\$2,072	\$478
4	\$30,000	\$2,500	\$577
5	\$35,140	\$2,928	\$676
6	\$40,280	\$3,357	\$775
7	\$45,420	\$3,785	\$873
8	\$50,560	\$4,213	\$972
Each Add'l	\$5,140	\$428	\$99

Kentucky has experienced a shortage of rental homes that are available to extraordinarily low-income households. Their incomes are at or below the federal poverty guideline or thirty percent of the medium incomes. According to a recent article in "The Advocate" of the Lexington Department of Housing Advocacy and Community Development newsletter, the Affordable Housing Board approved allocations of \$28.4 million since the fund's inception in 2014, financing construction and preservation of 3,059 units at a cost of \$9,284 per unit. The fund has leveraged another \$371 million from other public and private resources. Approximately 1,083 of the funded units are for households with special needs which includes those over the age of 55, homeless, recovering addicts, survivors of domestic violence, veterans, and those that are medically vulnerable as well as those with mental and/or physical disabilities too. Currently, there are more than 800 new units under construction and will house families that are at or below sixty percent of area's median income.

[Kentucky | National Low Income Housing Coalition \(nlihc.org\)](http://Kentucky | National Low Income Housing Coalition (nlihc.org))

According to an NCARB article written by Andrew Franz, he stated that the job of architects building affordable housing is to go beyond meeting the minimum legal requirements for health, safety, and welfare. Instead, they should ensure that thoughtful, equitable design and improved construction standards are available for all residents and at all levels of affordability. It seems the best way to achieve this is by focusing on user experience and meaningful connections to natural and local environments.

There are three creative solutions for architects to consider:

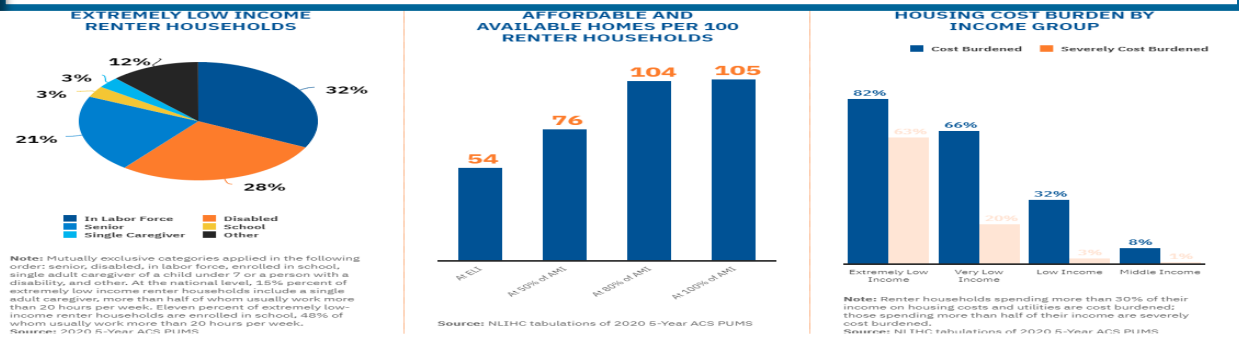
1. Micro-housing: a one-room living space with sleeping and sitting areas, and kitchenette to offer smaller footprints, common areas, and shared amenities.
2. Modular Construction: prefabricated building projects that are cost saving to put full fabricated apartment units off-site and into place to possibly saving 20 percent over a conventional building.
3. Co-living: these places are organized, shared micro-living communities with common areas, housekeeping, towels, and group activities. It is similar to an extended-stay hotels and Airbnb units.

Affordable Housing Design may include thoughtful detailing with an emphasis on functionality as well as architecture that engages it's users. The design of these homes should also consider the community and shared environment. Regardless of size or location, it is important that every unit incorporate openness, transparency, daylight, and outdoor views. Architects are often challenged with ensuring that the buildings have an ample amount of well-illuminated ventilation with functioning spaces for their clients.

To review the article in its entirety:

[How Architects Can Create Affordable, Equitable Design for All | NCARB - National Council of Architectural Registration Boards](#)

The Lane Report recently reported that in a US Census study, Kentucky placed fourth place on the list for rental properties with an average vacancy rate of 3.1 percent. To review the report in its entirety:

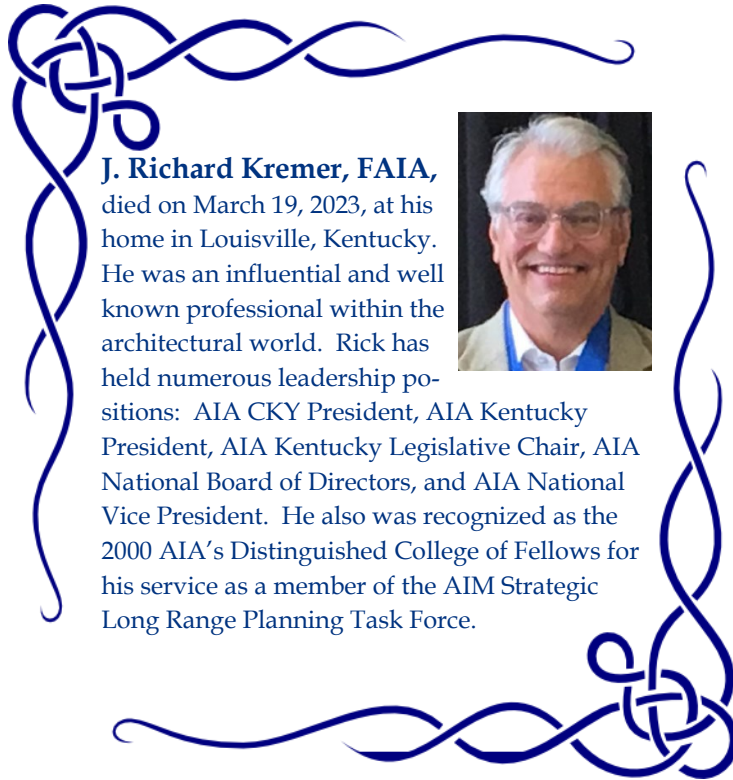


For more information, please review [Federal Poverty Guidelines - 2023 | Mass Legal Services](#)

"Doctors save lives by constructing a healthy life, DESIGNERS save lives by constructing a life worth living."—Mark W. Perrett

BOA UPDATES

In Memoriam-



J. Richard Kremer, FAIA, died on March 19, 2023, at his home in Louisville, Kentucky. He was an influential and well known professional within the architectural world. Rick has held numerous leadership positions: AIA CKY President, AIA Kentucky President, AIA Kentucky Legislative Chair, AIA National Board of Directors, and AIA National Vice President. He also was recognized as the 2000 AIA's Distinguished College of Fellows for his service as a member of the AIM Strategic Long Range Planning Task Force.



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LET'S SEE YOUR GREAT WORK

If you would like to submit your Kentucky architectural or interior design project or article to be considered in a future BOA newsletter, please feel free to contact the Board Office at: (859) 246-2069 or BOA.IRC@ky.gov. The Board will be happy to review your request and take it into serious consideration.

