

**Boone County Historic Preservation Review Board**  
**Meeting Minutes**  
**October 8, 2009**  
**5:00 PM**

The Boone County Historic Preservation Review Board met in their regular monthly meeting on the above date at the Old Boone County Clerk's Building.

- I. **Call to Order.** The meeting was called to order by Chair Pat Fox at 5:04 PM.
- II. **Roll Call.** Review Board members present were Chair Pat Fox, Vice Chair Don Clare, Secretary Pat Wingo, Harold McFarland, and Robert Schrage. Also present was Matt Becher representing the Staff of the Boone County Planning Commission.
- III. **Approval of Minutes.** Mr. Clare moved to approve the minutes of the September 2009 Review Board meeting as presented. The motion was seconded by Mr. Schrage and approved by all.
- IV. **Item Updates.** Mr. Becher reviewed Item Updates as follows:
  1. ***Historic Boone County Column.*** Mr. McFarland and Ms. Fox have both recently written columns for submission to *The Boone County Recorder*. Mr. Clare said that he would send an article for publication in November.
  2. ***Race for the Graves Mountain Bike Race (Sept. 13).*** Mr. Becher indicated that the second annual Race for the Graves at E/I Trails went very well. There were 108 paid race registrations and an additional 25 children for the kids' races. After all expenses were paid, the final proceeds raised were \$1,760. Mr. Becher is not sure how much of that total the Parks Department will deposit into the Old Burlington Cemetery Trust, but estimated that it would be at least \$1,500. Both attendance and proceeds were up about 20% from last year's race and many participants and others who attended had positive comments. Ms. Fox noted that the E/I race is the single largest fundraiser for the cemetery and encouraged board members to help with advance planning and/or on race day in 2010. She asked that the race be made an agenda item for the January retreat. Mr. McFarland asked for clarification on how the Old Burlington Cemetery Trust is funded and administered. Ms. Fox explained the relationship between the Review Board and trust administrator Huntington Bank. Mr. Schrage questioned the current balance of the fund and Mr. Becher replied that it was approximately \$34,000, not including proceeds from the race. Mr. Schrage asked that board members receive copies of the next quarterly statement. Ms. Fox noted that the cemetery fund will receive no proceeds from the upcoming Petersburg Ghosts & Mysteries Tour as it has from the similar Burlington event because the library is offering the Petersburg tours for free.

3. **Frank S. Milburn Machine Shop Demolition.** Mr. Becher and Ms. Fox related to the board the results of a conference call they had participated in on October 5 with Judge Moore and Keith Miles, representing the University of Nebraska Foundation. During the call, Judge Moore expressed that the county and residents were distressed with what was perceived as the needless demolition of the National Register-listed Milburn Machine Shop. Although the UN Foundation owned the property and was within their legal rights to demolish it, the building was nonetheless considered locally to be a very important historic site. Mr. Miles said that the foundation feels that it did nothing wrong but understands how public opinion may view things differently. He offered to take ideas for mitigating the loss of the building to his board for consideration. Mr. Becher said that Judge Moore, Ms. Fox and he had agreed before calling Mr. Miles that the county would ask the UN Foundation to fund the acquisition of two bronze Kentucky Historic Highway markers: one for Burlington and one for the machine shop site. Current cost for the markers is \$2,300 each through the Kentucky Historical Society. The county requested an addition \$5,500 to produce and print 4,000 copies of an autobiographical booklet about Frank Milburn and his historical significance to the region and nation. Mr. Miles asked for a written description and estimate of these items to present to his board and Judge Moore said that a letter would follow within a week of the conversation. The Review Board briefly discussed the content of the phone call and letter and that something positive might still come out of this unfortunate situation. Mr. Schrage suggested that the letter should make it clear that the UN Foundation would be acknowledged in the booklet for funding its development.

**V. Items for Discussion and/or Action**

1. **J. C. Hughes House, 11279 U.S. 42.** Mr. Becher advised the board that he has been informed by the Building Department that a demolition contractor (Doug Selhorst) working for George Budig has applied for a permit to demolish the c. 1880s J. C. Hughes House in Richwood. The house is a large L-Plan "farmhouse" with Queen Anne detailing. Mr. Becher, Ms. Striker and Dave Geohegan visited the house on September 28, at which time Mr. Becher drew floorplans and photographed the house. Mr. Becher called the application the worst case of "needless demolition" he has seen in his time in Boone County. The house is solid, dry and quite large. He feels that there is no good reason to tear it down. Ms. Wingo had talked with Mr. Budig, who did not realize that anyone considered the house "historic." He is not interested in selling the house on 2-acre lot, which is the minimum lot size in the Agricultural Estates (A-2) Zoning District. Mr. Budig agreed to delay the demolition but has asked for someone to state in what way it is historic and why it would be worth saving. Mr. Becher distributed copies of a draft letter he had prepared and

asked for input from board members. Mr. Schrage suggested removing any mention of demolition as an option and being sure to stress that the house was and continues to be an important element of the historic landscape of the Richwood area. Mr. Schrage also suggested that the board could get a bronze plaque for the property in the future if Mr. Budig restores it. Ms. Wingo noted that the World Equestrian Games are coming to Kentucky in 2010 and that people are already looking for short-term house rentals, especially those near horse boarding facilities. The board felt this worth mentioning in the letter as well, given that there are stables on the farm just behind the house. Mr. Becher stated that he would finalize and send the letter to Mr. Budig on Friday, October 9.

2. **Boone County Greenway & Trail Study.** Mr. Becher recounted the public hearing for this study, held before the full Planning Commission on October 7. Review Board members were surprised to hear that none of the 17 people who spoke publicly at the hearing said anything supportive of the study. Ms. Wingo asked why homebuilders cannot see that trails are amenities that can help them market their developments. Mr. Schrage noted that he has heard advocates for property rights say that government should own no property. Mr. Becher promised to update the board as the Greenways study process continues.
3. **Boone County African-American Heritage Project.** Ms. Fox advised the board that she and Ms. Striker had discussed the project since the last meeting. Ms. Striker had contacted Cathy Collopy about possibly directing the research project, who is interested but heavily involved in the Dinsmore Homestead's fall activities and events. Ms. Fox said she would talk with Ms. Collopy after Dinsmore's season wrapped up. Mr. Becher noted that there is potential for additional funding for the project if mitigation funds are realized from other cell tower construction projects.
4. **Other (a) T. Z. Roberts House.** Mr. Clare and Mr. Schrage both commented that they had visited the recently restored T.Z. Roberts House on Middle Creek Road. The house was built in 1900 by well-known local carpenter and inventor Thomas Zane Roberts, who is known best for the "cosmic" clock he completed about 1912. Mr. Becher reminded the board that they tried to get the house listed on the National Register in 2005, but the owner at that time declined the listing. Circuit Judge Tony Frohlich bought the house and property earlier in the year and a church group known as "The Bridge of Northern Kentucky" has rehabilitated it for use a retreat center. The board members expressed interest in holding their annual January retreat at the Roberts House. Mr. Becher said that he is in frequent contact with Judge Frohlich and would ask about procedures for reserving the building and whether there is any fee.

There being no further business to come before the board, Mr. Schrage made a motion to adjourn at 5:48 PM. Ms. Wingo seconded and the motion carried

unanimously. The next meeting of The Historic Preservation Review Board will be on November 12, 2009 at 5:00 PM in the Old Boone County Clerk's Building.

Respectfully submitted,

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Matt Becher, Rural/Open Space Planner  
Boone County Planning Commission

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Pat Wingo, Recording Secretary

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Pat Fox, Chair  
Historic Preservation Review Board

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Date