

Boone County Historic Preservation Review Board
Meeting Minutes
June 9, 2005

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

- I. **Call to Order** The meeting was called to order by Chair Pat Fox at 5:05 PM.
- II. **Roll Call** Review Board members present were Chair Pat Fox, Vice Chair Don Clare, Rick Duncan, and Bob Schrage. Also present were Matt Becher representing the Staff of the Boone County Planning Commission, Recording Secretary Jan Hancock, and guest Jan Garbett.
- III. **Approval of Minutes** The Minutes of the May 12, 2005 Review Board meeting were presented for approval. Mr. Schrage moved to approve the Minutes as presented. The motion was seconded by Mr. Clare and approved by all.
- IV. **New and Old Business – Matt Becher**
 - A. **Cemetery Issues**
 1. **Old Burlington Cemetery Grant Update** Mr. Becher stated that the trees have been taken down and the fence and gate were installed yesterday. The new aluminum fence looks good next to the iron fence. The plaque has been ordered. Mrs. Fox questioned the matching funds. Mr. Becher stated that the Board has the money, but the expenditures are going to be close to the total amount.
 2. **Cemetery Relocation Update** – No discussion
 - B. **Proposed Fall Bus Tour of Boone County Heritage Sites** Jan Garbett stated that Karen Meiman and Gina Holt, who write for The Kentucky Post, have offered to put together a fall bus tour on a Thursday in September (September 8, 22 or 29). They would do all of the organizing. There would probably be a cost of about \$100 from each of the non-profit organizations or other organizations to charter the bus. The tour could leave from Dinsmore about 9 AM and then come back to Dinsmore after the tour for lemonade and snacks. They want to invite all the Fiscal Court members and people who would contribute to and support the causes of the non-profit organizations (Johnson-Wilson Cemetery Association, Friends of Big Bone, The Soil and Water Conservation Board, Dinsmore, Rabbit Hash Historical Society, Split Rock, etc.). They would educate the people about Old Burlington Cemetery, Split Rock, Rabbit Hash, a location in Petersburg, and Big Bone. Karen Meiman has offered her place for lunch. It would be a six-hour tour focusing on historically significant natural resources and a variety of cultural resources. They are hoping to get support in the community and have the media write about the trip. The bus would hold about forty people. Mr. Schrage commented that it would not be a fundraiser and people would not pay for the tour. Mrs. Garbett agreed. She

stated that they hope people may want to contribute to some of the organizations. She stated that the organizations could come up with information to put in packets to give to each person. It would be a marketing tool. Mr. Clare questioned who would be invited. Mrs. Garbett stated that Karen Meiman and Gina Holt have some ideas as to who to invite, but they would like some input from the participating organizations. She asked the Board to endorse the project, pay \$100, and give input in regard to the date. She stated that it would be more difficult to have Fiscal Court members do the tour on a weekend. Mr. Clare stated that he is out of town on September 8, but could participate on September 22 or 29. He would not go on the tour, but would be in Rabbit Hash to talk. Jan Garbett stated that there would be a representative from each organization on the bus. She does not want the tour to interfere with any other activities, such as the Dinsmore Harvest Festival, and is learning towards September 29. Mr. Becher stated that the Old Burlington Cemetery marker should be here in August and there could be a dedication of the marker when the bus arrives at Old Burlington Cemetery. There could be a cloth over the marker and the Judge-Executive could say a few words and then remove the cloth. Mr. Schrage stated that since the Fiscal Court members are being invited, the tour should start at the courthouse rather than asking them to drive to Dinsmore. There is ample parking at the courthouse. Mrs. Garbett agreed but stated that if the tour starts at Dinsmore it could also end at Dinsmore and then they could sit on the porch and talk. Mr. Schrage stated that there could be talking at the luncheon. **Mr. Schrage moved to endorse the Fall Bus Tour of Boone County Heritage Sites and request that Kevin Costello contribute \$100 to the cost of the bus. Ms. Fox seconded the motion and it was approved by all.**

- C. Demolition Permit Notification Administrative Policy** Mr. Becher stated that when someone comes into the Building Inspector's Office for a Demolition Permit for an historically important building, this Board wants to talk to them about alternatives. He drafted this policy about a month after he came here. It was one of the last things Susan Cabot worked on and Kevin Costello gave it to him. He and Kevin Costello met with Jim Key, the Building Inspector, who wanted a defined list of such properties. They decided that it would be any National Register building -- which is defined in Section 2.6 as *any building which is listed on, or is a contributing building within an area listed on the National Register of Historic Places, or is eligible for such listing*. The Board could create its own listing under *eligible for such listing*. Mr. Duncan stated that they do not issue the permit right away and any building that is fifty years old or more could raise a red flag and the Board should get the opportunity to participate. Mr. Clare stated that people usually demolish the structure and then get the permit. The permit costs about \$10 – but if it were raised to \$200 that money could be used towards the Board's purposes. Mr. Becher stated that he and Mr. Costello sat down with Jim Key about this five years ago and he does not remember the details of why it was limited to National Register properties. Jim Key was agreeable to trying the policy and it was submitted to the County Attorney (Larry Crigler) and they did not hear anything back from him. In the interim, the Administration through John Stanton commented that it would be better to come up with a monitoring process rather than something that is eleventh hour – which is what he thought this was. Mr.

Schrage stated that there is some merit to that – if you wait until the last minute, you are not going to save the building. Mr. Becher stated that at least there would be a chance to see the building and take pictures before it is demolished. Mr. Duncan stated that if he bought an old farm and there was a building he wanted to demolish, he would not think he needed a permit to do it. Ms. Fox commented that people do not know and the public needs to be educated about it. Mr. Schrage stated that he is not opposed to the policy, but he believes the Board needs to develop a program to encourage people to want to come to this Board and to want to save the structure. People need to come in and say “I have a building and I want to tear it down next year – do you have any ideas?”. Mr. Duncan stated that the policy is important and he would like some time to think about it. Mr. Schrage stated that he is okay with delaying the discussion, but he would like to look at a bigger program and discuss more ideas. Mr. Duncan questioned what the alternatives to demolition are. Mr. Clare explained that when someone buys a farm and develops the property, they could save the house and possibly make the subdivision complimentary to the house. They could rehab the building and add onto it. Mr. Duncan stated that they could possibly move the house. Mr. Schrage questioned researching what other areas are doing as a program of encouragement and communication with a review process at the end. He stated that there are local governments that monitor demolition and the Board could try to get some examples from them. Mr. Clare stated that Kentucky Heritage Council might have some ideas. Mr. Schrage suggested getting ideas and bringing them back for discussion. Mr. Becher will discuss this with Kevin Costello first since he was involved initially. Ms. Fox asked if it is possible to raise the cost of a Demolition Permit so that money could be raised to put into this program. Mr. Schrage suggested looking at what a reasonable fee is as part of this process. Mr. Becher stated that this will be an item for study and discussion.

- D. Other** (1) **Plaque Program** Mr. Schrage stated that the Board made a request for a Plaque Program and he read in the paper that it was adopted and there was enough money in the budget to do sixteen plaques. (2) **Mary Ingles** Ms. Fox stated that Friends of Big Bone requested a letter of support for their Mary Ingles Trail 250th Anniversary event and the Big Bone Methodist Church restoration project. Mr. Becher suggested a letter with two or three speaking points on each item. (3) **Greatest Historic Houses in Boone County** Mr. Becher stated that he feels that the five greatest houses in Boone County are the Jenkins House, George Terrill House, Chambers House, Fowler House in Union, and the Gaines Tavern in Walton. The Fowler House and the Gaines Tavern are in a state of flux. The Jenkins House is for sale with forty acres of land. The Gaines Tavern will go up for sale this summer and it will have some land with it. The Chambers House has just changed hands to a close family friend. There is a Subdivision Plat that calls for building condominiums around the Piatt Fowler House. The house will be saved but it will be on a one-acre parcel surrounded by condominiums – it is not a good plan. It needs a zone change which will give the Board a little leverage. He does not want them to carve off the smokehouse and demolish it. Mr. Schrage stated that the smokehouse could be moved if it had to be. Mr. Becher stated that the plan is to make one of the four-family units into a two-family unit to avoid the

house – and he proposes that they get rid of the remaining two units and save the smokehouse. The smokehouse is important to the property’s National Register nomination – it is a stone smokehouse that matches the house. He will have the opportunity for input as a Staff member. He may call the Cincinnati Preservation Association and ask for their support. Mr. Duncan would like to review the plans and he will contact Mr. Becher.

There being no further business to come before the Board, Mr. Duncan moved to adjourn. Ms. Fox seconded the motion and it was approved by all. The meeting adjourned at 6:02 PM. The next meeting of The Historic Preservation Review Board will be on July 14, 2005 at 5:00 PM in the Old Clerk’s Building behind the Administration Building.

Respectfully submitted,

Jan Hancock, Recording Secretary

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

Pat Fox, Chair
Historic Preservation Review Board

Date