

Boone County Historic Preservation Review Board
Meeting Minutes
September 14, 2017
4:00 PM

The Boone County Historic Preservation Review Board held their monthly meeting on the above date in Room 204-A, Boone County Administration Building, Burlington.

- I. **Call to Order.** There being a quorum of the membership present, Chair Pat Wingo called the meeting to order at 4:05 PM.

- II. **Roll Call.** Review Board members present were Chair Pat Wingo, Vice-Chair Bridget Striker, Lisa Hoffman, and Dr. Eric Jackson. Pat Berry joined the meeting at 4:15 PM. Also present was Matt Becher representing the Staff of the Boone County Planning Commission.

- III. **Approval of Minutes.** Ms. Striker moved to approve the minutes of the June 8, 2017, Review Board business as presented. The motion was seconded by Ms. Hoffman and approved unanimously.

- IV. **Item Updates**
 1. **Cemeteries in Union and at CVG.** Mr. Becher reported that he spoke with Jeannine Kreinbrink on September 6 and there is no news to report on any of these cemeteries. Although slated for relocation, the Barlow and Popham 2 cemetery relocations remain on hold pending unrelated NEPA permitting issues. Drees, Inc., has still not decided exactly how they will proceed with development around the Old Bethel Church Cemetery on Mt. Zion Rd.

 2. **CLG Continuing Education Requirement for FY 2016-2017.** Mr. Becher noted that two Review Board members have yet to meet the Fiscal Year 2016-2017 education requirement for CLG boards. These board members must have a training session completed by September 30 of this year. The cycle begins again October 1 for Fiscal Year 2017-2018.

 3. **Rabbit Hash General Store Awards.** Mr. Becher reported that he has been informed by the National Trust that the Rabbit Hash General Store Rehab project will not be receiving a National Driehaus Preservation Award this year. He does not yet know what projects were chosen to receive National Trust awards for 2017, but will plan to resubmit in 2018. He will be submitting Rabbit Hash for both Rehabilitation and Craftsmanship awards from the Cincinnati Preservation Association in 2017. Those nominations are due September 29.

V. Items for Discussion and/or Action

1. **Old Boone County Courthouse.** Mr. Becher noted that the courthouse rehab project is still on schedule for completion in late October. The exterior work (roofing, gutters, masonry) is largely complete, as is nearly all of the interior framing, HVAC, wall finishes, etc. Site work, interior painting, ceiling installation, etc., are also underway. Over the next few weeks, hardware, carpeting, and other finishes will wrap up. The project has been approved for up to \$147K in rehabilitation tax credits, provided it meets certain conditions set by Kentucky Heritage Council staff. The project team is currently working through these conditions with KHC architects and all are hopeful that compromise can be reached on those few items which seem to be sticking points.
2. **Boone County Comprehensive Plan.** On September 6, the Planning Commission held a Public Hearing to consider the draft 2017 Goals & Objectives (G&O). The G&O were drafted by staff over the last several months based on input from the Planning Commission's Long Range Committee and comments received from the public. The draft has been available for public comment since August 2. At the hearing, the Commission received additional comments from a representative of the Building Industry of Northern Kentucky (formerly Home Builders Association), which has already submitted two comment letters during the G&O revision process. One resident/property owner made comments as well. The draft G&O will go back to a Committee meeting on September 20, 6:30pm, and might be adopted by the Planning Commission as early as October 4, 7:00pm. After Planning Commission adoption, staff will then take the G&O to the county and 3 cities for consideration and eventual adoption.
3. **John Uri Lloyd/Stringtown on the Pike KHS Marker.** Mr. Becher reported that he learned on August 24 that the Boone County Historical Society (BCHS) had decided not to submit the historical marker nomination he prepared for them, which was due September 1. In lieu of the number of staff hours essentially wasted in the process, the board decided that any future requests for assistance from the BCHS will need to be in writing.
4. **Big Bone Springs Project (Piner Property mitigation).** In mid-August, Mr. Becher was contacted by Mike Striker of Gray & Pape, Inc., who informed him that G&P is under contract with NKU to complete the Big Bone Springs study, officially titled "Big Bone Lick Phase 3 Stream Restoration Project." He and Mike discussed the archaeological scope of work, which they feel leans too heavily toward additional survey rather than refining the function of previously identified sites. I will update the board at the meeting if I have any additional details. Mr. Striker has contacted the KHC's archaeologist to discuss a shift in project scope, but has not yet received a reply.

5. **George Vest Patriot Grave Marking Ceremony.** The Boone County DAR and Central Division SAR are hosting a Patriot Grave Marking Ceremony for George Vest on Sunday, October 1, 2pm. The event will be held at the George Vest House at 13815 Walton-Verona Rd. with reception to follow at Verona Vineyards at the same address. For additional information contact Robin Edwards at redwards113@gmail.com.

6. **Cemetery Inspections.** Mr. Becher stated that he has been inspecting small family cemeteries around the county to note conditions and update GIS data. Of the 30-odd cemeteries visited so far, only two appeared to not meet the maintenance requirements specified for cemeteries preserved under the *Cemeteries Section* of the Boone County Zoning Code: the Souther Cemetery (Parlor Grove Subdiv.) and the Abraham Rouse Cemetery (Brookside at Farmview). The City of Florence's code enforcement officer was forced to issue a written notice and subsequent fine to the owners of the Rouse Cemetery, which was horribly overgrown. As of September 7, the site is finally being cleaned up. A followup visit to the Souther Cemetery in late August revealed that this cemetery is also being cleaned up, which should preclude the need for a formal zoning violation notice. On a positive note, two of the cemeteries preserved in subdivisions are tastefully landscaped and meticulously maintained: Elizabeth Tanner Cemetery (Gunpowder Pointe) and A. S. Crisler Cemetery (Carters Mill). In Mr. Becher's opinion, they serve as *de facto* pocket parks in their respective communities; he intends to nominate them for cemetery preservation awards in 2018.

7. **Other: (A) Villa Madonna House (Kenton County).** Ms. Wingo commented that she has been given the opportunity to document the pre-Civil War house on this property prior to its demolition. The property has been sold and will be developed in the near future; **(B) Gaines Tavern Outbuilding.** Mr. Berry noted that one of the outbuildings at the Gaines Tavern collapsed recently. Mr. Becher replied that it was likely the 20th Century pole barn which he visited some time ago with city officials in advance of the installation of a gas main to be buried under a portion of the property. It was near collapse at the time but Mr. Becher determined that it was a later addition to the property and not listed as a contributing resource on the National Register form for the property. Ms. Striker added that the City closed the Gaines House to visitors about 18 months ago and that the Friends of Gaines Tavern group was no longer active. There was general discussion about the potential future of the property, which Ms. Striker advised was "crazy haunted."

There being no further business to come before the board, Ms. Hoffman made a motion to adjourn at 5:03 PM. Dr. Jackson seconded and all present agreed. The next business meeting of the Historic Preservation Review Board will be October 12, 2017, at the Boone County Administration Building.

Respectfully submitted,

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

Thomas Schiffer, Recording Secretary

Pat Wingo, Chair
Boone County Historic Preservation Review Board

Date