

Boone County Historic Preservation Review Board
Meeting Minutes
November 10, 2011
4:00 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 4:05 PM.
- II. **Roll Call.** Review Board members present were Chair Pat Fox, Vice-Chair Don Clare, Secretary Pat Wingo, Bob Schrage, Bridget Striker, and Butch Wainscott. 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 October 13 Review Board business meeting as presented. The motion was seconded by Ms. Wingo and approved by all. Ms. Wingo moved to approve the minutes of the October 25 Review Board special meeting as presented. The motion was seconded by Ms. Striker and approved by all.
- IV. **Item Updates**
 1. ***Historic Boone County Column.*** Bob Schrage's "teaser" column about his Carl Kiger book was the Review Board's November column in *The Boone County Recorder*. Ms. Striker said she could supply similar material for the library's forthcoming *Murder and Mayhem in Boone County* book. For December/January, I submitted an article about Verona Lake Ranch, written by guest columnist Thurston Moore, who owned the place in the late 1950's.
 2. ***Boone County African-American Heritage Project update.*** Project Director Cathy Collopy has essentially completed the research phase of the project, with the exception of a few loose ends. Bridget is working with the Kentucky Heritage Council and Preservation Kentucky to be reimbursed for Ms. Collopy's fee. After she is paid, there will be \$1,850 left over for printing. Bridget is still looking to have Shawn Masters' Merlot Group handle the publishing. The board will discuss this project further at the January retreat and divvy up writing assignments for chapters based on the research collected to date.
 3. ***1937 Flood Project.*** The Boone County Public Library is digitizing 8 local collections of photos and other materials and will be doing a display in January and February. New Review Board member Tom Schiffer wrote a 10,000 word article on the subject. Ms. Striker has been encouraging anyone with photos to contact the library. Don Clare is also working on event to commemorate the 75th Anniversary of the flood. A

50th Anniversary commemoration in 1987 was very successful and led to the first Tall Stacks event in 1988. This time, Hanover College, Kenton County Historical Society, and the Behringer-Crawford Museum are involved. An 8 hour cruise on the Ohio River aboard the *Belle of Cincinnati* is scheduled for January 21, 2012. Historians Dan Hurley and Chuck Parrish and others will participate in sessions that will run throughout the day. They plan to project beams of light from the boat to indicate the high-water marks of the 1937 and 1997 floods. Cost for the cruise is tentatively set at \$120.

4. **Roberts and Walton House NRHP Nominations.** Mr. Becher noted that the National Register nominations are finalized and Margo Warminski will present them to the Kentucky Historic Preservation Review Board on December 19. Assuming they do not need major revisions, they should be forwarded to the National Park Service for review thereafter and, hopefully, listed sometime in early 2012.
5. **2010 Boone County Comprehensive Plan.** To date, the Boone County Planning Commission's Long-Range/Comp Plan Committee has approved the public release of all but one of the draft elements of the 2010 Comprehensive Plan. PDF's of them are posted online at: <http://www.boonecountkyky.org/pc/2010CompPlan.aspx>. On November 16 at 6:30pm, the Committee is holding a working session to discuss the final element and accompanying map - Land Use. Mr. Becher will continue to update board members on the status of the Comp Plan and any opportunities to participate in the process.

V. Items for Discussion and/or Action

1. **Review Board Winter Retreat & Agenda.** The Review Board's annual winter retreat falls is scheduled for January 12, 4:00 to 7:30pm at the Richard Parker House, a National Register-listed property owned by Butch Wainscott. The retreat will include a short business meeting from 4:00 to 4:30pm. Board members decided on a pot luck format, similar to past years. Mr. Wainscott will provide stew, Mr. Schrage bread & snacks, Ms. Fox salad, and Ms. Wingo a dessert. Mr. Becher will bring drinks on behalf of the Planning Commission. He will follow up with the board by email in late December regarding agenda items for the retreat.
2. **Other: (A) Waterloo Store.** Rich Marrone, who is the current owner of the old Waterloo General Store attended the meeting in order to advise the board on his plans for the property. The store was built in 1872 and was operated chiefly by William Kite, whose house once stood behind the store. The store was open into the 1950's, at which time it was nearly indistinguishable from the Rabbit Hash General Store. The building lost its distinctive front porch at some point when East Bend Road was widened and/or realigned. As a result of that project, the front wall of the building lies

within a few feet of the edge of the road, well within the state's road Right-of-Way. Mr. Marrone has cleared away the vegetation from around the building and wants to reopen the store as a local business. He intends to recreate the porch, which is a significant element, by either moving the entire building back from the road or by rebuilding a portion of it and moving the front wall back. He came to ask the board for suggestions on how to proceed and to learn whether there were any restrictions on what he could do with the building. Mr. Clare asked whether the building was on the National Register and Mr. Becher stated that it was not. Ms. Wingo noted that this may preclude it from protection from Federally-funded or permitted projects, although that would not affect Mr. Marrone's plans. Mr. Becher commented that he has already advised Mr. Marrone that the site is located in a Small Community Overlay district per Boone County Zoning, which offers more flexibility in terms of potential uses than the underlying zone. Mr. Wainscott provided contact information for Stephen Edwards Building Movers, who rebuilt the front wall of Schramm's Tavern in Petersburg. Mr. Becher provided the number for Cincinnati Preservation Association, which maintains active lists of restoration specialists and architects.

There being no further business to come before the board, Mr. Schrage made a motion to adjourn at 5:05 PM. Ms. Striker seconded and the motion carried unanimously. The next business meeting of the Historic Preservation Review Board will be on January 12 at 4:00 PM at the Richard Parker House in Petersburg.

Respectfully submitted,

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

Pat Wingo, Recording Secretary

Pat Fox, Chair
Historic Preservation Review Board

Date