

FALL TRIP PLANNED TO BARDSTOWN

Fall 1991

Another great trip has been planned by Preservation Alliance, following in the tradition of our past hits - the tour of country houses and country churches, and historic homes of Paducah.

Frank Wagner and his committee have arranged for a day trip to Bardstown on Saturday November 2. The agenda will include an early lunch at Talbott Tavern, tour of Makers Mark Distillery and other historic sites, and a ride on the famous dinner train.

According to the committee, all stops during the day will include National Register property with the exception of the ladies rest rooms on the Bluegrass Parkway.

Make your plans quickly so that we can hold our reservations for all the activities.

IT IS NECESSARY THAT WE RECEIVE YOUR CHECKS BY SEPTEMBER 30.

OLD TALBOTT TAVERN

Soon after settlers began arriving in Bardstown, a tavern was erected in 1779 on the town square, now known as Talbott Tavern. To this day it stands as the oldest western stagecoach stop in America.

A meal has been planned for you which will be done in the same old-fashioned spirit and atmosphere as in the past.

MAKERS MARK DISTILLERY

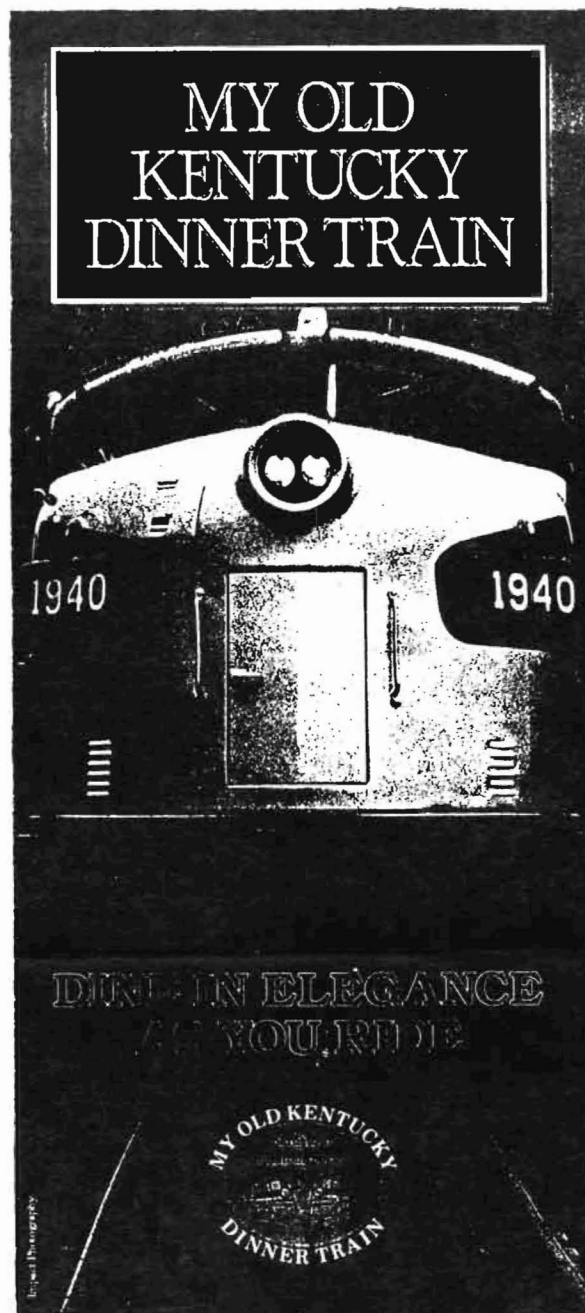
This award winning bourbon distillery is the only distillery listed on the National Register of Historic Places. Makers Mark was originally owned by the Samuels family who can trace their distilling roots back seven generations. This tour comes highly recommended by some of our group who have been there before and are eagerly waiting to see it again.

MY OLD KENTUCKY DINNER TRAIN

When the conductor calls out "All aboard," you step into the past on a trip down memory lane. Relax for a two-hour ride on My Old Kentucky Dinner Train and enjoy fine food and cocktails while listening to the click, click of the wheels making music on the steel rails. We'll pass breathtaking scenery, cross a historic trestle and wish the ride would never end. When it ends we'll know we have relived a part of railroading's memorable history in America.

Come early and enjoy cocktails at the Depot Bar, the only known dry-stone railroad station in Kentucky.

The 1940's vintage dining cars have been faithfully restored to their original beauty with luxurious furnishings and appointments.



MENU

Soup du jour

Kentucky Bib Lettuce Salad
garnished with Kiwi and Tomato
topped with Golden Spike Dressing
fresh baked Parmesan Breadsticks

Prime Rib prepared to your liking
(the speciality)
served with Baked Potato and Sour Cream
or
Baked Cornish Game Hen
served on a bed of Wild Rice and mushrooms

or
Baked seafood of the Day
served with Herb-buttered Pasta

all entrees served with
fresh steamed vegetables

fresh hot yeast rolls

coffee, tea, milk or soft drink

Kern's Kitchen Derby Pie

TRAVEL

We will board an air-conditioned tour bus, equipped with rest rooms at 8:00 am at the Central Bank and Trust Parking lot, downtown branch.

Chose between planned preservation activities on the bus or catching a nap - either way the miles will pass quickly.

During our time in Bardstown, a professional tour guide will board to make sure our stay in this historic town is as entertaining as possible.

The trip has been planned so we can enjoy the most daylight for the scenic dinner train trip and be home by 9:30.

Get a group of friends to join you or come alone. Either way you will be sure to have a great time.

COST

Members - \$77.50

Non-members - \$87.50

Bus travel, lunch and dinner, admissions, tips, and tax are included, with the exception of beverages ordered at the Depot Bar.

In the event it is necessary to cancel your reservation, 50% of the cost of the trip can be refunded upon request.

The board of Preservation Alliance makes every effort to provide the best educational/fun tour for your money. While this trip may seem a little more expensive than others we have done, the fee is necessary because of the high cost of the dinner train tickets (\$49.95) and transportation expenses.

SEND CHECKS TO PRESERVATION ALLIANCE AT
205 W. 4TH ST., 42303 BY SEPT 30 TO SAVE
YOUR SEAT.

Name _____

Phone No. _____

Enclosed is \$75 per person (\$85
for non-members)

Enclosed is \$15 for my 1991 dues.

HISTORY OF THE WM. SWEENEY HOUSE

In 1857, the Honorable William N. Sweeney and his bride constructed a 14 room residence in what was then a cornfield at the southwest corner of Fourth and Daviess. Barney Trimble was the contractor but the name of the architect is unknown. The home was a brick, almost square building and a "notable and handsome residence in the days of its building", according to a newspaper article of 1904. The three-story structure was constructed of brick which was imported rather than being manufactured locally, as were all the building materials.

During its life the house was visited by nearly all the Kentucky congressmen and others of state fame according to the article which was written to lament alterations being done in 1904. Originally the building was divided through the center by a spacious hall. This hallway was removed and the side walls of the hall became the outer walls of the respective buildings that were to serve as two separate residences. The corner building was retained by the Sweeney heirs and the other building was rented.

In the 1970's the Kentucky Heritage Council determined that the corner building was eligible for the National Register of Historic Places.

Both buildings were owned by Dr. William Wilson who located his dental practice on the first floor of the corner building with the upper floors being rented as apartments. The other building was operated as sleeping rooms for men.

The buildings were demolished in July 1991, following a fire in an apartment on the of the corner building.

WE HAVE A FEW QUESTIONS An Editorial

Preservationists are asking questions about the recent demolition of two of the oldest buildings in Daviess County, the pre-Civil War Sweeney Buildings.

They are questioning the necessity for such a final and rash action and asking themselves what can be done to prevent further loss of our few remaining historic buildings.

Owner Dr. Wilson was required by city ordinance to meet with the Downtown Design Review Commission to discuss his plans before the city would issue a demolition permit. According to the minutes of that meeting, he proposed to raze both buildings because repair of the damaged building would cost \$185,000. Thinking this too costly, he proceeded with demolition plans to allow for a new one-story dental office. After stripping the houses of architectural salvage items, he determined the combined lots were probably too small to accommodate a new one-story building and necessary parking. Wilson proceeded with demolition plans to sell the vacant lots or rent them for parking.

When the Design Review Commission met with Wilson, they suggested that the property be offered for sale with the buildings standing. They felt the renovation incentives available to a private developer made renovation more feasible than replacement. Retaining these particular buildings was also important because of their historical nature.

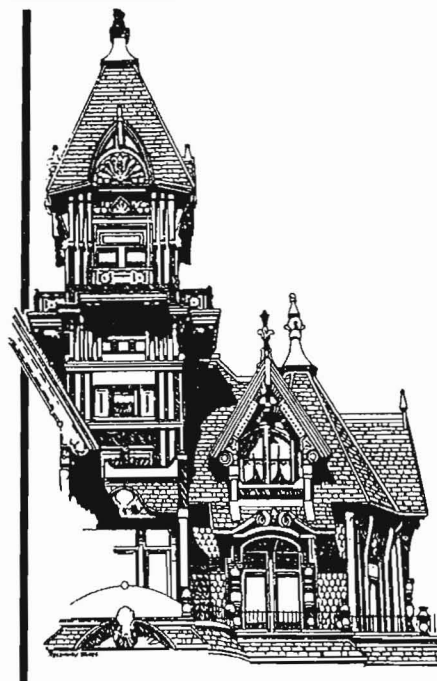
Incentives include a 20% investment tax credit, city grants for the renovation of the apartments, a property tax moratorium, design assistance, discounted paint, and enterprise zone incentives.

But both buildings are now gone and we are asking ourselves some questions. While \$185,000 sounds like a lot of money to repair a building, we are certain that replacement will be much more. We ask why both buildings were razed when only one was damaged by fire. We question the lot's value as a parking lot with so many parking spaces available at the nearby Settle Memorial and those only bringing in \$10 per month. We have no doubt that the property would be more valuable to a prospective buyer as investment property if both buildings had been left in place.

Preservationists are asking what could have been done to prevent the razing of these very special buildings. The only safeguards now are to educate property owners on the importance of retaining historic buildings as part of our heritage and tell people about the business incentives available for renovation. But this evidently isn't enough.

In about twenty cities in Kentucky, the owner would have been required to investigate options for saving the buildings and convince a review board that he or she had no choice but demolition before a permit was issued. In Owensboro, a demolition permit is issued upon request, except in the downtown. There a meeting with the design review commission is required, although their suggestions are only advisory.

It may be about time for our community to consider some protection for historic properties before there is nothing left for our children except Dri-vet covered buildings and parking lots.



WHERE DO I GO FOR HELP?

There were hundreds of telephone calls to various public and private agencies last year from persons seeking information on low interest loans to purchase historic commercial and residential buildings and/or grants to help restore them.

We all like to think of ourselves as being in the business of helping people. That's why it makes us sad to have to tell them that there are no programs to assist with the purchase of historic property and limited grants or loans for their rehabilitation. The only exception to this is in the downtown where about five different incentive programs are in place.

Of course, what makes us even sadder is to learn that someone has started restoration of downtown commercial property without inquiring about the incentives and thus disqualifying themselves for their use. There are many programs available for rehabilitation of downtown historic property and Downtown Owensboro, Inc. should be contacted for further information.

For additional information, please refer to the following people for help with your historic property questions:

REHABILITATION OF HISTORIC OR OLDER HOMES IN CITY - Contact Allen King at the Planning Office.

REHABILITATION OF NON-CITY HISTORIC HOMES - Contact Kentucky Heritage Council at (502) 564-7005.

IMPROVEMENTS TO NON-DOWNTOWN COMMERCIAL PROPERTY - Contact Judy Poteet at Industry, Inc.

HISTORIC INFORMATION ON A NON-DOWNTOWN BUILDING - Contact the Kentucky Room at the Public Library.

INFORMATION ON DOWNTOWN BUILDINGS, INCENTIVES, HISTORY, DESIGN, ETC. - Contact Glenda Thacker at Downtown Owensboro, Inc.

PRESERVATION CONFERENCE

SEPTEMBER 27-28



The Kentucky Heritage Council is holding its fourth statewide presentation conference in Covington, KY September 27-28 at the Embassy Hotel. The meeting will consist of concurrent seminars as well as a variety of tours.

Several local people have attended these in past years and found them very both entertaining and educational.

Owensboro's steeple lighting program will be featured in the tract on historic churches.

CONFERENCE TOPICS

OLD HOUSES: Designed specifically for the old house owner; includes speaker from The Old House Journal. Friday, 9-12:00 and 1:15-3:45

RURAL PRESERVATION: Rural planning strategies, both public and private, management plans, protection of family farms and cemeteries and easements as a preservation tool. Friday, 9-12:00 and 1:30-3:45

KENTUCKY IMAGES: Kentucky's unique architecture, including New Deal era buildings, Appalachian buildings, historic theaters, industrial buildings. Kentucky. Friday, 9-12:00; Saturday, 8:30-11:00

PRESERVATION PROVIDES HOUSING: Housing in historic buildings, study of low-income housing in New Orleans and Kentucky's housing partnerships. Friday, 9-12:00

LOCAL GOVERNMENT: Technical assistance relating to preservation for mayors, county judges, members of planning commissions, architectural review boards, and other local leaders. Opened by Mayors Joe Riley of Charleston and Dennis Bowman of Covington. Training for members of architectural review boards and issues relating to preservation ordinances on Saturday. Friday, 1-3:45; Saturday, 8:30-11:00, 2:15-4:30

FINANCING PRESERVATION: Uses and applicability of the historic rehabilitation tax credits and the low income housing tax credits using area case studies. Friday, 1-3:45

PLENARY SESSION: Premier of multi-media presentation on Kentucky preservation. Friday, 4:30-6:00

HISTORIC CHURCHES: Co-director of Partners for Sacred Places, a national nonprofit organization, and the Director of Construction for the National Cathedral in Washington, D.C. Afternoon session on Owensboro's steeple lighting project and repair of stained glass. Saturday, 8-11:00, 2:15-4:30

ARCHAEOLOGY: Prehistoric and historic archaeology for the layperson. Saturday, 8:30-11:00

HERITAGE EDUCATION: Roundtable for teachers, historical society members. Saturday, 2:15-4:30

OLD HOUSE CLINIC: Architects available by appointment to discuss specific questions; bring photographs and make appointment at registration desk.

TOURS

NORTHERN KENTUCKY NEIGHBORHOODS: Thursday, 2-5:00, \$12.00

Covington's German West Side and its Mainstrasse of Victorian houses and shops; Newport's Italianate, Queen Anne and Colonial Revival homes; and Bellevue's quaint Carpenter Gothic and shotgun plan homes.

RURAL LANDSCAPES OF BOONE COUNTY: Thursday, 2-5:00, \$12.00

Historic Burlington, scenic corridors, National Register farms, and small family cemeteries; house tour and a wine and cheese reception in Petersburg.

INVESTMENT TAX CREDIT TOUR: Friday, 2-4:00, \$12.00

Tax credit projects in Covington, Newport, and Bellevue, ranging from modest townhouse restorations to the adaptive use of former schools and a railroad station.

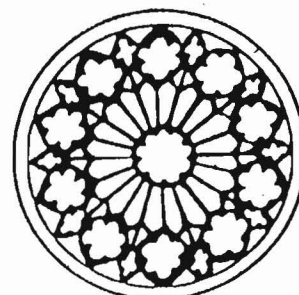
HISTORIC CHURCHES: Friday, 2-4:00, \$12.00

Tour the Italian Renaissance Mother of God, Cathedral of the Assumption which was modeled after the Notre Dame de Paris, featuring the largest stained glass window in the world. Others are Sacred Heart in Bellevue and Salem Methodist Episcopal Church which has been adaptively reused to house the Stained Glass Theatre.

DINSMORE HOMESTEAD TOUR: Saturday, 2:15-4:30, \$12

1842 Greek Revival Farmhouse was home to five generations and features family furnishings, original outbuildings, and an English style family cemetery. Discussion of property acquisition, funding, interpretation research and special projects. Light refreshments.

GERMAN SETTLEMENT: Saturday, 2:15-4:30, \$12
Settlement at Four Mile Creek with intact collection of stone houses, outbuildings and businesses, many built into the hillsides. Tour concludes at Fort Thomas Military District.





MEALS AND PARTIES

RECEPTION AND CANDLELIGHT TOUR: Thursday, 6:00-8:00

Reception in George Rogers Clark Park on the edge of the Licking-Riverside Neighborhood with candlelight tour of homes. Ticket included.

BOX LUNCH: Friday, 12:00-1:00

Box lunches provided to allow time to visit the Exhibit area and the Preservation Bookstore. Ticket included.

FUNLINER LUNCH: Saturday, 11:15-2:00, \$15
Buffet lunch and cruise on "THE FUNLINER". Ticket is not included in registration.

A NIGHT ON THE TOWN: Friday, 8:00 pm, \$25
Cocktail buffet sponsored by Commonwealth Preservation Advocates in the historic Carnegie Library. The fundraiser for this non-profit organization will feature a silent auction.

RESERVATIONS

Make your room reservations -
The Embassy Suites Hotels
Conference Headquarters
1-800-EMBASSY
\$99 for one bed; 1 or 2 people; includes
cocktail party and full breakfast

Or call the Northern Kentucky Visitors Bureau at (606) 261-8844 for other accommodations, including bed and breakfast inns.

- _____ Conference Registration Fee - \$50
- _____ Single Day Registration - \$30
- _____ Riverboat Lunch & Cruise (Sat.) - \$15
- _____ Old House Clinic (free)
- _____ A Night on the Town - \$25
(make checks payable to C.P.A.)

TOURS \$12.00 (all tickets)

- _____ Northern KY Neighborhoods (Thursday)
- _____ Boone County Rural Sites (Thursday)
- _____ Northern KY Churches (Friday)
- _____ Rehab Tax Credit Projects (Friday)
- _____ Dinsmore Farmstead (Saturday)
- _____ German Settlement (Saturday)

Return by September 10 with payment to the Kentucky Heritage Council, 677 Comanche Trail, Frankfort, KY 40601

Name _____
Organization _____
Address _____

PRESERVATION ALLIANCE OF OWENSBORO/DAVIESS OFFICERS AND BOARD OF DIRECTORS

President	Joyce Edwards Field House
Vice-president	Scott Howard Clark-Howard Builders
Secretary	Sue Haycraft Community volunteer
Treasurer	Sally Anderson Design Review
Gary Adams	Planning Office
Karlin Daniels	Kurtz Auction
Dan Lanham	Lanham Brothers Construction Co.
Ted Lolley	Lolley and Associates
Terry McEnroe	Central Bank and Trust
Neal Tong	Neal Tong Remodeling
Susie Tyler	WeatherBerry Bed & Breakfast
Frank Wagner	Century 21
Mike Wells	Architect

ST. PAUL RECENTLY CLEANED

St. Paul Church on East Fourth St. has recently completed a long overdue project when the exterior brick was chemically cleaned and sealed and the protective panels over the windows were replaced.

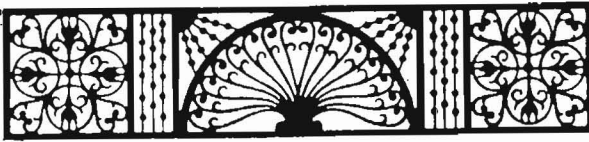
The bricks had become discolored through the years because of exhaust from passing cars. The restoration company that did the cleaning recommended chemical cleaning since it would not damage the surface of the bricks. According to St. Paul's Father Kevin, they felt that any other cleaning method would not be as lasting as the chemical cleaning process.

The beautiful stained glass windows are more evident now since the protective plexiglass panels have been replaced. The older panels had turned yellow with age and made it difficult to see the windows. Moisture collected between the church windows and the panels and was causing the windows to rot.

The twelve stained glass windows were carefully cleaned before the protective panels were replaced.

Frequently sandblasting is used to clean old brick buildings because it is less expensive and faster. Renovation specialists do not recommend this method because it almost always removed the exterior "crust" of the brick, making it more porous and susceptible to dirt and grime. Often the sandblasting can severely damage the brick so that it begins to crumble and deteriorate.

Father Kevin said the total project cost \$46,000 and was something the congregation had been planning for financially for a few years.



LITTLE BITS ABOUT BIG EVENTS

1991 MEMBERSHIPS DUE

If you have not paid your 1991 membership dues, send a check for \$15 to Preservation Alliance of Owensboro-Daviess County, 205 W. 4th St. Membership support provides funding for continued preservation programs and are tax deductible.

1991 PAID MEMBERS INCLUDE:

Gary Adams, Richard & Sally Anderson, Chuck Ballard, Dr. & Mrs. Garry Binegar, Beatrice B. Brown, Maurice & Clara S. Burton, Dr. & Mrs. Robert Byrd, Nelda Callis, William & Geneva Cottrell, Elizabeth Cox, Mary Craig, Bill & Anne Damron, Karlin & Barbara Daniels, Richard & Joyce Edwards, Frances Wells Evans, Richard & Jan Evans, Paul A & Opal B. Fedde, William & Joan Filbey, Meldrum & Joan Harvey, Joe & Sue Haycraft, Mary Michael Hayden, Scott & Ruth Holder, Robert & Dorothy Howell, Robert E. & Jane Humphreys, Jr., Robert & Pamela Kirtley, Forrest & Marion Lewis, Ted & Patty Lolley, Charles & Carolyn McKelvey, Bill & Ann McManus, Byron & Carolyn Millay, Wilbur & Marie Moreland, Claire Neal, Dennis & Thelma Newberry, Margaret Newsom, Henry & Mary L. O'Bryan, Henry & Dottie Payne, Charles Pickrell, Scott & Sally Plain, Charles & Mary Gray Ralph, Eleanor B. Ray, Susie Reno, Charles & Margaret Schertzing, Helen L. Schmitt, William & Shirley Spurrier, Lee & Eleanor Stearman, Dorsey & Rachel Taylor, Lucy Taylor, George & Glenda Thacker, Alfred & Loyce Thomas, Neal & Terry Ann Tong, Lillian Trenton, Frank & Helen Wagner, Father Henry Wille t, Allen & Bealuh Wilson, Marilyn F. Young

WAXWORKS, Inc. is about to complete the renovation of the former Wright Machine Co. building on east Main St. Owner Terry Woodward is planning a mini-gallery of historical artifacts concerning the history of this important industrial building. Lanham Brothers Construction Co. has been responsible for the renovation and architect Mike Wells has been responsible for planning and design.

NEWBERRY-WILE BUILDING will be offering for sale by sealed bid by the Tourist Commission. The commission is committed to making a sale only to a buyer who will restore the National Register building. Contact Burley Phelan at 926-1100 for more information.

TURLEY BUILDING, part of the RiverPark Center complex, will receive a new facade which will give it a completely new look that is contemporary yet compatible with the adjacent Miller Buildings. The three bays of MILLER BUILDING are being restored in keeping with the Secretary of Interior's Standards for Rehabilitation.

CONTINENTAL TRUST will soon become H.R.H. Dumplings, serving up spiral cut ham and other delicacies. The building was also formerly occupied by the Owensboro National Bank and will retain that refined and dignified look. Owner Jack Simpson predicts that the restaurant will open in mid-fall.

BOGARD HOUSE at 4th and J.R. Miller is being renovated by Ted and Patty Lolley for a residence. While they were originally attracted to the house as a prospective bed and breakfast, they decided to purchase and renovate it for their home instead.

WEATHERBERRY, Owensboro's first Bed and Breakfast Inns, and the former home of Tom and Dottie Payne on west Second St., is busier than owners Bill and Susie Tyler ever imagined it would be. Local tourist commission director Burley Phelan has said that bed and breakfast inns are the fastest growing part of the tourism industry in Kentucky and our first B and B is no exception. We need more of these.

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Preservation Alliance
of Owensboro-Daviess County, Inc.
205 West Fourth Street
Owensboro, KY 42301

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