

PA Update

Spring 2000

PA Lists Top Five Endangered Buildings

In the last few months, the Board of Preservation Alliance has developed a list of five historic buildings that might not be preserved unless we pay attention now. The builders of these artifacts expressed their pride in careful architecture that still speaks to us today. Will we respect that vision? Will these buildings continue to enrich the character of our community? Or, will we simply bemoan their passing?



Daviess County Jail

The Daviess County Jail on St. Elizabeth Street no longer will house lawbreakers, when the new detention center opens on US 60 E in the fall of 2001.

Once vacated, the downtown jail will likely go on the market as surplus property. In January, representatives of PA met with Daviess Judge/Executive Reid Haire to urge the county to preserve the jail.

Located between the Executive Inn and the Main Street historic district, a savvy businessperson could adapt the jail for an intriguing restaurant, bed & breakfast, offices, or nightclub.

In some communities, when an historic government building is sold, the deal is conditioned upon the buyer preserving the building and putting it to active use within a specified period. If the buyer fails to do so, the deed reverts to the government.



Bates Building

The Bates Building is a cornerstone of the downtown Main Street Commercial Historic District. It is the anchor to the group of properties that include the former Peachtree Antique Gallery on 2nd Street and the under-maintained parking lot at Veterans Boulevard and Allen Street.

By summer, new owner Scott Lewis may announce plans for a combination of commercial and residential uses for the properties. Lewis restored the historic Hotel Tilford in Beaver Dam, and it has been reported he plans to restore the Bates complex.

This is certainly good news, and Preservation Alliance wishes Mr. Lewis great luck in this endeavor.

Although not included in the 1977 Daviess County Historic Survey by the Kentucky Heritage Council, the Harreld Building is a solid structure with an attractive façade on two street fronts. The city rehabilitated the red, brick building in the 1980s as the offices of the Owensboro Transit System, and later converted it for use by the Police Department. Early this year, OPD moved to its new headquarters at 9th Street and J. R. Miller Boulevard.



Harreld Building

Continued on page 2

PA Annual Meeting & Tour

Friday - April 14, 2000 - 11:30 AM

Theatre Workshop of Owensboro

407 West 5th St, Owensboro

Lunch will be served - \$10.00 per person

Please call Sue Haycraft at 926-3992 for Reservations by April 12

Short business meeting – **TWO Renovation Talk & Tour**
Walk to & visit **Central Presbyterian Church,**
Gillim Building (Safe Children Foundation)
& **Temple Adath Israel**

Endangered: Harreld Building
Continued from Page 1

Since then, the Harreld Building has sat empty. Rumors slate it for demolition, to be replaced by a parking lot or a new commercial office building.

In recent months, John Froehlich, Director of Downtown Owensboro Inc. has touted the building as a potential office mall that could house several community non-profit organizations sharing support services. To date, little interest has been voiced in that idea.

In the campaign to build a new OPD building, the city complained convincingly that the old OPD complex -- Harreld, former Municipal Courts and the original building on West 4th Street -- were poorly arranged for use by OPD's large organization.

Even though a promotional video produced by OPD emphasized the ugly interior of the old complex, those could be redone more tastefully. The Harreld and adjoining buildings still have useful life in them and could be adapted for one or more organizations smaller than OPD while maintaining the character of downtown.



Old OMU Building

The Old OMU Building just east of City Hall on 4th Street is in limbo similar to the Harreld Building. It is not necessarily the most historic building around, OMU outgrew it, and it may not be long for this world. It is not ADA accessible, which reportedly would be costly to rectify with an elevator. The city ultimately may use the land to expand City Hall or parking.

Nevertheless, this elegant little building exhibits a human scale, not unlike the recently built offices of Kamuf, Yewell & Pace at 2nd and Frederica streets. It would be sad to demolish the Old OMU Building without fully considering alternative adaptations.



Smith-Werner

This important if little recognized landmark is one of the few buildings left in Owensboro with a pressed-metal façade. A bank of Italianate columns and an elaborate cornice span the second stories of what were once four separate business spaces. The Elite Cigar Store and the Downtown Café currently occupy the building.

Recently, the county announced it has an option to purchase from the Al Arnold family a block of land at the southeast corner of 2nd and St. Ann streets that includes the Smith-Werner and other historic buildings across from the courthouse.

The immediate reaction of many in the community, including the Messenger-Inquirer, was to express concern that the county planned to demolish the historic buildings on the property to expand parking for the courthouse. The county has stated they have no such plans, and would consider selling the buildings while retaining the surface parking in the middle of the block.

The Preservation Alliance Board of Directors has taken the position that, if the county is sincere in preserving the historic buildings (especially Smith-Werner), the county's interim ownership of the block of property may be an opportunity to better protect the buildings for future preservation.

John Froehlich (DOI) has suggested that the county and city could join forces to build a garage on the parking lots that now span the middle of the block between St. Ann and Allen streets. If that were feasible, it could provide parking space for lease, which could allow the entire floor space in adjoining historic buildings to be put to more active use. This would be similar to what has occurred adjoining the current garage at the RiverPark Center.

Preservation Bits

Congratulations to David & Bob Parker of Parker Auto Leasing for their fine rehabilitation of the former Tourist Commission offices on St. Elizabeth Street.



Parker Auto Leasing

The **J. Z. Moore Neighborhood** and **Old Owensboro Neighborhood Alliance** have endorsed the city's proposed **Historic District Ordinance**. The ordinance will create a preservation board to oversee the establishment of locally recognized historic districts. If 2/3 of a district's property owners desire, a process will follow to consider the boundaries of the district and the



design rules that will control new construction, alteration and demolition within the district, which the City Commission would have to approve before going into effect. Having a local preservation ordinance would make Owensboro eligible for state and federal grants to assist historic preservation efforts.

Theatre Workshop of Owensboro is now performing in the **renovated Old Trinity Centre**. Last year the city deeded the old church building to TWO, which raised funds to revive their traditional performance hall.



Theatre Workshop of Owensboro

Your name and address are already shown on the mailing label on the back of this form.

Please make any necessary corrections. Then, return this form, along with your check made payable to:

**Preservation Alliance
Treasurer Joyce Edwards
1125 Griffith Avenue
Owensboro, KY 42301**

2000 Preservation Alliance Dues Renewal

If "2000" is not shown on your mailing label, please renew your Preservation Alliance dues.

\$20.00 per household

We appreciate your membership dues. They...

- Support the printing and mailing of this newsletter, PA Update
- Make possible small grants to local preservation projects
- Show you care about our community's historic resources

State Historic Preservation Conference set for May at Louisville's Camberley Brown Hotel

"Planning to Preserve" is the theme of this year's Kentucky historic preservation conference. Sponsored by the Kentucky Heritage Council, the conference will be held **May 18-20, 2000**, at the Camberley Brown Hotel in downtown Louisville, Kentucky. Registration deadline is April 30. **For more information, contact the Kentucky Heritage Council at 502-564-7005 ext. 133.**

The following is an invitation from Marlene Helm, Secretary of Kentucky's Education, Arts & Humanities Cabinet.

Greetings:

Planning to Preserve is the theme for Kentucky's first historic preservation conference of the new millennium. This theme reflects a current widespread interest to improve our development and growth strategies to better protect our resources, both natural and historic. Governor Paul E. Patton referenced this issue in his State of the State Address in January of this year when he said,

"Just because we have abundant open space in the proximity of our cities that is the backbone of our agriculture economy, and is relatively cheap in one sense of the word, is no reason to ignore the long-term cost of random growth. Let's not just abandon our hundred-year-old downtowns and let them become deteriorated and the

least valued part of our community. Let's not allow our farmland to be gobbled up indiscriminately by development that is not well-planned."

Historic preservation is a viable "small growth" strategy as it encourages investment in downtowns and existing neighborhoods to maximize their potential to serve our communities. All the agencies in our Cabinet collaborate with other cabinets and agencies, both non-profit and private, to develop and promote Kentucky's heritage and cultural resources as tools for economic development.

As the Secretary of the Education, Arts & Humanities Cabinet, I am pleased to extend my personal invitation to you to attend and participate fully in this conference. Celebrate the success of those selected to be honored with Preservation Awards from the Ida Lee Willis Memorial Foundation. Cheer the students who submitted photo-essays on historic places important to them. Enjoy the historic places in Louisville highlighted by this event, including the splendid Camberley Brown Hotel, the Palace and the Brown Theatres, the rescued Male High School, the Country Estates of River Road and more.

Afterwards, return to your hometown to share what you have learned with others and encourage more investment in historic places and more planning for careful growth. Create partnerships to preserve the important and significant places in your own community. Plan to preserve Kentucky's historic places.



Preservation Tax Credit Stalls in House Comm.

House Bill 521, sponsored by Rep. Jim Wayne of Louisville and others, has not been posted for consideration by the House Appropriations and Revenue Committee as of March 17. At this point, it appears unlikely the bill will become law during the 2000 Regular Session of the Kentucky General Assembly.

MEASURE'S PURPOSE: The bill would create a credit for rehabilitating a certified residential or commercial structure.

PROVISION/MECHANICS: The bill creates new sections of KRS Chapter 141 and 136 to allow a credit against individual and corporate income tax, and bank franchise tax, for rehabilitation of certified residential or commercial structures.

FISCAL EXPLANATION: Beginning January 1, 2001, the bill allows a credit of 30% of certified expenses incurred for certified historic residential structures, and 20% of expenses for certified historic commercial structures. Qualified expenses are limited to \$500,000 of expenditures, and the Kentucky Heritage Council must approve both expenditure and project. The maximum credit that may be awarded in any year is \$5 million. It is expected that requests would exceed the \$5 million yearly limit.

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Temple Adath Israel

On Page 1

Please renew your PA Membership Dues for 2000

If you mailing label does not show "2000" after your name

Form on Page 3

Thank You, Preservation Alliance Members

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Maurice & Clara Burton
Nelda Callis
Richard & Joyce Edwards
Donna Goodlett
Sue & Larry Hastings
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