

PAupdate.org

April 2005

PA Annual Meeting will be at WeatherBerry Soiree will feature the Andersons' renovations to the former bed & breakfast

Friday • May 13, 2005 • 5-7 PM

PA Annual Meeting at WeatherBerry
Home of Sally & Richard Anderson
2731 West 2nd St, Owensboro

Hors d'oeuvres & Refreshments • \$10 per person

Please make reservations by May 9
Form on page 3 OR phone 270-926-5058
OR email garysoft@aol.com

Short Business Meeting to Elect Board Members & Officers
Tour the home, review its history with
Sally Anderson and Sue Haycraft



Front porch of WeatherBerry viewed through the trees

Preservationists in Owensboro - Daviess County will be celebrating National Preservation Month by attending the Annual Meeting of Preservation Alliance at WeatherBerry, on May 13, 2005, 5-7 PM.

WeatherBerry, a former B&B, is now the home of Sally & Richard Anderson, who have made several improvements to the historic property.

The soiree will be something different for PA, which typically has held luncheon meetings. Please join us for a fun evening. ■



River City Church now in the Bates Building

Historic Bates Building purchased by investment group

The historic Bates Building was purchased January 4 by a group of local investors organized as Waterfront 101 LLC, a Kentucky limited liability company. Its organizers, according to documents on file with the Daviess County clerk, are Jeffrey Barber, president and chief executive officer of Owensboro Medical Health System; his wife, Jacquelyne Andress Barber; and real estate broker JoAnn Risner of Risner & Associates Realty, Inc.

Jeffrey Barber described himself as a "minority partner" and "just an investor," declining to provide additional information regarding the sale and plans for the property. He said all questions should be directed to Risner, who declined to provide any information. Jacquelyne Barber could not be reached for comment.

Waterfront 101 paid \$900,000 for the Bates Building at 101-103 W. 2nd St., and three contiguous parcels consisting of 105-107 W. 2nd St., 112 Allen St., and 102-112 Veterans Blvd. The Veterans parcel, a vacant lot, fronts Smothers Park, overlooking the Ohio River.

The seller was Peachtree Galleries, a partnership of G. Scott Reader, M.D., and antiques dealer Larry Peach.

Much of the property was offered for lease following the sale. The main part of the Bates Building fronting 2nd Street was leased to River City Church. A building permit for remodeling work for the church listed the cost at \$12,000. The church's pastor, the Rev. Brian Gibson, declined to disclose the length of his lease.

The rear section, at 120 Allen Street, continues to be occupied by Cliff Purdy Services, a shop specializing in silk flower arrangements and Christmas decorations. The 2nd Street storefront west of the church remains vacant and available for lease.

The Bates Building has been a focus of preservationists for many years because its impressive façades on 2nd and Allen streets are a cornerstone of the national-registered Downtown Historic Commercial District.

Past plans for the Bates Building and adjoining properties have included high-rise apartments, a 12-story Marriott hotel and convention center, a 40-suite boutique hotel and an office tower. ■

Inside: the state historic preservation tax credit

State Historic Preservation Tax Credit enacted Investment in older, historic neighborhoods expected to expand

On March 18, Gov. Ernie Fletcher signed House Bill 272, including sections 150 and 151 that form the state Historic Preservation Tax Credit. "This legislation will change the face of preservation in Kentucky," said Joanna Hinton, Executive Director of Preservation Kentucky.

After years of promotion by preservationists, state government has enacted tax incentives for an owner-occupant to rehabilitate his or her historic home – a tax credit of 30% of qualified rehabilitation expenses made over a 24 month period, up to a maximum of \$60,000. Commercial properties could seek a credit of 20%, with no maximum limit.

Credits could be carried over for up to 7 years, accommodating taxpayers with annual state tax liabilities that are less than their potential credits. And, tax-exempt entities can transfer qualified credits to taxable entities.

But, the legislation includes a cap of \$3 million annually in total credits for all certified rehab expenses statewide. For

example, the cap would be reached if owner-occupants of 150 rehabbed homes each claimed a credit of \$20,000 in the same tax year. If the total credits sought in a given year exceed the cap, the credits will be divided proportionately among the applicants.

Even so, this is a big step for Kentucky, and will likely lead to greater efforts to rehabilitate historic buildings and older, historic neighborhoods. If all \$3 million of the cap is allocated, that would mean at least \$10 million has been invested in historic buildings and, importantly, in historic neighborhoods.

This summer, Preservation Kentucky will provide more details as regulations are written. PA will pass these along in future newsletters. Or, subscribe to the PA Email List at www.PAupdate.org, "contact," to receive updates more frequently.

Copies of the full legislation and an excerpt of Sections 150-151 are available at www.PAupdate.org, "archive." ■

Preservation Bits



TWO's slate roof repaired

Last year, TWO spent \$5,900 to repair the Old Trinity Centre's slate roof, supported by a grant of \$3,000 from Preservation Alliance. PA's offer, made in 2003, stipulated that the building be registered as a local historic landmark under the review authority of the Owensboro Historic Preservation Board, which oversees preservation of local historic districts and landmarks. ■



Recently, PA donated \$1,000 to the Phoenix Rising campaign, which in part is renovating the John Hampden Smith wing of the Owensboro Museum of Fine Art in accordance with national historic preservation standards. ■

5th & Frederica streets

Two views, two years apart:



blue aluminum removal 2003



after demolition - 03/30/2005

PAupdate.org Web site sports new look, more content

Point your browser to PAupdate.org and check out our new look and expanded content. The "archive" page includes many preservation related documents in Adobe PDF format, including past PA Update newsletters, historic district maps, downtown design guidelines, and much more to come. ■

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
319 Booth Ave
Owensboro KY 42301

270-926-5058

2005 Preservation Alliance Membership Form

If "2005" is NOT on your mailing label, it's time to renew with PA.

- Annual PA Membership @ \$20 per household
- _____ Persons for Annual Meeting @ \$10 per person

Total enclosed \$ _____

I would like to...

serve on the board of Preservation Alliance of Owensboro-Daviess County

receive updates by email @ _____

comment: _____

Status Watch for Historic Buildings

Preservation Alliance monitors particular historic buildings to encourage their preservation. As a community, we are not always successful -- the Old Jail and Sutherland School were demolished in the recent past. Good news! The Barret-Fisher is alive and part of the expanded Historic Downtown Commercial District.



OLD JAIL • 1886, demolished 2003 • 110 St Elizabeth St
 On May 15, 2003, more than a year after seeking bids, Daviess Fiscal Court accepted \$75,000 from John Bays for the Old Jail with no stipulations for preservation. Fiscal Court had been working with Bays on expanding the exhibition facilities at the Executive Inn, and the Old Jail was simply in the way, and considered surplus property to the county since the new jail had opened. On July 1, 2003, the city issued a demolition permit, and the Old Jail soon was gone.



BATES BUILDING • 1880s • 101 W 2nd St
See cover story about the purchase of the Bates by Waterfront 101 LLC, an investment group. Interest in downtown property is expected to grow as the Riverfront Master Plan is implemented over the next several years. The impressive façades on 2nd and Allen streets make this building a cornerstone of downtown's Historic Main Street corridor.



SMITH-WERNER • 1880s (1860s?) • 118-124 W 2nd St
 Daviess County Fiscal Court has owned this building since October 2000, and recently appointed a committee to study rehabilitation options, in response to a city-issued property maintenance order. The historic and distinctive Italianate façade is one of the last remaining and most extensive examples of 19th-century pressed-metal technology in the downtown area. Some rear portions of the 1860s structure may be removed to satisfy building codes.



BARRET-FISHER • 1900 (PVA) • 409-411 E 2nd St
 Great news! Owner Terry Woodward has completed a significant renovation. Currently for lease, it features an intact iron and pressed-metal storefront by City Foundry and Machine Works of Owensboro. It will soon be recognized as a contributing building within the expanded Historic Downtown Commercial District, which is listed in the National Register of Historic Places.



LONGFELLOW SCHOOL • 1930 • 1716 Frederica St
 Owned by Owensboro Public Schools, until recently it was occupied by Western Kentucky University, Owensboro. The OPS board is studying possible expansions to Owensboro High School that could threaten this special building.



SUTHERLAND SCHOOL • 1930, demolished 2004 • 7625 US 431
 In 2003 a group of Apollo High School students researched the history of this former public elementary school. The building was demolished in April 2004.

Expanded Downtown National Register historic district to be approved by summer 2005

In July 2004, consultants for the Owensboro Historic Preservation Board submitted a nomination to the Kentucky Heritage Council to expand the boundaries of the Owensboro Historic Downtown Commercial District as listed in the National Register of Historic Places. Mudpuppy & Waterdog from Versailles produced a 100-plus-page document that expands the current district boundaries significantly (see map below). The current "Main Street" district will expand south and west, to connect to the current Doctors Row district, and will expand east almost to Clay Street to include Gallery 412 and the Barret-Fisher building.

The expanded district was considered by the National Register Review Board at the national preservation conference in Louisville last October. It is expected to receive final approval by summer 2005. Federal investment tax credits are available to investors in qualified rehabilitation projects for buildings that are "contributing" to the district. ■

Owensboro Historic Downtown Commercial District expansion

Listing in the National Register of Historic Places
Ohio River



Gary Adams, AICP - 4/25/2005

Address Service Requested

Preservation Alliance Annual Meeting Friday – May 13, 2005 – 5-7 PM WeatherBerry



Home of Sally & Richard Anderson

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Preservation Alliance Membership Roster 2003-2005

Gary Adams2003-2004	Richard & Joyce Edwards 2003-2004-2005	Ross Leigh2003	Joan Robertson2003
Ed Allen2003	Lisa & David Epling2003-2004-2005	Mr & Mrs Forrest Lewis..... 2003-2004	Elisabeth B F Roszel2003-2004
Joe & Sally Anderson2004	Mr & Mrs Paul Fedde 2003-2004	Ted Lolley 2003-2004	Ryan Household..... 2003
Richard & Sally Anderson.....2003-2004	Joe & Grace Ford..... 2003-2004	Dr & Mrs Noel Maddox 2003-2004	Mr & Mrs Gary Satterwhite 2004
Homer & Eleanor Barton2003-2004	Reyburn & Dorothy Ford2004	Dr & Mrs Tom Maddox.....2004	Dr & Mrs Charles Schertzinger2003-2004
Josephine Bigger..... 2003-2004	Roger Gardner2003	Leonard & Lea Matheny 2003-2004	Jane Stevenson2003
Terry Blake.....2004	Gay R Gipe2003	Steve & Pat McFarling 2003-2004	Benjamin A Taylor2005
Lois Boeckman.....2003-2004-2005	Donna Goodlett-Collins2004	Dr & Mrs Charles McKelvey2004	George & Glenda Thacker.....2003-2004
Wendell & Mary Bryan Booth2003-2004	Mr & Mrs Dan Griffith 2004	Dr & Mrs William McManus..... 2003-2004	Rachel Thacker 2004
Pat Borjesson2003	John & Marjorie Hager2003	Cecilia Medley 2003-2004	Mr & Mrs Neal Tong2003-2004
Darrell & Anita Bruner.....2003-2004	Sonny & Christy Hall2003	Dr Wathen & Jeanette Medley 2003-2004	Dr & Mrs Bill Tyler2003-2004
Mr & Mrs Jay Burns2003	Bette & Carrol Hanberry.....2004	Mr & Mrs John Medley 2003-2004	Terry & Edie Tyler2004
Maurice & Clara Burton2003-2004	Mr & Mrs Robert Harris 2004	Mr & Mrs Don Moore, Jr2003	Joel Utley2003-2004
Dr Robert & Linda Byrd2003-2004	Robert & Carolyn Hast 2003-2004-2005	Paul Morsey.....2003-2004	Frank & Helen Wagner.....2003-2004
Mr & Mrs S C Cabell.....2004	Sue & Larry Hastings 2003-2004	Joyce & George Nail 2003-2004	Dr & Mrs William Ward2003-2004
Mr & Mrs George Collignon2004	Joe & Sue Haycraft 2003-2004	Lucy G Neal 2003-2004	Mr & Mrs Edward C Wathen.....2003-2004
William H Cottrell & Geneva Cottrell.....2003-2004	Mary Michael Hayden2003-2004	Tom & Lucy H Neal.....2003-2004	Mr & Mrs Michael Wells.....2003-2004
Mrs William Craig, Sr2003-2004	John & Riley Hess 2003-2004	Mr & Mrs Dennis Newberry..... 2003-2004	William R West2003
Mr & Mrs Carson Crawford2003-2004	David E Hocker 2004	Mr & Mrs Henry O'Bryan.....2003	Nancy F Wilson2003-2004
Bill & Anne Damron2004	Mr & Mrs Bill Holbrook2004	Owensboro Museum of Fine Art ... 2003-2004	Terry Woodward.....2004
Dr & Mrs Brett Davis.....2003-2004	Mr & Mrs William Jagoe, III2004	Henry & Eudora Payne 2003-2004	Dr & Mrs David Young.....2004
Dr & Mrs Royce Dawson2003	Dr & Mrs Jack C Keeley 2003-2004	Mr & Mrs Scott Plain2003	
Ms Clara Eaton.....2003-2004	Nita Kincaid2004	Mr & Mrs Gerald Poynter2004	
	Bob & Pam Kirtley2004	Betty Puckett 2003-2004	