

8-1984

Landmark Report (Vol. 5, no. 2)

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Recommended Citation

Kentucky Library Research Collections, "Landmark Report (Vol. 5, no. 2)" (1984). *Landmark Report*. Paper 37.
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LANDMARK REPORT

of Bowling Green & Warren County

Vol. 5 No. 2

AUG. 1984



W.H. MITCHELL HOUSE
725 CHESTNUT STREET

1895

OLD HOUSE REVITALIZATION

Anyone who is currently rehabilitating an older house or is contemplating such an undertaking will certainly want to attend Landmark's August Meeting. Dr. Rick Voakes will present a program concerning home revitalization at the Bowling Green Public Library on Wednesday, August 22nd at 7:30 PM.

Rick and his wife, Jane, have recently completed rehabilitation of the W.H. Mitchell House for use as professional offices. This is Rick and Jane's second project, having earlier revitalized the T.C. Mitchell House, 1153 State Street, as their residence. Rick will relate his experiences and will be available to answer questions regarding this type of project.

Those attending this most informative program will have an opportunity to tour the W.H. Mitchell House, 725 Chestnut Street. This house is a two story, "T-plan" structure built in 1895 for William H. Mitchell, who operated a produce business in the downtown area. Two well known local contractors are known to have been involved with construction of the house: Frank Kister, who supplied the lumber and Aaron Phillips, who was the brick mason.

1983 - 1984 ANNUAL REPORT

As Landmark begins its eighth year of community service, we will take this opportunity to summarize the association's activities over the past year. Because Landmark has continued support of its membership and community, we have become a respected and influential voice in promoting preservation of our historic resources. Our membership has played an important role in carrying out Landmark's Program of Work and can take pride in the achievements we have accomplished this last year.

BOARD OF DIRECTORS

Landmark is fortunate to have maintained a conscientious and dedicated Board of Directors. Landmark would like to thank those Board members who served as officers during the 1983-1984 year: John Parker (President), Jay Sloan (Vice President), Charles Ray (Secretary), and Jim Parrish (Treasurer). We would also like to thank Romanza Johnson, Jack Kesler, Richard Kirby, Janet Schwarzkopf and Richard Wiesemann, who recently retired from the 1983-1984 Board of Directors. We appreciate the time and effort these directors have provided to the organization. Their help and guidance have been a major factor in bringing about Landmark's successes.

DECORATOR'S SHOW HOUSE

Under the able leadership of Romanza Johnson and Mary Frances Willock, Bowling Green's first ever Decorator's Show House was perhaps Landmark's biggest success. Co-sponsored by both the Landmark Association and Arts Alliance, the Show House featured 14 interior and landscape designers from Ken-

tucky and Tennessee. Volunteers from both organizations spent many hours preparing the home of Mr. and Mrs. Wahn Raymer (William V. Loving House) at 1253 State Street for this event. Decorator's Show House opened on April 29th with a "Preview Tea" at the Show House and a "Preview Party" hosted by Mr. O.V. Clark at the John B. Clark House, 1234 State Street. Special activities planned during the two weeks of Decorator's Show House included demonstrations, workshops, candlelight tours and musical events. Landmark and the Arts Alliance divided the \$8,000 in proceeds from the Show House to be used to support each organization's program of work.

FACADE DESIGN/TECHNICAL ASSISTANCE

Another highly successful project initiated by Landmark has been the Facade Design Program. Through this program, the Landmark staff has been able to provide technical assistance to county property owners interested in revitalizing their buildings or residences. This past year, Landmark has been involved with the Potter-Matlock Bank, 912 State Street; Volunteer Fire Department, 1019 State Street; McIntire Building, 1025 State Street; Gerard Hotel, 427 Park Row; W.H. Mitchell House, 725 Chestnut Street; Cooke Building, 431-433 Park Row; Jessee Building, 511 East 10th Avenue; Barr Building, 444 East Main Street; Louisville and Nashville Railroad Depot, 401 Kentucky Street; 300 East Main Street; 306-308 East Main Street; Durbin Building, 923 College Street; Feldman Building, 428 East Main; Alcott House, Kentucky 622; and the George Bratton House, Kentucky 526.

Through technical assistance and facade design, Landmark is able to provide proper information regarding rehabilitation to area property owners. This contact with the general public creates a better understanding and appreciation of our historic resources.

MEMBERSHIP PROGRAMS

Monthly membership meetings have continued to be a regular feature in our Program of Work. These meetings provide our members with information concerning Landmark's activities and a wide range of programs concerning historic preservation. Program topics have included architecture, Warren County postcards, South Union, Kentucky rivers, memorial windows in several downtown churches, and British architecture.

These meetings have given our members an opportunity to visit several private homes such as the Bishop Russell House, 1242 Chestnut Street, the Walter Gaines House, 1220 State Street and the Bradley Walker House, 659 East 14th Avenue. Members have also visited churches and rehabilitation projects downtown including the Presbyterian Church, Christ Episcopal Church, the Barr Building, 444 East Main Street and the McIntire Building, 1025 State Street.

In addition, representatives from the Commonwealth Preservation Council and the Lower Town Neighborhood Association in Paducah have presented programs concerning their organizations.

Anyone interested in the Landmark Association's work is encouraged to participate in these monthly programs held on the fourth Wednesday of each month (except December and May) at the Bowling Green Public Library at 7:30 PM.

1984 ANNUAL MEETING

Landmark Members are also encouraged to participate in the Association's Annual Meeting held during May of each year. This annual event was held on May 2, 1984 at the William Voltaire Loving House in conjunction with Designers' Show House 1984. Approximately 80 members and their guests began the Annual Meeting with a tour of the Show House followed by the annual business meeting and a wine and

cheese reception hosted by Carol Burford.

A 1984-1985 Board of Directors was elected during the business session of the meeting. Officers elected to serve on the Board include David Faxon (President), Bob Marko (Vice President), Rick Voakes (Secretary) and Tom Babik (Treasurer). Also joining the Board as new Directors are Al Baker, Alice Colvard, Betty Fulwood, Lee Martin and Clarence Wolff.

AWARDS

During the Annual Meeting, several people and projects were recognized for contributions toward historic preservation in Warren County. Mrs. Ward C. Sumpter received the 1984 Heritage Award in appreciation for her efforts in promoting historic preservation in the county. Mrs. Sumpter was honored for her contributions in helping organize the Landmark Association in late 1976 and for serving as a Director on the Board from 1976 to 1982. Also, Mrs. Sumpter is responsible for writing An Album of Early Warren County Landmarks and Our Heritage: An Album of Early Bowling Green, Kentucky Landmarks.

1984 Landmark Awards were presented to seven revitalization projects undertaken as part of the economic redevelopment efforts underway in Warren County. These awards were presented to Joe Bill Campbell for the McIntire Building, 1025 State Street; Rick Voakes for the W.H. Mitchell House, 725 Chestnut Street; David Weaver for the Potter-Matlock Bank, 912 State Street; Mary Ann Kearny for the Arthur G. Russell House, 548 East Main Street; James W. Moore for the Volunteer Fire Department, 1019 State Street; Jim Kennedy for the Gerard Hotel, 427 Park Row and Ralph Anderson for the W.H. Cooke Building, First Street in Smiths Grove.

PUBLIC PRESENTATIONS

Landmark has continued to prepare a variety of programs which have been presented to civic groups and governmental agencies on the local, state and national levels. These programs have enabled Landmark to gather new ideas and to share what we have learned in our community regarding historic preservation/economic development.

During the past year, presentations have been made to the Christian County Historical Society, Owensboro Preservation Alliance, Bowling Green Lions Club, Bowling Green Girls Club, Daughters of the American Revolution, Southern Kentucky Real Estate Exchange, Warren East High School History Club, and the WKU Chapter of the American Society of Interior Designers.

Representatives from Munfordville, Elizabethtown, Seymour, Indiana and Salem Indiana have requested presentations concerning our programs and activities because of the successful Main Street Program in Bowling Green.

Also, Landmark has participated in several conferences and workshops including bi-monthly Kentucky Main Street Managers Meetings, the National Trust Annual Conference, a Real Estate Development Workshop, regional State Historic Preservation office meetings and the Covington Rehabilitation Conference.

NATIONAL REGISTER

Through the efforts of the Landmark Association staff, several properties were surveyed and placed on the county's inventory with the Kentucky Heritage. New surveys have been completed for Pioneer Cemetery and the Princess Theatre, 432 East Main Street. Successful National Register Nominations were also completed for Walnut Lawn on Morgantown Road and St. James Apartments, 1133 Chestnut Street. Although not yet complete, we have

begun to gather information regarding Fort Webb, Fort Lytle (WKU) and Fort C.F. Smith (Reservoir Hill) as a thematic nomination to the Warren County Multiple Resource Area. These projects are the result of Landmark's efforts to continually update information concerning the county's historic resources.

ARCHITECTURE OF WARREN COUNTY

A Survey and Planning Grant from the Kentucky Heritage Council allowed the Landmark Association to produce an architectural overview of Warren County during the spring of 1983. Architecture of Warren County, Kentucky 1790-1940 highlights the county's historic areas and is illustrated with over 250 photographs. This guide also includes several special features such as a list of surveyed properties not pictured, an architect index, contractor index, style index, and a fold-out copy of the 1877 D.G. Beers and Company map of Warren County.

Architecture of Warren County, Kentucky 1790-1940 has a cover price of \$10.50. As a benefit of membership, Landmark members are able to purchase this publication at \$7.88. This publication is available at the Landmark office or they may be purchased through the mail for an additional \$1.30 in postage.

PLANNING RETREAT

The 1984-1985 Program of Work should prove to be another successful year for the Landmark Association. Our on-going programs, projects and activities will continue in addition to several new programs and activities. Landmark's Board of Directors ended the 1983-1984 year with a five hour Planning Retreat held at the Getty Building, 440 East Main Street. This session produced a variety of ideas concerning financial planning, project planning and public relations that have been developed into a 1984-1985 Program of Work.

LANDMARK ASSOCIATION 1984 - 1985 PROGRAM OF WORK

AREAS OF SERVICE PRIORITIES

- Continue Facade Design Program for Property Owners in the Downtown Commercial Historic District.
- Continue Maintenance of Property Inventory for the Downtown Commercial Historic District.
- Continue to provide technical assistance to both residential and commercial property owners and tenants pertaining to building design, deed search, building research, rehabilitation techniques, craftsmen, contractors, tax incentives available through the Economic Recovery Tax Act (ERTA) of 1981 and other assistance as needed on an individual basis throughout the year.
- Continue the Landmark Revolving Fund to provide economic incentives for property owners, tenants and new business developers in the Downtown Commercial Historic District.
- Initiate a Business Recruitment Program for Downtown Area of Bowling Green.
- Investigate Landmark's long term office space needs.
- Investigate the possibility of a donated computer to the Association.
- Investigate potential for revitalization and utilization of county's existing Civil War Fortifications.

PUBLIC RELATIONS/PUBLICITY PRIORITIES

- Continue Landmark Award and Heritage Award Program.
- Continue monthly membership meetings on the fourth Wednesday each month except December and May.
- Assist the Kentucky Heritage Council, Commonwealth Preservation Council and other related state and local organizations in providing and disseminating information regarding Landmark activities and programs throughout the year.
- Involve Landmark members more actively through committee structure.
- Continue presentations to local civic and community organizations publicizing the efforts of Landmark's preservation and development activities.
- Publish monthly newsletter for membership and others to be mailed by the third Wednesday of each month.
- Continue publicity program to educate the general public about the Landmark Association and its preservation and development activities.
- Erect historical markers designating each of the five historic districts in Bowling Green and Smiths Grove.
- Conduct the Fifth Annual Meeting of the Landmark Association during Preservation Month in May, 1985.
- Establish a continuing promotional program for Architecture of Warren County, Kentucky.
- Develop a proposal for walking tours of Warren County's Historic Areas.

FINANCIAL PRIORITIES

- Increase General Membership by 100 New Members.
- (UNDER STUDY) Secure County Funding for FY 1985-1986.
- (UNDER STUDY) Conduct Seminar Study Tour.
- (UNDER STUDY) Conduct an Antique Auction/Sales Fundraiser.

ADMINISTRATIVE (STAFF) PRIORITIES

- Maintain accurate recordkeeping system throughout the year.
- Conduct an annual review and tax return completion by a local CPA.
- Participate in the City budget process and prepare Landmark request during March and April, 1985.
- Submit monthly reimbursement requests and reports to the Kentucky Heritage Council.
- Prepare the mid-year and annual Program of Work and Budget Reports in January, 1985 and July, 1985 respectively.
- Prepare and conduct an annual presentation to the City Commission regarding Landmark activities and programs.
- Maintain close communication with city officials and Kentucky Heritage Council throughout the year.
- Maintain and operate the Landmark office in a business-like and professional manner throughout the year.

BOARD OF DIRECTORS PRIORITIES

- Approve and adopt the annual operating budget prepared by the Finance Committee by June, 1985.
- Conduct a Board Planning Retreat for preparation of the annual Program of Work by June, 1985.
- Conduct a mid-year budget and Program of Work review and make adjustments as necessary by January, 1985.
- Conduct twelve monthly Board of Directors Meetings during the year.
- Perform an annual evaluation of the Executive Vice President.
- Conduct an orientation session with new Board members during July, 1984.



This coming year, several new projects and activities are planned for the association. These projects include a July picnic as an annual event, major fund-raising events, a Business Recruitment Program for the downtown area, investigation of possible revitalization efforts of Bowling Green's Civil War fortifications, placement of markers to delineate the county's historic districts and the production of walking tours featuring the county's historic areas.

Many of Landmark's continuing programs such as technical assistance, facade design, Landmark Awards, Heritage Award, Landmark Revolving Fund and public relations have all been successful and will remain a part of the organization's activities. Membership recruitment, monthly programs, the Annual Meeting and the monthly newsletter are also important elements to be continued in our operation.

CONCLUSION....

Once again, Landmark has received a major portion of its operating funds through the City of Bowling Green (\$48,000) and the Kentucky Heritage Council (\$35,500). These funds are used in conjunction with the Main Street Program and other Landmark activities. Landmark has been able to foster important programs of preserving Warren County's heritage because we have a concerned membership. Without this support, Landmark would not have attained its position of respect within the community. With the continued support of concerned citizens, Landmark will be able to continue its efforts toward promoting preservation of Warren County's historic resources.



EVP PARTICIPATES IN "REVIEW TEAM"

Dick Pfefferkorn, Executive Vice President of the Landmark Association, recently spent July 24th and 25th in Davenport, Iowa as part of a "Historic Preservation Review Team". This project involved an effort by the City of Davenport to bring consultants from other midwest communities to Davenport in order to review the community's historic preservation program.

Consultants selected for the team included Dick Pfefferkorn - manager of Bowling Green's Main Street Program, Dick Roddewig - a Chicago developer and real estate attorney, Judy Kitchen - an historic preservation technical and legislation expert from the Ohio Historical Society, Cheryl Ingrahm from the Midwest Regional Office of the National Trust, Jack Lufkin from the Iowa State Historic Preservation Office and Emily Harris - Program Director for the Landmarks Preservation Council of Illinois.

This "Review Team" spent two days touring older residential and commercial neighborhoods and meeting with local community leaders. Investigation by the consultants focused on four major areas: historic preservation ordinances, residential properties in historic neighborhoods, historic commercial properties and Davenport's riverfront heritage. Final results of the review will allow the City of Davenport to make decisions regarding local historic preservation ordinances and future historic preservation initiatives.

MEMBERSHIP RENEWALS

Landmark thanks the following members for their continued support of the organization for the fiscal year July 1, 1984 through June 30, 1985. Landmark's accomplishments in preserving the historic and cultural resources of Warren County can not occur without the help of its membership. Your support and participation is appreciated.

Mr. and Mrs. Buddy Adams
 Dr. Virginia Atkins
 Dr. and Mrs. Thomas Baldwin
 Mrs. Mary E. Banks
 Mr. and Mrs. Bennie Beach, Sr.
 Mrs. Pearl Bohanon
 Mr. and Mrs. David Broderick
 Mr. David Browning
 Mr. and Mrs. R.A. Buchanon
 Mr. and Mrs. Noble Burford
 Dr. and Mrs. Randall Capps
 Dr. William O. Carson
 Mr. James Chaney
 Mrs. Patricia Trutty - Coohill
 Mr. Floyd M. Cook
 Mrs. Samuel C. Cooke
 Dr. and Mrs. James Coombs
 Mr. William E. Cowles
 Dr. and Mrs. Edward E. DiBella
 Mr. William Douglas
 Mr. & Mrs. L.R. Duncan
 Mrs. Mary Nell Duncan
 Mr. and Mrs. David Faxon
 Ms. Jean Fulkerson

Mrs. Richard C. Garrison
 Mr. David Garvin
 Mr. and Mrs. James H. Godfrey
 Mrs. Charles S. Goidel
 Dr. and Mrs. H.A. Gray
 Mr. and Mrs. Houston Griffin
 Mr. Joe Hancock
 Dr. Mary E. Hazzard
 Mr. and Mrs. Tim Huston
 Mrs. Louise Hutcheson
 Mr. and Mrs. William T. Jackson
 Mr. J.C. Janes
 Dr. and Mrs. Nicholas Kafoglis
 Mr. and Mrs. John Karay
 Mrs. T.L. Kelley, Jr.
 Dr. and Mrs. Jack Kesler
 Mr. Mitchell Leichhardt
 Mr. and Mrs. Norman Lewis
 Mrs. Elise Talmage - Leib
 Mr. and Mrs. Pete Mahurin
 Dr. and Mrs. George McCelvey
 Mrs. Carl McNally
 Mr. and Mrs. Russell Morgan, Jr.
 Mr. and Mrs. H.C. Peart

Mr. and Mrs. Weldon Peete
 Dr. and Mrs. John Petersen
 Dr. and Mrs. Sam C. Potter
 Mr. and Mrs. Robert Przewlocki
 Dr. and Mrs. Charles Ray
 Mr. and Mrs. Arnold Ribet
 Mr. and Mrs. Don Schardein
 Mrs. A.C. Schroeter
 Mr. and Mrs. Ron Shrewsbury
 Mrs. Margaret Sloss
 Miss Elizabeth Smith
 Mr. and Mrs. Stephen Page Smith
 Mr. David Sowders
 Mr. Charles A. Spalding
 Mr. Anthony Sroka
 Mr. and Mrs. William Stamps
 Mr. and Mrs. Dan R. Stone
 Miss Ruth Hines Temple
 Dr. and Mrs. L.O. Toomey
 Mrs. Frances Turnipseed
 Dr. and Mrs. Rick Voakes
 Dr. and Mrs. Arvin Vos
 Mr. and Mrs. Richard Webber
 Mrs. Willard Winkenhofer

Landmark's 1983-1984 members should have received renewal notices for the coming year. Please remember that your tax deductible membership is one of Landmark's major funding sources. As Landmark enters its eighth year of community service, we would like to begin by retaining each of our 462 members for the 1984-1985 year.

We look forward to your continued participation in the important work we are doing in our community. Should you have any questions regarding your membership, contact the office at 781-8106.

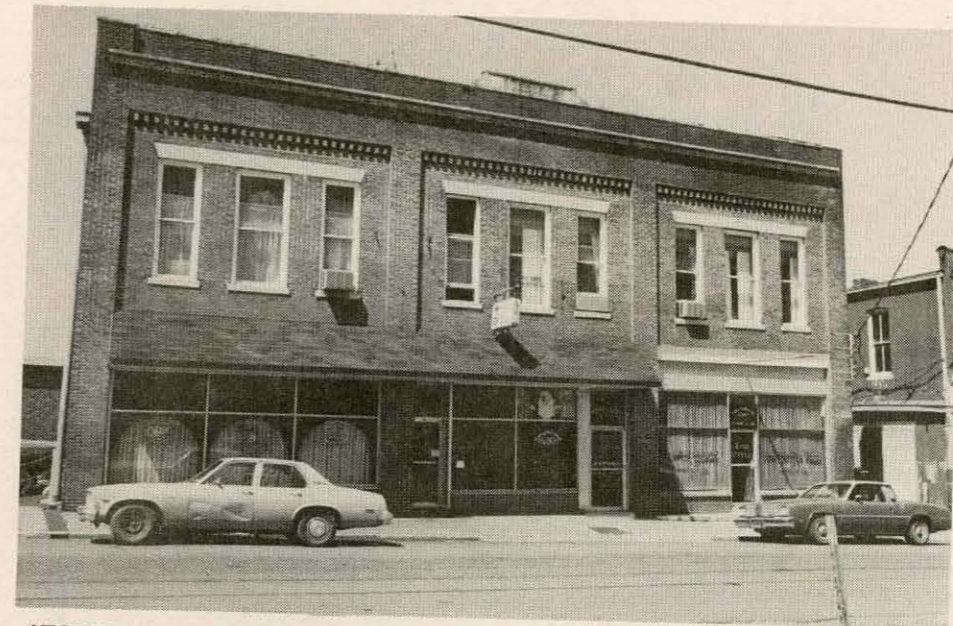
REMINDER



NEW MEMBERS

During this past month, the following new members have joined the organization. Thank you for your interest and participation.

Mr. and Mrs. Austin Duckett
 Mr. and Mrs. William Natcher
 Mr. and Mrs. William J. Parker
 Mrs. Mary F. Willock
 Mrs. Peter D. Young



JESSEE BUILDING

511 EAST 10TH AVENUE

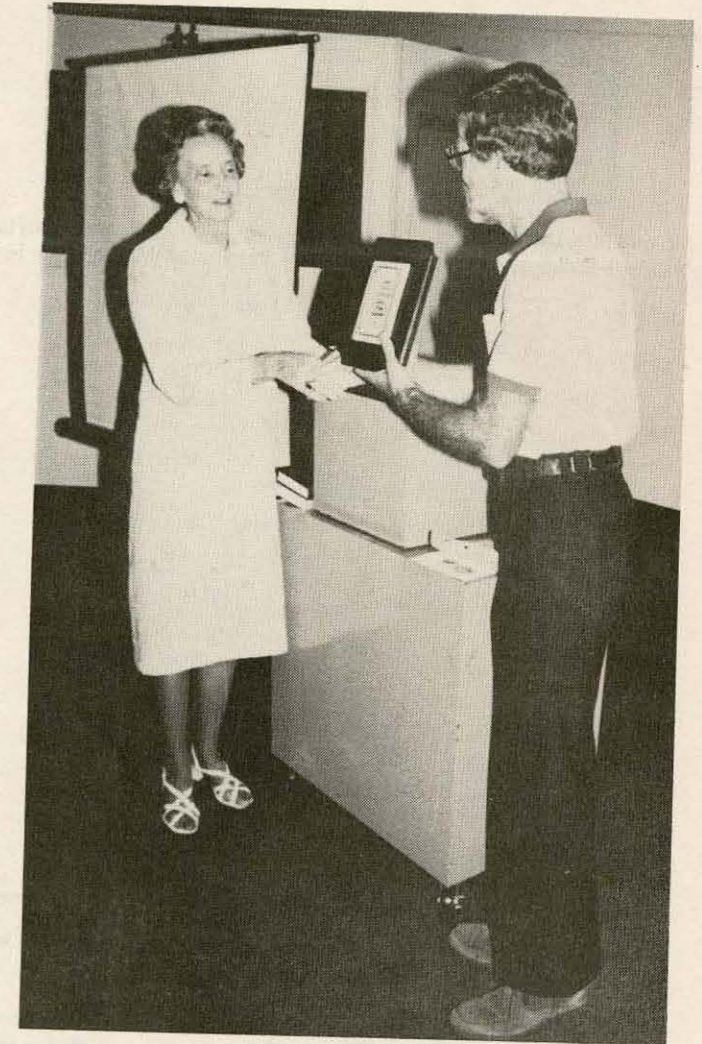
1912

DOWNTOWN REVITALIZATION

Downtown's most recent rehabilitation project involves the Jesse Building at 511 East 10th Avenue. One of the historic district's few early 20th century utilitarian structures, this building is a good representative of the type of commercial structures built during this period.

Constructed in 1912 for P.C. Jessee, the building was originally occupied by Warren County Hardware as one of the firm's three salesrooms and was the location of the company's heavy farm machinery. Between 1920 and 1950 this has been the site of a tire company, sheet metal shops, a restaurant and an automobile dealership. Since 1950, the building has been occupied by professional offices.

Currently owned by Jerry Parker, Maxey B. Harlin, Max B. Harlin III and William Rudloff, the Jesse Building is being revitalized for use as professional and legal offices. Steve Hixon and Steve Downey are also responsible for a portion of the rehabilitation project involving their legal office on the first floor.



MRS. WARD C. SUMPTER RECEIVED THE 1984 HERITAGE AWARD FROM LANDMARK'S 1983-1984 PRESIDENT, JOHN PARKER AT THE JUNE 1984 LANDMARK MEETING.

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LANDMARK REPORT is a publication of the Landmark Association of Bowling Green and Warren County, Inc., a non-profit corporation organized to promote historic preservation/economic development. Landmark, a participating agency in the Kentucky Main Street Program, is supported by the membership of concerned citizens.

David Faxon
President

Richard M. Pfefferkorn
Executive Vice President

Kevin A. Hunter
Staff Assistant

Kathy Fister
Secretary

Board of Directors

Tom Babik	Gary Murphy
Al Baker	John Parker
Alice Colvard	Jim Parrish
David Faxon	Charles Ray
Betty Fulwood	Jay Sloan
David Garvin	Herb Smith, Jr.
Alma Hall	Sandra Smith
Riley Handy	Rick Voakes
Bob Marko	Clarence Wolff
Lee Martin	