



The Voice



OF THE East Row Historic Foundation

Vol. No. 1

Issue No. 4

June, 2000

The Voice of the East Row Historic Foundation is published monthly and paid for by the East Row Historic Foundation (ERHF).

Diverse, responsible commentary is encouraged. All opinions are those of the authors and do not necessarily express the opinions of the ERHF and its officers.

Articles, editorials, classifieds or calendar items should be sent to Jim Guthrie, Deanna Heil or Fran Blasing. The editors reserve the right to edit all submissions or reject inappropriate material. Deadline is the 15th of the month. Drop off at 611 Monroe Street or via e-mail:

KillianP@aol.com,
rjyoder@aol.com
or fmbiasing@aol.com

Next Meeting

Joint Meeting for Gateway and Mansion Hill neighborhoods

**Tuesday, June 6, 7:30 PM,
St. Mark Lutheran Church,
Monroe & Eighth Streets.**

**Meetings are held on the first
Tuesday of the month at 7:30 PM
at St. Mark Church at the corner
of Monroe and 8th.**

Editors of The Voice

Fran Blasing
Nadine Parris
Bob Yoder
Mary Beth Crocker

May meeting recap:

Steve Hardy of Steiner & Associates took members of the community to Steiner's offices and gave a presentation that comprised a video, wall graphics, and a large detailed three dimensional model of the project. For those who were unable to attend, a rendering of the project appears below.



June Agenda:

- Update on the current important issues facing the foundation:
 - The TANK Transfer Station
 - I-471 Exit Ramp
 - Hope IV Grant Housing Issue
- Progress report & review of the standing committees & membership.
- Open forum & discussion on concerns of the community.
- Presentation by the Artery, a local non-profit arts organization.

Spaghetti Nob 5K

5K/3.1 mile run/fitness walk to benefit New Perceptions Inc., which provides a wide range of educational and employment services to infants and adults with mental retardation or developmental disabilities. See the calendar on page 6 for dates. For more information call Beth Fennell at 859-344-9322.

Join the East Row List Serve

To join the Listserv send a blank e-mail to
east_row_subscribe@egroups.com



The City of Newport Historic Preservation Office Announces: 2000 Excellence in Preservation Award Winners

The City of Newport Historic Preservation Office announces the 2000 Excellence in Preservation Award Winners. Based on nominations submitted to and voted on by the Newport Historic Preservation Commission, this year's winners honor the best of Newport's restoration projects for 2000.

The five winners include projects completed on residential and commercial buildings, interior and exterior restoration, and building facade restoration. Many of the projects were structures in need of significant rehabilitation. Others had been six-family apartments returned to their original single-family use. Another utilized the National Park Service's Historic Rehabilitation Tax Credit program to complete the project. They all have one thing in common: using outstanding historic preservation principles and guidelines in carrying out their projects. The following are this year's winners:

A Public/Private Collaborative Committed to the Preservation of the L&N Bridge

Rep. Jim Callahan

Majority Caucus Chairman, Kentucky House of Representative

Gary Bricking

Chair, Northern Kentucky Chamber of Commerce Consensus Committee

Wally Pagan

Director, Southbank Partners

These individuals, among many others behind the scenes, have worked to assure that the historic 128-year old L&N Bridge remains a landmark for the riverfront of Newport. Mr. Pagan's organization put together a committee to organize support for the preservation of this resource. Mr. Pagan presented the project concept to the Northern Kentucky Chamber of Commerce's Consensus Committee headed by Mr. Bricking. The committee selected the project as one of the top two capital project priorities for Northern Kentucky. Funding for this project was then included in the recently-passed state budget, largely as the result of the efforts of our district's representative Jim Callahan. As this project moves forward, it is important to recognize the efforts of the individuals who actually got it off the ground.

831 Monmouth Street

Owner: Stanley Statman

The building owner worked with District Commission member architect Steve Kenat to design an appropriate new facade for this historic Monmouth Street building. It replaced a non-significant facade installed in the 1960s. The new construction meets all of the operational needs of the tenant while maintaining the scale and massing encouraged for downtown's historic buildings.

110 East Seventh Street

Owner: Jim Peluso

Purchased by the current property owner in 1997, this c. 1875 Italianate cottage was covered in green Insulbrick about 70 years ago. In 1999, he began removing it and began to restore the facade by repairing or replacing original clapboards damaged by the installation of the artificial siding. After researching period paint colors, the tedious job of applying three paint colors began—a body color of terra cotta and trim colors of sash green and straw brought out all the details missing since the artificial siding installation of the 1930s.

841 Washington Avenue

Owners: Roger & Donna Weddle

Purchased in April of 1998 with seven apartment units, and dropped ceilings throughout the building, the property owners quickly filled thirteen 30-yard dumpsters, as well as many smaller ones. After meeting with Newport designer Jim Price, they came up with a solution that would make the 5,000+ square foot 1879 Italianate mansion livable, as well as making their project feasible: their living space would comprise the entire first floor, the front half of the second floor, and the entire third floor. Two furnished luxury apartments are being incorporated: one at the rear of the structure in a formerly open porch; and the second, on the back half of the second floor. They are proceeding well with their projects, continuing to complete one room at a time, including reproducing missing or damaged plaster moldings and cove-work, and all interior trim and doors. All the vinyl windows were removed and replaced with reproduction wood 2/2 double-hung sash. To make their undertaking more affordable, they are completing it as a historic rehabilitation tax credit project.

635 Overton Street

Owner: Rick & Marja Sims

Built circa 1886, 635 Overton was a single-family house until the 1950s when it was converted to a five-family. The current owner bought the house with dropped ceilings and painted woodwork and floors everywhere. After nine months of steady work, they moved in after converting it back to its original grandeur as a single family house with varnished woodwork and floors, and smooth plaster walls—reconstructing any plaster damage with lath and plaster—no drywall at all was used.

For further information, contact John E. Paquette, Historic Preservation Officer, City of Newport, at 859-292-3666. 🐾

Historic Preservation is Smart Growth

Conference on Smart Growth, National Audubon Society of New York, March 3, 1999

Donovan D. Rypkema

I suspect for many of you “historic preservation” is the local group of retired librarians writing letters to the editor and struggling to raise funds to save the mansions of the local rich, dead white guy. Well thank god for those activists, those letters to the editor, those fund raising events, and even for those rich, dead, white guys, because the properties that have been saved are an important component of understanding ourselves as people and constitute an irreplaceable collection of the art of architecture and landscape architecture that has been created in our country’s relatively short history.

But that part of historic preservation—saving old mansions—represents an insignificant percentage of preservation activities today. In fact, in the last two decades, historic preservation has moved from an activity whose goal was an end in itself—save old buildings in order to save old buildings—to a broad based, multifaceted group of activities that uses our built heritage not as an end in itself but as a means to broader and, frankly more important ends. Here in New York State that has meant historic preservation is a means for downtown revitalization, neighborhood stabilization, attraction for tourism, job creation, film industry production, small town revitalization, affordable housing, luxury housing, education, transportation, and others.

Saturday at the annual meeting of the Preservation League of New York State we are releasing the results of a study conducted over the past year identifying the multitude of ways that historic preservation contributes to the economy of the state of New York.

But I’m not here today either to talk about mansions or about economic development. I’m here to suggest that historic preservation, in and of itself, is one of the most important tools in the entire Smart Growth movement. I’ll title my remarks, Twenty Reasons in Twelve Minutes why Historic preservation IS Smart Growth. And here, in no particular order, are those reasons.

Reason One: Public infrastructure. Almost without exception historic buildings are where public infrastructure already exists. No new water lines, sewer lines, streets, curbs, gutters required. That’s Smart Growth.

Reason Two: Municipalities need financial resources if they are going to grow smart. Vacant, unused, and under-used historic buildings brought back to life are also brought back as tax generating assets for a community. That’s Smart Growth.

Reason Three: New activities-residential, retail, office, manufacturing-in historic buildings inherently reinforces the viability of public transportation. That’s Smart Growth.

Reason Four: If we are to expect citizens to use their cars less, and use their feet more, then the physical environment within which they live, work, shop and play needs to have a pedestrian rather than a vehicular orientation. That’s Smart Growth.

Reason Five: Another element in the drive to encourage human movement by means other than the automobile is

the interconnection of uses. Based on the foolishness of post World War II planning and development patterns, uses have been sharply separated. Historic neighborhoods were built from the beginning with a mix of uses in close proximity. Cities with the foresight to readjust their zoning ordinances to encourage integration of uses are seeing that interconnectivity reemerging in historic areas. That’s Smart Growth.

Reason Six: As a strong proponent of economic development, I am certainly glad the phrase is Smart Growth as opposed to no growth. Smart Growth suggests that growth has positive benefits and I would agree that is true. At the same time we cannot say we are having smart growth—regardless of how well it is physically planned—if at the same time we are abandoning existing assets. The encouraged reinvestment in historic areas in and of itself revitalizes and revalues the nearby existing investment of both the public and private sector. That’s Smart Growth.

Reason Seven: We see periodic headlines about some real or imagined “Back to the City” movement. Certainly people moving back to the core of a town or city of any size has a positive impact on a whole range of environmental goals. Well, across America, and in many places here in New York State, people are indeed moving “back to the city.” But almost nowhere is it back to the city in general. In nearly every instance it is back to the historic neighborhoods and historic buildings within the city. We do need to pay attention to market patterns, and if it is back to historic neighborhoods to which people are moving, we need to keep those neighborhoods viable for that to happen. That’s Smart Growth.

Reason Eight: Smart Growth ought to imply not just physical growth but economic growth. And economic growth means new jobs. But who is creating the net new jobs in America? Not General Motors, or IBM, or Kodak. 85% of all net new jobs in America are created by small businesses. And for most small businesses there are few costs that are controllable, but there is one—occupancy. Barring massive public subsidies, you cannot build new and rent cheap. Older and historic buildings often provide the affordable rent that allows small businesses to get started. That’s Smart Growth.

Reason Nine: Business districts are sustainably successful when there is a diversity of businesses. And that diverse business mix requires a diverse range of rental rates. Only in downtowns and older commercial neighborhoods is there such diversity. Try finding any rental rate diversity in the regional shopping center or the so called office park. There ain’t none. Older business districts with their diverse rents are Smart Growth.

Reason Ten: Smart Growth ought to be about jobs. Let me distinguish new construction from rehabilitation in terms of creating jobs. As a general rule new construction

is 50 percent labor and 50 percent materials. Rehabilitation, on the other hand, is 60 to 70 percent labor. While we buy an HVAC system from Ohio, sheetrock from Texas and timber from Oregon, we buy the services of the carpenter and plumber, painter and electrician from across the street. They subsequently spend that paycheck for a hair cut, membership in the local Y and a new car, resulting in a significantly greater local economic impact dollar for dollar than new construction. The rehabilitation of older structures is Smart Growth.

Reason Eleven: Solid waste landfill [is] with increasingly expensive in both dollars and environmental quality. Sixty to sixty-five percent of most landfill sites is made up of construction debris. And much of that waste comes from the razing of existing structures. Preserving instead of demolishing our inventory of historic buildings reduces that construction waste. Preserving instead of demolishing our inventory of historic buildings is Smart Growth.

Reason Twelve: Its critics have pointed out that the so called New Urbanism is neither new nor urban. But I don't think anyone here would dispute that in most instances, at least, New Urbanist development is fully compatible with the goals of Smart Growth. I would argue that New Urbanism reflects good urban design principles. But those principles have already been at work for a century or more in our historic neighborhoods. The sensitive renewal of those neighborhoods is Smart Growth.

So are you starting to get the picture? Let me be briefer with the rest of the list.

Reason Thirteen: Smart Growth advocates a density of use. Historic residential and commercial neighborhoods are built to be dense.

Reason Fourteen: Historic buildings themselves are not liabilities as often seen by public and private sector demolition advocates, but are assets not yet returned to productive use.

Reason Fifteen: The rehabilitation of older and historic neighborhoods is putting jobs were the workers already are.

Reason Sixteen: Around the country historic preservation is the one form of economic development that is simultaneously community development.

Reason Seventeen: Reinvigorating historic neighborhoods reinforces existing schools and allows them to recapture their important educational, social and cultural role on a neighborhood level.

Reason Eighteen: No new land is consumed when rehabilitating a historic building.

Reason Nineteen: The Diversity of housing sites, qualities, styles and characteristics of historic neighborhoods stands in sharp contrast to the monolithic character of current subdivisions. The diversity of housing opinions means a diversity of human beings who can live in historic neighborhoods.

Reason Twenty: Historic preservation constitutes a demand side approach to Smart Growth. I'm not at all opposed to acquiring greenbelts around cities or development rights on agricultural properties. Those are certainly important and valuable tools in a comprehensive Smart Growth strategy. But they only reduce the supply of land to be developed-they do not address the demand for the use of that land. The conversion of a historic warehouse

into 40 residential units reduces the demand for ten acres of farm land. The economic[ally] revitalization of Main Street reduces the demand for another strip center. The restoration of empty 1920's skyscraper reduces the demand for another glass and chrome building at the office park. Again, I don't mean to be remotely critical of supply side strategies, but without demand side responses their successes will be limited at best.

Finally, I think most of you would acknowledge that Maryland is among the states leading the way in creating comprehensive Smart Growth policies. Many of you are probably familiar with this publication, Smart Growth and Neighborhood Conservation: A Legacy for Our Children which enumerates forty-seven specific policy initiatives to encourage Smart Growth. I went through the entire list, and here's what I found: of the forty-seven initiatives, historic preservation was a key component of thirty-two of them. But even more importantly, if communities had a strong historic preservation strategy, the goals of 44 of the 47 are automatically met.

Historic preservation IS Smart Growth. For years, activists in the historic preservation movement have said, "We need to get closer to the environmentalists. They've been successful in raising public consciousness about the issues, and getting legislation put into place to advance those aims." I have no quarrel with that strategy. But I would suggest to you environmentalists, that your strong support for historic preservation in your communities would, in and of itself, significantly advance your environmental goals. Further, I would suggest that a Smart Growth approach that does not include historic preservation high on the agenda is not only missing a valuable strategy, but, like the historic buildings themselves, an irreplaceable one. ♣

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Newport Historic Preservation Commission News

The following are summarized reviews of the March 8 & April 26, 2000 Preservation Commission meetings.

410 Overton Street removed a portion of the front slate roof without a Certificate of Appropriateness (COA) permit. Work was stopped on the weekend by Newport Code Enforcement Officers, with the roof half torn off. The exposed roof was covered with felt to protect the roof until a decision could be made by the Preservation Commission. The owners wanted to replace the slate with asphalt shingles. Commissioner Clift said that they couldn't approve the asphalt shingles because they weren't within the Guidelines, and that the slate was taken off without a permit. He continued: if we'd have known beforehand or if you would've come to us prior to that we could have helped you out, and given you some guidance on how to repair (the existing roof) to keep it the way it should be. Commission Decision: The roof must be replaced with slate. Commission members offered to assist in finding materials and relaying the new slate.

601 Washington Avenue was applying for a COA to install a cell tower incorporated into the existing water tower, with cabling coming down the south (rear) elevation. Commission Decision: The proposal was reviewed in February and the Commission made five recommendations, which the contractor was willing to change. All approved.

730 Overton Street was applying for a COA to install two skylights on the front portion of the roof. The Commission made recommendations for other locations on the roof that would not be visible from the street, but the property owner confirmed that those were not feasible. Commission Decision: Skylights on the front portion of the roof denied.

729 Linden Avenue was applying for a COA for painting unpainted brick on the front elevation and demolishing a garage. The applicants want to paint the brick because it's dirty and the rest of the houses on the street are already painted. Paul Blasing said that it's a perception issue—some people like the old "patina" on the original brick. The applicants want to demolish the garage and install a parking pad in its place. The Commission determined that underneath the layers of metal siding, that if the garage was original, it no longer maintained any significance, and they would approve the demolition. Commission Decision: Denial of a

COA for painting previously unpainted brick on the front elevation; approved demolition of non-contributing garage.

Other Commission Business:

Historic Preservation Officer John Paquette updated the Commission on appointing a new member to fill out Leo Staviski's unexpired term. Probably have someone on-line by the May meeting.

Elections of Historic Preservation Commission Chair and Vice-Chair. A motion was made to keep the current configuration of the Commission: Ken Clift as Chair and Paul Blasing as Vice-Chair. All approved.

2000 Excellence in Preservation Awards. John Paquette presented the candidates for this year's awards. (Look elsewhere in this issue for this year's winners).

"Planning to Preserve" Conference in Louisville, May 18-20, 2000. Reviewed agenda for the conference.

East Row Historic District expansion. Discussed walking the potential expansion area. May 24th meeting will begin at 6:30P.M. with a walk after other agenda items are handled.

East Row Historic Foundation creating a Preservation Committee. Commissioner Paul Blasing explained that a committee will be formed within the East Row neighborhood association with members to act as a conduit from the neighborhood to this Commission, to give the Commission input and possibly getting interactive things going that the Commission and the Preservation Office doesn't have time for.

John Paquette updated the Commission on the 410 Overton slate project. ♪



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This Month

June 5, 12, 19, 26

Newport City Commissioners Meetings, 7:00 PM, Multi-Purpose Room, City of Newport, 998 Monmouth Street. Information: 292-3666 or www.cityofnewportky.org

June 4

"The Doppler Effect", paintings and sculpture by David Mizhels at Coliques d'Art, 235 East Fifth Street, Newport, beginning June 4. Artist's reception on Sunday, June 4, 2:00-6:00 p.m. Information: 431-6901.

June 8 - 11

Newport Italianfest. Fun, food and entertainment at the Newport Shopping Center.

June 9

Spaghetti Nob 5k. Run/Fitness Walk benefiting New Perceptions, a local agency helping people with development disabilities. For more information call Beth Fennell at 859-344-9322.

June 17

Newport Farmer's Market. Every Saturday morning on Monmouth Street between 7th and 8th, through October 28. Information: Eric Avner, 292-3666 or eavner@cityofnewportky.org

June 17

InvestorFest. Check out available properties in downtown. For more information contact: Eric Avner, 292-3666 or eavner@cityofnewportky.org

June 17-18

4th Annual Garden Walk. Sponsored by the East Row Garden Club. Information: John Brewer, 261-4752.

July 8-9

Newport Arts & Music Festival. At General James Taylor Park on the Riverfront.

December 2-3

Victorian Christmas Tour

For information contact Rebecca Walker, 261-0718.

Wanted: Donated clothing, size 14-16 for 5-ft. 7" woman returning to the work force after a serious health crisis. Please call Audrey Dube, 291-5095.



Beginning June 4th St. Mark Lutheran Church, at 8th & Monroe will begin Children's Church and Nursery. CC&N will be held at 10am every Sunday. Parents may bring their children to the downstairs church hall while they attend services in the Sanctuary. Children up to age 10 are invited to attend. We will have games, sing songs, have snacks and worship time for the children. Hope to see you on Sunday, June 4th.



Coliques d'Art sponsors "Mindful Walking" each Wednesday morning with Audrey Dube. Also, the shop is forming classes in auto-genesis, the enneagram, self-hypnosis, meditation, moon phases and astrological chart interpretation. For more information, stop by the shop at 235 East Fifth Street, Newport or call 431-6901.

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>Welcome to all at St. Mark, L.C.A. known as The Friendly Church since Dec. 23, 1897. Located at 8th & Monroe Sts in the Gateway and the East Row Historic District, including Mansion Hill. Services are each Sunday at 10:00 AM. Come worship. There are more than 20 Christian Churches in Newport. Go to the church of your choice. St. Mark will always have a place for you. Come!