

May 18, 2026

**City of Bellevue
Historic Preservation Commission
616 Poplar Street
Bellevue, KY 41073**

The City of Bellevue Historic Preservation Commission will hold a special meeting and public hearing on Monday, May 18, 2026 at 6:00 PM at the Callahan Community Center in Bellevue Kentucky.

The Campbell County staff respectfully submits this report for review and consideration related to the following requests:

APPLICATION NUMBER: COA-26-017
APPLICANT: John Batchelor
PROPERTY: 124 Division Street
REQUEST: Rear addition

HPC Policy on Contributing and Non-Contributing Properties:

Properties not present during an historic district's period of significance, or those that have been greatly altered or disturbed so that they no longer possess historic integrity are considered noncontributing properties. These properties still possess characteristics that make them important to the overall historic character of the district, such as scale, massing, setbacks, and materials. And as such, changes to them will be reviewed.

From the Historic Preservation Ordinance 87-12-1:

In making a decision on an application, the Commission shall use its guidelines. The Commission shall consider:

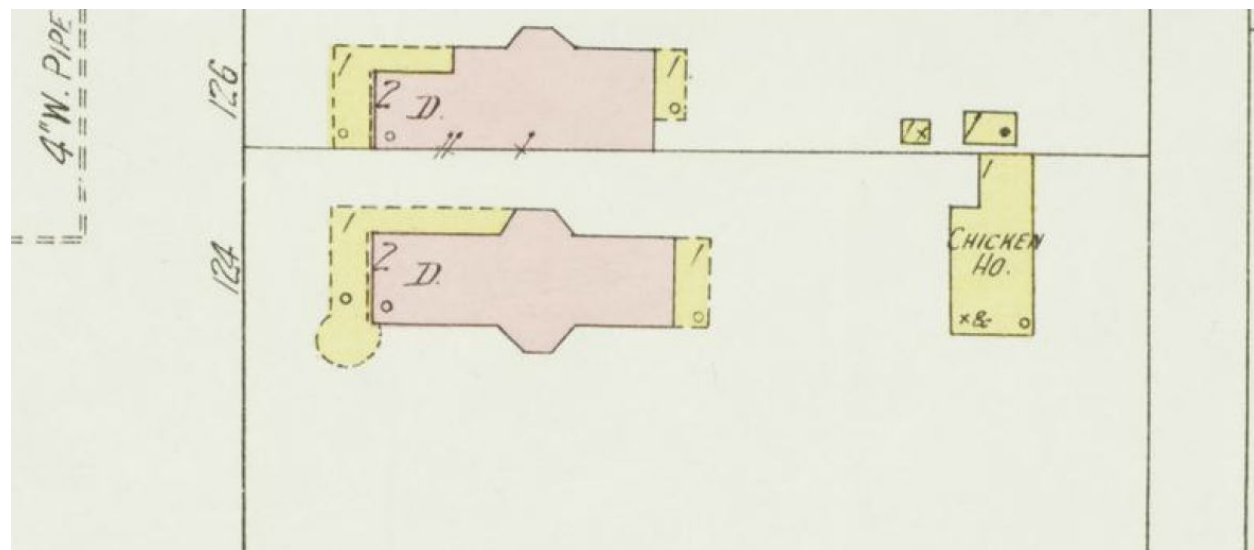
1. The effect of the proposed work on the landmark, the landmark site, or the property in the historic district upon which such work is to be done; and
2. The relationship between such work and other buildings and structures on the landmark site or other property in the historic district. In evaluating the effect and the relationship, the Commission shall consider historical an architectural significance, architectural style, design, texture, materials and color. The Certificate form the Commission shall not relieve the property owner from comply with the requirements of other State and local laws and regulations.

From the City of Bellevue Historic Preservation Guidelines for the Bellevue Taylor's Daughters and Fairfield Avenue Historic Districts:

- Shall = This action is required
- Should = This action is recommended
- May = This action is permissible but not necessarily recommended



PART 1 – CONTRIBUTING OR NOT CONTRIBUTING



FINDINGS OF FACT:

The building does not appear on the 1894 Sanborn Map but does so on the 1910 map putting in well within the *Period of Significance*. The building holds significant character as a turn-of-the-century residential building. There have not been many changes to the house and the scale, massing, setbacks are intact. *Staff recommends approval as contributing.*

POTENTIAL MOTIONS:

CONTRIBUTING:

I make the motion to consider the property at 124 Division Street as contributing based on the staff report making it consistent with a contributing structure due to the property still possesses characteristics that makes it important to the overall historic character of the district, such as scale, massing, setbacks, and materials in the Taylors Daughters Historic District according to the *City of Bellevue Historic Preservation Design Guidelines for the Taylor's Daughter's and Fairfield Avenue Historic Districts*.

NON-CONTRIBUTING:

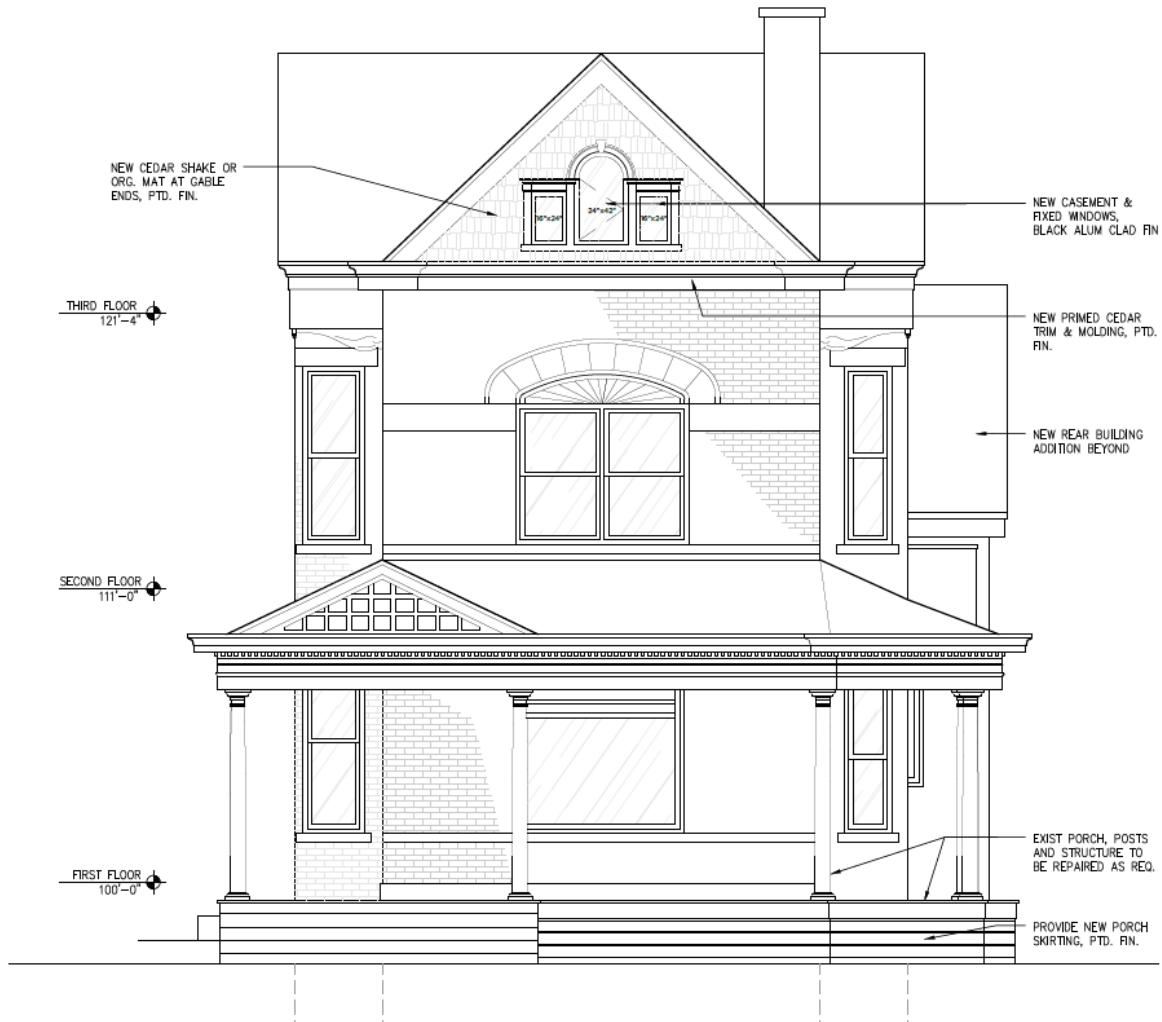
I make the motion to consider the property at 124 Division Street as non-contributing based on the staff report making it consistent with a contributing structure due to the property still possesses characteristics that make it important to the overall historic character of the district.

PART 2 – COA REQUEST— COA 26-017

TYPE OF REQUEST(S):



The applicant proposes building an addition to the rear of the house. Because of the design of the proposed addition, it will be partially visible from the street.



From the Guidelines:

- 12.1 Additions **shall be** appended to a historic building in a sensitive manner that preserves both the character of the building and of the district streetscape
 - a. Additions **should be** located on rear facades
 - b. Additions **shall not** be appended to primary facades
 - c. Addition **should not** be appended to a secondary façade. Secondary facades that are not street-visible **may be** considered on a case-by-case basis
 - d. An addition **shall not** cause physical damage or obscure character-defining features to the façade on which it is located
 - e. Removal of a contemporary addition **should** find the historic façade intact and in need of minor rehabilitation to bring it back into service
 - f. Additions **shall be** designed to be subordinate to the historic building
 - g. Location of an addition **should not** impact historic landscape features, such as

- mature trees and historic landscaping
- 12.2 Additions **shall be** contemporary in design and distinguished from the historic building
- a. Historic reproductions, i.e. designs that mimic historic styles, **shall not** be constructed
 - b. Additions **shall be** constructed to reflect the time in which they were built
 - c. Additions **should** blend with the general scale, massing, materials, fenestration patterns, and color schemes of the historic building, but be clearly different
 - d. Additions **should** have different siding or wall materials, window, and door arrangements, roof form, and pitch, and massing to distinguish it from the historic buildings
 - e. Rear additions **shall not** be designed to be the primary entrance to the building
 - f. Additions **may be** constructed of frame, brick, concrete, and/or a combination of metal and glass
- 12.3 The construction of a small roof top addition and/or porch **may be** acceptable
- a. Additions **shall be** stepped back from the main façade of the building so that no part of the addition is visible from the street
 - b. Roof top additions or porches **shall be** subordinate to the historic building in that it **shall not** be readily visible from within the building's visual setting
 - c. Roof top additions **shall be** contemporary in design to distinguish the addition from the original building
 - d. Roof additions **should** follow applicable guidance set out in 12.1 and 12.2 above

STAFF COMMENTS/RECOMMENDATIONS:

The proposed addition:

is appended to the historic building in a sensitive manner that preserves both the character of the building and of the district streetscape;

is located on the rear façade;

is not appended to the primary façade;

is not appended to a secondary façade.

Addition is designed to be subordinate to the historic building;

Plans indicate that the addition does not require the demolition or removal of historic materials, which would cause physical damage or obscure character-defining features to the façade on which it is located.

There are no historic landscape features, such as mature trees and historic landscaping present that will be impacted by the addition:



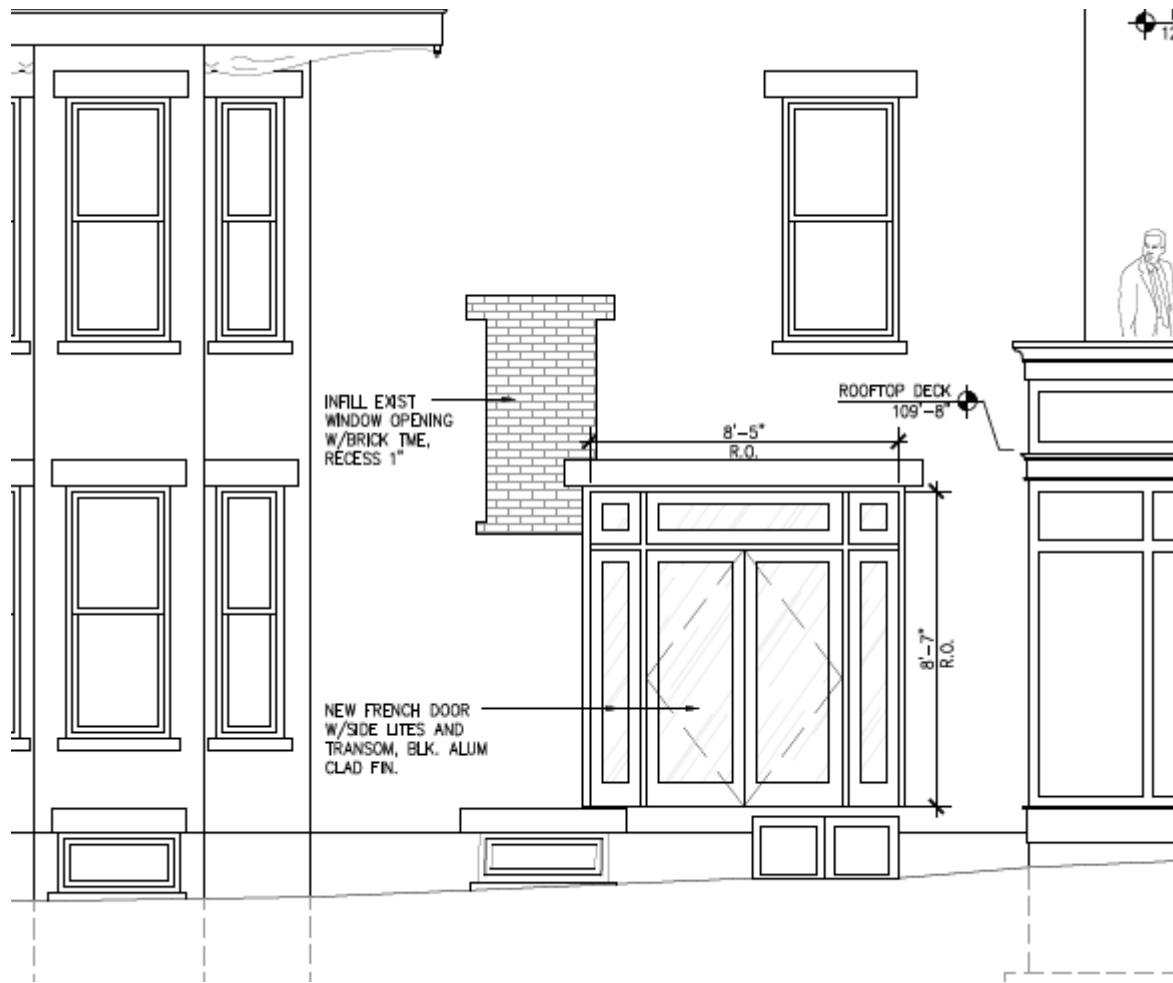
The addition incorporates a combination of historic and contemporary design features. Staff would argue that at this point in architectural history, we are within the post-modernist era, which frequently uses historic references in its design, and that these postmodern influences are a hallmark of contemporary design. The design is not a caricature of the period of significance, and the submissive proportions, and non-primary location do not detract from the historic property.

The proposed addition blends with the general scale, massing, materials, fenestration patterns, and color schemes of the historic building, but is clearly different;

The proposed addition does have different wall materials, window, and door arrangements; however, the roof form and pitch are similar to the historic building. The massing is distinguishable from the historic buildings.

The addition is not designed to be the primary entrance to the building.

The addition is constructed of appropriate materials.



The proposed addition requires one window opening to be filled in. The guidelines allow this if the interior program is no longer compatible with the window location. The guidelines require covering the bricks with shutters in these cases. In this specific case, the window is being covered because an entirely different door is proposed, which is cut in to the former window opening. The window in question is on a secondary façade but behind a two-story bay window.



POTENTIAL MOTIONS FOR FINDINGS OF FACT – COA Application: COA 24-035

APPROVAL:

I move that, based on the findings of fact presented in the application for 124 Division Street staff report, and in the public hearing, the proposed building addition is consistent with the Guidelines.

APPROVAL WITH CONDITIONS:

I move that, based on the findings of fact presented in the application for 124 Division Street staff report, and in the public hearing, the proposed building addition consistent with the Guidelines with the following conditions:

- _____
- _____

DISAPPROVAL:

I move that, based on the findings of fact presented in the application for 124 Division Street staff report, and in the public hearing, the proposed building addition is not consistent with the Guidelines.

Respectfully submitted,

A handwritten signature in blue ink that reads "Kirk Hunter". The signature is written in a cursive style.

Kirk Hunter, AICP

Principal Planner/Historic Preservation Officer