

**Anchorage Historic Preservation Commission
Preface to January 2018 Minutes**

On our agenda this evening, we have two important residential items: one is an addition to a 124-year-old historic property, the Coldeway– Moore House (page 89) and the other is a proposal for demolition of a 90-year-old English frame cottage.

I think it is important we preservation commission members occasionally revisit our 28-year-old guidelines and re-familiarize ourselves with their content. Ideally, those who come before us will do the same. I would like to talk a few minutes and read a few passages from our Guidebook.

Anchorage, Kentucky, which successfully protected its identity as a park-like suburban residential community with local zoning powers beginning in 1938, finds itself 80 years later requiring new ways to encourage appropriate and compatible renovation and building and to inhibit construction of houses that have no relationship to site, neighborhood, or community.

Through its policies Anchorage has demonstrated a commitment to identifying and preserving the features that establish the character of Anchorage. The Olmsted Plan introduced the principle of “appropriateness” in evaluating the houses in Anchorage and this principle will be the standard that will be used by the Historic District Commission in reviewing the plans of owners and developers.

Rather than a single dominating type of architecture, the character of Anchorage is established by a variety of styles harmoniously situated within a park-like setting.

The most outstanding feature of the best of these houses could be defined as compatibility in size and material with their setting. Guidelines for new construction to protect this quality in the appearance of the town, show less concern with architectural detail and more with maintaining established patterns of the streets, buildings, and natural environment. These elements include 1) setting 2) scale 3) mass 4) proportion 5) form and 6) materials.

My purpose for citing these sections is that some of the elements (scale, mass, compatibility to surrounding houses) are cause for concern in proposals presented us in recent years. We live in an exceptional community that I hope we can protect for future residents.

Becky Miller, Commission Member

**Anchorage Historic Preservation Commission
Minutes from Regular Meeting
January 23, 2018**

Bill Wetherton called the meeting to order at 6:00 pm. Commission members in attendance were Clyde Ensor, Doug Schmitt, Becky Miller, Bill Wilkinson, Dan Fultz, Greta Chessler, Peg Revell, Archives, and Cindy Parrish, realtor advisor. Visitors were Mike Wagner, Moriah Ogilvie, William Hulton, Brent Jones, Joe Wolfe, Camilla and John Schroeder, Laura Popovich, Kathryn and Jamie Hendon, Richard Edwards, Joe Reeves, Rod and Cristina Garcia Robin Edwardson, Tim O’Connell, and Susan Tolliver.

Commission member Becky Miller began the meeting with a reading from the Guideline Book and made additional comments regarding compatibility in size and surroundings as the most important aspect of building or renovation. A complete copy is attached to the minutes.

Owl Creek Country Club, 12400 N. Osage Rd., requested approval for exterior renovations and to add a deck and canopies. Most of the renovation is interior. Facing the club house, there will be a two-level deck on the left elevation, looking over the pool. The patio will be enhanced with a stone terrace. Ornamental iron-work will support a deck to be covered with black canvas. On the right-hand side, another black canopy over ornamental framework is planned. All materials used will match the existing building. Fultz suggested using a natural, perhaps thin, veneer of cut stone rather than a cultured stone which always fades. Joe Reeves, representing the club, said the club would be open to that. Fultz also suggested going light with the patio stone as not to absorb heat. Fultz moved for approval as submitted with the condition that real stone is used. Wilkinson seconded and the motion carried.

Moriah Ogilvie, 12004 E. Osage Rd., requested preliminary review for demolition of existing structures, and preliminary review for construction of a new home, three-car garage with an office above, pool and pool house. The owners feel that the cost to revitalize the house is too costly. They said that the foundation has settled two inches and in order to stabilize it, the house would need to be demolished. The outside windows and paint have deteriorated. A new house would be built that looks like the existing, with the addition of a 3-car garage, pool and pool house. The chimney would be salvaged and reused. Materials and style would be replaced in like kind. Commission member Wilkinson said that he has taken old houses down to the studs and brought them back; it is do-able. The builder representing the home owner said that the foundation could be stopped from sinking with piers, but that the house would still have to be lifted. Miller commented that the Commission favors restoration of homes. Chessler concurred, adding that the 90-year-old house and lawn of wild flowers is one of the most charming in town. The builder said that 40-50 piers would be required for the 1400 sq. ft. house and that plaster is falling off the walls. The structural integrity starts with the foundation, he said, and that the house is worse than he can describe. Chairman Wetherton suggested that the commission members visit the site. It was agreed that Angie Chick, Anchorage Clerk/Receptionist, would be asked to set up a couple of meeting times suitable to the owners and commission members in order to visit the house in numbers less than four each time, so as not to create a quorum.

Camilla and John Schroeder, 12005 E. Osage Rd., presented plans for a master bedroom addition to include bath, closets and laundry. Later known as Creel Lodge, having been changed from Shallmoore in 1911, the house was built in 1894 by W.C. Coldewey. The addition will be set back from the main house and designed to compliment rather than copy the original architecture. Materials will also be different. The design offers a nod to the beautiful porte cochere on the opposite side of the house. Fultz felt that the scale is incorrect; the size and detail for the connector should provide a sense of an old porch. The eave-line and doors do not connect with the feel of the main house; it's too diminutive and not separated enough for a carriage house. The water table line is not connected to the main house, and too much roof is showing to be compatible with the old house. Although the owner is hoping to compliment the house, Fultz said the old, monumental plain box with lots of detail requires the eave-

line of the addition to come up to the beam of the front porch. Schmitt said the design needs to be in the context of the front elevation and mentioned that the same siding is still available or can be made to match. The scale of the main house with 11-12 ft ceilings needs to be the same on the addition, tying in the belt-lines and window lines. Ensor said that the roofline should be cut down and suggested a drawing. Fultz said the addition could look like a carriage house or a closed-in covered porch. Schmitt recapped that the design is out of scale, too small, and needs to feel like it has always been there with its grand elevation. Chessler remarked that a metal roof would have been put on a carriage house in the past. Miller hopes for more leaded glass. Chairman Wetherton asked the owners if they would return with revised drawings. Schmitt again suggested changing the roof and raising the windows. Fultz suggested a flat- roof connector to pull the addition away from the house, and to remove the board and batten. Also, if there is no stucco base, he suggested stone foundation, making the roof bigger, reducing its slope and raising the vertical elements. The connector, he said, should feel transparent. The owners asked if work could begin. A motion was made by Bill Wilkinson for approval of the foundation only – with COA based on the connector portion being the same width as the porte cochere. Following a second from Fultz, the motion carried.

The meeting adjourned at 7:15 pm.

Respectfully submitted by,
Susan Mitchell, secretary