

**Anchorage Historic Preservation Commission
Regular Meeting, Anchorage City Hall
February 18, 2020**

Voting Commission members in attendance were Katie Greene, Clyde Ensor, Bill Fowler, and Bill Wilkinson.

Non-voting members in attendance were: Bill Wetherton, Chairman. Anchorage Receptionist/Clerk Angie Chick filled in as the recording secretary.

Commission members not in attendance were Gretta Chessler, Dan Fultz, and Doug Schmitt.

Visitors included Michael Simon, Susan Tolliver, Robin Edwards, Prem Durham, Clarisa Villafor, Jason Hoppe, and Paul Whitty.

Chairman Bill Wetherton called a meeting to order at 6:00 p.m.

The November 2019 minutes were read by Angie Chick. It was noted that the address of 811 Hazelwood Road should be 11811 Hazelwood Road. Greene motioned to approve the minutes with the correction, Ensor seconded the motion. The Commission unanimously approved the motion.

Old Business

Bill Wilkinson spoke with Matt Torgerson's contractor Art Mingle about window requirements for 901 Shady Lane. Wilkinson informed Mr. Mingle that full replacements windows were a condition of the Historic Preservation Commission's approval in November 2019, and that sash replacements do not meet the standard.

Katie Greene contacted Vicki Birenberg with the Kentucky Heritage Council for recommendations on companies that revise historic preservation guidelines. One company was contacted, but it is not available at this time. There are currently no other leads. Wetherton emphasized that the Commission will continue working to get the guidelines updated.

New Business

Lakshmi Farms LLC, 12400 Lucas Lane

Clarisa De Luna Villafor, designer for Lakshmi Farms LLC, presented plans for converting the center portion of an existing barn into a single-family residence. The proposed house will be 6,700 sq. ft. with five bedrooms and six bathrooms. Villafor made three main points: there will be no additions or expansion, the look of the barn will be maintained using original materials per chapter 3, a, 1 of the guidelines, and the owner's concerns are for achieving the highest level of energy efficiency. The existing barn has white vinyl windows and green trim, green metal roof, and new white gutters. The current 7' x 14' door opening on the front will be replaced with 12'3" x 14' panoramic doors (each section will be 3' x 8'). Trim will be green metal. Vinyl windows will be single with mutton bars on the outside, but the owners may opt for no bars to more closely match the existing stable windows. Bedroom and master bathroom windows will be 4' x 6' (current stable windows are 4' x 4'). Bathroom windows will be 2' x 6', except the master bathroom. The back of the building will mirror the front, except the glass doors, it will only have transom windows measuring 12'3" x 6' high and 3' wide. The walls will remain intact and have spray foam insulation added. Ceilings will be 15' high. Greene said the plan is good at keeping the style of the barn and the vision of the site. Wilkinson stated, if there will be dividers in the windows, they will need to be single divided light (SDL), with no grills between the glass. Wetherton noted the Historic Preservation Commission generally tries to match the streetscape. This project raises concerns for transforming from agricultural use to residential use. Due to these concerns

and not having input from the two architects on the Historic Preservation Commission, it was proposed to postpone the decision until the architects approved. Ensor stated that the property is already zoned residential and the significant changes are interior. The Commission discussed its preference for having input from the Commission's architects and the possibility of holding a special meeting. Villafor understands that use is a concern and explained that Louisville Metro approved the conversion and requested a vote from the quorum in attendance. Whitty confirmed the Historic Preservation Commission does not determine use and this property is classified as agricultural, which is exempt from zoning regulations provided it meets agricultural regulations. Greene motioned to approve the plan as presented. Ensor seconded the motion. Greene, Ensor, and Fowler voted in favor of the motion. Wilkinson abstained from voting. The motion passed.

Christian and Courtney Corrigan, 2130 Cave Spring Place

Mr. and Mrs. Corrigan propose to add a mudroom, remove a raised patio, and build a new raised, covered patio with fireplaces. A flat roof, softened with a small pitch, is needed due to the rear elevation of the windows. Columns will be fiberglass, and the mudroom will be Hardi Plank. Wilkinson recommended using painted brick to match the home. Greene asked if there are plans to screen in the patio in the future. The homeowners want to keep it open for the view of a possible future pool. The windows will be Marvin SDL fiberglass with wood interior. Wilkinson motioned to approve with the condition that it will be all brick construction with no Hardi Plank. Ensor seconded the motion, which passed unanimously.

Michael and Debbie Simon, 12106 E. Osage Road

Mr. Simon presented changes to his previously approved detached garage. He added a "clear story", lowered the front dormer, made the roof less steep, and added exterior stairs. He plans to use a metal roof as the faux slate roof on the house is no longer available. Simon will use cedar siding and paint the front half of the building. Simon said the windows are by Quaker and may be true divided light but will be no less than SDL. Wilkinson motioned to approve as submitted with the condition of obtaining approval from at least one Commission architect. Fowler seconded the motion, which passed unanimously.

Cameron and Sandra Hubbard, 1105 Evergreen Road

Mr. and Mrs. Hubbard are replacing a dormer, that was damaged by a fallen tree, with a new shed-style dormer. Wilkinson moved to approve with the condition of obtaining approval from at least one Commission architect. Greene seconded the motion, which passed unanimously.

Ensor motioned to adjourn the meeting. Wilkinson seconded and all approved the motion. Meeting adjourned at 7:04 PM

Respectfully submitted by Angie Chick