

**Anchorage Historic Preservation Commission  
Minutes from March 21, 2017**

Chairman Bill Wetherton called the meeting to order at 6:00 P.M. Commission members in attendance were Becky Miller, Bill Wilkinson, Greta Chessler, Katie Greene and Dan Fultz; Cindy Albright-Parrish, Real Estate Consultant. Visiting were Gene Pope, Gabe Smith, Bobby Elder, Brian Swint, Mark Buchanon, Kathy Brooks, Kristina Braun, Edward Deters, Elizabeth and Brian Cayne, Laura Popivich, Brian Elder, Laura and Doug Wagner, Stephanie Robertson, Julie and Joe Schildt, Chamie and Ward Deters, Brian (1401 Elm), Robin Nyland and David Douglas.

The February Minutes were read and approved. Wetherton announced that the KY Heritage Council will be offering a workshop in Bardstown on Saturday, for which commission members who attend will receive continuing education credits. Miller announced that she will lead a Guidebook revision workshop at city hall soon and that the presence of the architects is especially needed. All Commission members who attend will receive education credits.

Susan and Bryan Swint, 11715 Hazelwood Rd., presented updated drawings and stone samples for their new home, originally presented April 22, 2016. A light-colored mortar will be used with the light brick and stone, and the windows will be a bronze color to add contrast. The addition of an outdoor fireplace was requested which will be positioned at the corner of the porch where screens were originally planned. Wilkinson moved for approval; Chessler seconded and the motion carried.

Nicole and Vic Topper, 12413 Lucas Lane, requested approval for reconstruction of a damaged bridge on the driveway, over the creek. The house was recently razed and a new home is planned. It is not in the historic district. The proposed bridge will be 2 ft wider. It was suggested that the owners speak with the fire department to confirm the necessary width for their trucks. Driveway markers that matched the original brick bridge will also be replaced using like stone. Material will be tumbled limestone which will also be used in some of the landscaping design. Wilkinson moved for approval; Miller seconded and all agreed.

Grey Tower, LLC (Elizabeth and Brian Cayne), 1401 Elm Road, presented designs for additions, alterations and renovations of the historic Italian Villa style home, built in 1858. A request was made for the demolition of four-board horse fences that cross the interior of the property. The perimeter fences will remain. Miller moved for approval; Wilkinson seconded and all approved. The early 20<sup>th</sup> Century additions to the rear of the house are in disrepair. A second-story master bedroom will be added above a new kitchen. The garage, which can be seen from the street, will have the upper portion removed and the addition of a finished second floor apartment. The garage roof will be raised 2-1/2 ft., to reach a height of eighteen feet. Along the veranda which is not original, are thirteen limestone columns from the 1920's which are appropriate to the Italianate design, but not original to the home. The eight which are in good shape will be reused in the new design at the rear of the house. A new wrap-around porch will be built, using brick piers for support, painted to match the existing brick. An 1850's photo, which had been provided by previous owner, Jo Ann Campbell, for Bellermine Women's Council show house tour, was included in the COA application materials. The front porch/façade will be replicated to the best degree possible. The first-floor porch level might need to be rebuilt as well. The two-foot iron

railings will be replaced with iron railing, not with wood as shown on the plans. Windows will be wood; wide overhangs will be added to compliment the original. Work will be done in two phases with the garage remodel before the main house. The garage overhang will resemble the house, but smaller in scale with the same roof pitch. The house will be 7,000 sq. ft.; 1,700 will be demolished. All of the work will be done in the current footprint. The beautiful front door will remain, but with a second set of glass French doors placed about 6 inches in front of the original. There will be a standing-seam metal roof replacing the current shingled roof. Architect Mark Buchanon's designs were praised by commission members as entirely appropriate and complimentary to the significant, historic home. Fultz moved for approval. With a second from Chessler the plans were approved.

Kathy Brooks, 11107 Owl Creek Lane, submitted window design to meet the COA conditions set forth at the November 11, 2016 meeting for home renovation. Brooks has decided to change the location of the planned master bedroom in order to enjoy the view of the front yard. The design will mimic the opposite, original side of the house using the same window with wrought-iron railing. Railing found in the rear of the house will be used on the window although it is not as intricate. The wrought-iron balcony will be a safety feature, allowing the master bedroom doors to open. It was suggested that "Back Alley Iron" might help with the iron piece. Greene moved for approval with a second from Miller. The motion carried.

Bobbie Elder, 809 Glenbrook Road, requested approval for changes to the roofline, a rear addition, and the demolition and rebuild of a garage. The new owner would like to reuse the newer windows as well as some of the brick and lumber. He proposed using board-and-batten which Fultz thought might be too much vertical and not in keeping with the same vocabulary of the ranch house. He suggested using brick or a ship-lap look by Hardy company. The garage has a barn-like look and the design works well. Greene commented that the windows in the drawings look better than the originals which have no dividers and suggested using them on the back of the house instead. Wilkinson said the shutters must be operable and that the dividers on the front door are beautiful and might be matched on the new windows. Any attempts to add Craftsman details will not work as this is a traditional ranch. The porch will be rebuilt; it was requested that the columns be made "beefier." The railing will be removed. The owner will modify the drawings and make the suggested changes and a committee will approve the plans without the owner waiting another month. A motion was made and seconded by Fultz and Chessler for a committee of Schmitt, Fultz and Wilkinson to meet when the plans are available. The owner and neighbors in attendance commented on the poor drainage in the yard and their adjoining yards and asked that the owner plan for water re-routing. The owner needs to speak with Erwin Booth, public works dept. for help in this area.

The meeting adjourned at 7:25 P.M.

Respectfully submitted by,  
Susan Mitchell, secretary