

**Anchorage Historic Preservation Commission**  
**Minutes from Regular Meeting**  
**June 20, 2017**

Chairman Bill Wetherton called the meeting to order at 6:05 pm. Commission members in attendance were Doug Schmitt, Becky Miller, Greta Chessler and Dan Fultz; Cindy Albright-Parrish, realtor advisor and Peg Revell, Archives. Visitors were Barbara Sweet, Lindy Alexander, Jonathan Paring, Mark Buchanan, Elizabeth Guthrie, Bill Shipley, Ellie Shipley, Ellen Massey, Lisa Graft, Ann Stivers and Jenny Cottingham.

The Minutes were read and approved as corrected. In the second paragraph, slates changed to slats. Old Business: Wetherton said that the Corrigans, 2130 Cave Spring Place, submitted revised drawings following the May meeting and COA was granted by the appointed committee.

Barbara Sweet, 12204 Locust Lane Dr., requested approval for a side porch demolition and construction of a new porch. The current structure has an unattractive, flat roof and the new design calls for a portico, gabled roof and hanging light fixture. The door will remain the same; the porch will be brick, and columns, now two, will be four. It is visible from the street. The new structure will center on the door by shifting it two feet to the right. There will be no gutters and roof will be shingled. Fultz moved for approval and Miller seconded. The motion carried.

Gray Tower, LLC (Brian and Elizabeth Cayne), 1401 Elm Road, presented additions, alterations and renovation plans to previously approved plans in May. Wetherton said that a tax credit for this National Register home built in 1858, may be available through the Kentucky Heritage Council's annual award application. Representing the Cayne's, architect Buchanan has made several minor design changes which will capture more of the home's historic qualities. Primarily, the front veranda, which has wood balusters and rails from the 1950's will go back to the original cast-iron railings. A small section still exists and a company has been found to reproduce the cast-iron railings, although at great expense. There is also an alternative style that could be used which is less expensive if approved. Commission members encouraged Buchanan to check with Back Alley Iron-Alex Langston or Architectural Salvage-Joe Ley. It was also recommended he look for a copy of "King Architectural Metals." Second alteration is adding a balcony to the second floor, with wood floor and iron railings. Thirdly, the shutters approved last month will not be used. Fourth, a glass vestibule with windows will be added on the veranda, set back from the front of the house. Fifth, the carriage house was to be brick, but will now be changed to vertical wood siding set in a beveled frame, painted the same as the brick below. Sixth, a carriage house on the south side will have wire lattice-work for growing vines. A walkway connection will stay as planned. Seventh, a request to demolish the outbuildings-stable and small brick structure-to make room for pool and pool house. Revell suggested moving the brick structure as it adds to the charm of old properties to have out-buildings. Two windows were to be moved, one on second floor and one on first floor, but will now remain as they are. Schmitt asked if the columns, cornice, brackets and railing will all be white for continuity. Affirmative. Buchannan said that the entire porch will have to be removed and rebuilt as the integrity is in jeopardy. The stairs to the porches on the sides will be cast iron, eliminating the limestone treads. The beautiful, 10'8" entrance doors remain. The family room/kitchen will be 4 feet longer and the pergola will be 3 feet longer than originally planned. This

house is one of the few Antebellum houses still standing. Schmitt said that the carriage house design is handsome, but not aesthetically complimentary to the main house. Buchanan said there is a bracket on the gable end, similar to those at Anchorage School, but it is difficult to see on the drawing. Schmitt moved for approval. With a second from Chessler, the motion carried.

Elizabeth Shipley, 11706 Little Lane, requested demolition of the existing home and construction of a new home. Shipley grew up in this house with her parents and siblings. In the 30's and 40's the house was a multi-family home. With 3-4 families living there, small rooms were created and all interesting architectural elements were taken away. The house sits sideways on the lot as it was built alongside a barn on the property-the stable for Graytower. Shipley said that the house is in bad shape and has extreme drainage problems. Water runs from neighboring property through to the creek below. The basement floods and drainage repairs she has explored are non-existent. The old rock wall built for drainage has failed. If the house is demolished, a swale will be added to divert the water. Seven support beams are failing. The owner has obtained estimates to restore and it would be cost-prohibitive. Miller feels it will be necessary for the Commission to visit the site because the planned design does not appear sympathetic to the street scape. Although there are a variety of home styles on the street, this design looks more like a newer subdivision and also will appear too tall for the neighboring houses. Schmitt said a story and a half might be better. Fultz said that many things on the plan are not balanced or clear. He would like a more quiet, casual or even cottage-like feel to the house. Schmitt said there is a lot of precedent in Anchorage for eclectic mix, but a new home needs to keep historical context in mind. Schmitt said he did not want to be disrespectful, but the design and scale of this plan is out-of-touch with the community and could eventually change the fabric of the neighborhood. Chessler said this is an opportunity for something special and a different plan need not cost more to build. Commission members recommended a 30-day delay and a visit to the site next Tuesday afternoon at 4:00. Miller moved and Chessler seconded. The motion carried.

Uspiritus, Inc. 11103 Park Rd., requested approval for a High Tunnel Greenhouse addition to an existing foundation. Four classrooms totaling forty students use gardening for science, math and writing as they plan and maintain the gardens. With the new greenhouse, year-round learning will be available. The existing greenhouse is for commercial use and the benches are too high for hands-on opportunities. The foundation is left from a maintenance shed that blew away in 2009 storm. Galvanized pipe forms the arches, 5 ft. above the existing slab foundation which is 4 ft. underground. The covering is thin, clear plastic material. Only a small piece of the top will be seen from the road. A berm for butterflies will improve a once-ugly spot. Miller moved for approval and Schmidt seconded. The motion carried.

Jennifer Cottingham, 1209 Maple Lane, requested approval for a front porch remodel. The plain ranch house has added dormers that are not attractive. Cottingham wants to keep the house small, but improve the look. The old porch will be removed and the new porch will have four, square columns of Marblelight and a copper roof. To reduce the appearance of the dormers, the facing will be removed. A panel will be added under each window. The new porch will now center on the front door. Shutters will be board-and-batten. Everything will be painted white for continuity. A stone walkway will be added. A garage dormer will be removed. Fultz moved for approval; Schmitt seconded and the motion carried.

The meeting adjourned at 7:30pm. Respectfully submitted by Susan Mitchell, secretary.