

**Historic Preservation Commission  
Regular Meeting  
April 18, 2023**

Members Present: Bill Wilkinson, Clyde Ensor, Emily Poprocki, Dan Grimm.

Members Absent: Bill Fowler

Non-Members Present: Bill Wetherton, Chairman; Mary Easterling, Recording Secretary.

Visitors Present: Tara Reck, JB Williams, Tom Nichols, Traci Seaver, Todd Seaver, Laura Popovich, Vic and Nicole Topper, Todd Tamburino, Michelle Arnold.

Minutes from March 21, 2023 were read and Wilkinson motioned to approve as read, Paprocki seconded, and minutes were approved.

Chris Carman  
12309 Holly Lane

The Carmens are coming back to discuss plans for a first and second floor addition. Their plans were not ready so they will present them in the future.

Anne Marie Hammon

Replacement windows were destroyed in a January storm. The Hammons did not come to the meeting so their project will be discussed at a future meeting.

Michelle Arnold  
12311 Owl Court

The Arnolds would like to enclose a covered patio with vinyl windows. They would like to use a stacking window system of glazed vinyl 10 mil to create an enclosed space. They will include a small wall for TV and a false fireplace for ambience. The space cannot be seen by any neighbors. There is a track system for the windows. They can be raised up and down according to the weather. They will be light gray. The wall will be about a foot thick and have brick veneer to match the house. Wilkinson stated he doesn't like the look. HPC does not have standards around these types of products. Grimm would like to see a sample of the product before he decides. Ensor says he has seen these products used successfully in Norton Commons. The Arnolds provided a sample of an aluminum framed window with the window and screen. Grimm likes the dark color on the pictures not the white sample provided. Poprocki stated if this were an historic home the vote would be no, but in this application on the back of a newer home it is okay. HPC suggested adding 4 panels across the back instead of 3 for symmetry. Grimm motioned to approve with 4 panels in back, Paprocki seconded, Ensor voted to approve the motion, and Wilkinson abstained. The motion passed.

Anchorage Presbyterian Church  
11403 Park Road

The Presbyterian Church would like to discuss adding solar panels on the roof of the new building and the roof of the offices. Utility costs have gone up a lot in the last year and they are looking at a way to control costs in the future. The East roof will not have solar panels now as shown in the submission. They are looking for feedback to take to their internal Church committee. One area you will see and another area you won't see. The panels will be black. Paprocki stated HPC should allow it. Grimm doesn't like it but is not opposed. The Historic Preservation Commission (HPC) does not like panels to be visible. These panels are behind the sanctuary and are low profile, color appropriate, and the same angle as the roof. These are good practices as HPC develops standards around solar panels. The church will take the ideas back to their committee and come back if they want to move ahead.

Todd and Tracy Seaver  
1102 Bellewood Road

The Seavers would like to add a front-yard four board fence. The fence will be on the side and back of their property line to define their property from the neighbors. Paprocki motioned to approve a four-board fence as presented and Wilkinson seconded. The motion passed unanimously.

Vic and Nicole Topper  
2106 Homewood Drive

The Toppers are submitting preliminary design plans for their addition of a 4-car garage, master suite, and laundry. They would also like to add a tennis court and tennis pavilion. The foundation walls are poured concrete. Grimm stated the revised drawings look much better. Grimm does not like the bump out for the golf simulator area. Grimm questioned why the windows are different on two sides of the house. The Toppers like the sight lines. Grimm said these plans are closer to getting approval. He likes the simplicity of the plan. Where do we go from here asked the Toppers? Grimm continued to advocate for simplicity. Paprocki said the style is a little modern and a little traditional. She and Grimm encourage the Toppers to decide on one or the other. Popovich said language is a little jumbled. The Commission asked the Topper to consider the comments and present revised plans at the next meeting.

Some of the home suggestions and discussion:

Street side: gable roof and flat roof change to shed almost there. Gap from street is awkward but they keep the access to the basement steps for the main house. Would owners consider adding a roof over the stairs to the basement?

Back: Paprocki would like to see grills on the addition or at least 2 over 2 double hung windows. Keep all windows on the additions the same.

They like a gable on the connector roof, overlay doors on the garage, possible awning over garage doors, and suggested a cable rail over the proposed railing.

The Toppers also presented plans for a Tennis pavilion. The tennis pavilion siding and gutters will match the house, and the brick chimney will be painted because you cannot get brick that will match the brick on the house. Grimm would like to see the exposed brick on the exterior of the pavilion structure. Adding a window in the bathroom was suggested. No columns will be used, however, a steel I beam will be visible. There will be a tongue-and-groove ceiling that is not vaulted. The Commission said these plans are not specific enough. The Toppers will need to come back with detailed tennis pavilion plans that include the steel beam detail.

Ensor moved to adjourn the meeting; Grimm seconded. The meeting adjourned at 7:21 p.m.