

**Historic Preservation Commission
Regular Meeting
August 15, 2023**

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

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

Visitors Present: Glenn Sullivan, Tabb Ormsby, John Walsh, Nicole Roth, Vic Topper, Jason May, Tim O'Connell, Jessica Middleton, Justin Middleton, Cole Asher, Diane Cook, Kent Hall, Tim Hagan, Raquel Joseph, Bob and Beth Rusch, Zachary Joseph.

The July 2023 minutes were read. The highlighted words "Ipe" and "sdk" were discussed, and Ipe wood is correct and sdk was reworded to read "black-stained cedar". Grimm made a motion to approve with the changes and Wilkinson seconded. The motion passed.

Vic Topper

2106 Homewood Drive

The Toppers presented updated plans for their tennis pavilion. They moved the pavilion to the other side of the tennis court for a better sight line. The same materials will be used as approved before. They moved the fireplace to the rear of the structure and added another gable and horizontal siding. The front façade has a new gable and cedar wrapped columns. Grimm stated he is okay with the drawings, but he doesn't like the addition of the cedar. The Historic Preservation Commission (HPC) would like to see it more cohesive than adding the cedar. Grimm asked if the gable returns are the same as on the main home? Popovich stated that they are the same. Grimm said windows need to be higher; closer to eave-line. There was a discussion of window placement. HPC suggested changing columns to include base and capital, all overhang detail needs to match. Grimm motioned to approve and change columns to painted wood or simulated wood with capital and base, the rest of windows raised to head height (plus or minus) 8' (top of window) above slab, and the porch beam will match column in details; All entablature will match the house. Fowler seconded, and the motion passed.

Owl Creek Country Club

12400 N. Osage Road

Owl Creek would like to add new pickle ball courts adjacent to the existing tennis courts, cart barn, golf course and multi-use courts. A small stone retaining wall will be added but the wall will only be seen from the court. There will be a 6' fence surrounding the court. The exterior lights will be on a 20' pole instead of the 24' pole like the other courts. The cart path will be re-aligned to maintain access between the club and the cart barn. There was a discussion of the tennis court lights and Bill Wetherton stated that the lights are not within the Commission's scope. People concerned about the lighting should address those issues to the Anchorage City Council. Ensor motioned to approve as presented, Fowler seconded, and the motion passed.

Raquel Joseph

1901 Evergreen Road

The Josephs would like to build a new home on their newly expanded lot in front of 1901 Evergreen Road. This property is made up of 3 building tracts. The house is being built for her son and it is going to be built to look like a guest house to the main home. The existing driveway will be shared and there will be an easement through the new property. The new house will have the same stone, and the same trim color as the main home. The property has RE zoning at the rear and R1 on the front. This home will correspond with RE zoning. Fowler asked about scale. Grimm, the architect for the property, stated it is 3315 sq. ft. on the first floor. The windows on this house are different than the main house. The windows are not mimicking the main house but are referencing the main house. Full depth stone and painted brick will be used to complement the main home. The setback of new home is almost as far back on the property as the main home. Paprocki said she doesn't see much relation to main home, but she doesn't feel that is a negative. Fowler moved to approve as submitted, and Paprocki seconded. Questions from neighbors about privacy and why the home is so close to their property line. Grimm stated the closest corner of garage is 25 feet from the neighbor's property line. Joseph said she will make sure the neighbors don't see any part of the new home from their yard. Paprocki said the Josephs could change the depth of their driveway. The neighbor wondered why on a big lot they would build so close to the property line. Joseph said she would make it a forest. Another neighbor asked about cutting down the larger trees. Joseph said she will keep all the existing trees. The Josephs will try to build as quickly as possible. Paprocki asked if the garage could be moved to the other side of the house so garage activities would be farther from the neighbors. The Josephs do not want to re-draw the house plans because it would change the interior too much. HPC suggested/recommended that the corner of the drive that ends at the property line be "trimmed" back several feet. Grimm abstained from voting, and Ensor, Wilkinson, Paprocki, and Fowler voted to approve the motion, and the motion passed.

Nicole Roth, PhD Certified Local Government Program and Planning, Kentucky Heritage Council.

Dr Roth was in attendance to discuss design review guidelines. HPC members said the current guidelines need to be more thorough and detailed. She suggested Anchorage get a group of committed committee members to be on a guidelines commission. You can get feedback from community members on the process. She recommended hiring a consultant. The City can apply for a federal grant, and if chosen, it would pay 60% of the cost of the guideline revisions. Anchorage could contact Vicky Birenberg in Frankfort as they updated their guidelines recently, as did Bardstown. She can share a link from a Vermont town guidebook that is very picture heavy and might be helpful. Durango, CO also has a good guidebook. Anchorage HPC should be prepared for things like roof-top gardens and solar panels, and how to include them in the guidelines. We are not purists in HPC which can be challenging. Dr Roth said use guidelines as a foundation and to provide consistency. Use strong language without being restrictive. Guidelines are not a singular picture of a moment in time, they must evolve over time. Is there a survey of Anchorage that tells dates of buildings? Frustration was expressed over the drawings HPC receives from the community. Should HPC change their name to Architectural Design Committee or Review Board? HPC is not strictly a historical commission since 80% of the applications presented at meetings consist of design review and not historic preservation. Dr Roth will go to LaGrange next week. She wondered if Middletown, LaGrange, and Anchorage could share a staff person. Would Anchorage be interested in that arrangement? This meeting will count for continuing education hours for HPC members for the fiscal year ending September 30, 2023.

Fowler motioned to adjourn the meeting at 7:32 p.m., and Ensor seconded the motion. The motion passed unanimously.