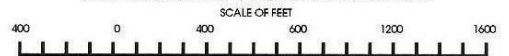


ANCHORAGE HISTORIC PRESERVATION DISTRICT COMMISSION

GUIDEBOOK



PLAN FOR
THE FURTHER IMPROVEMENT OF
THE TOWN OF ANCHORAGE KY.



OLMSTED BROTHERS LANDSCAPE ARCHITECTS
BROOKLINE MASS DECEMBER 1915
FILE NO 4073
PLAN NO 11

City of Anchorage
PO Box 23266
Anchorage, KY 40223
(502) 245-4654
www.cityofanchorage.org

A special thank you to the following people:

Frank B. Gilbert, Senior Field Representative, National Trust for Historic Preservation

Richard T. Jett, Coordinator, Community Preservation, Kentucky Heritage Council

Marilyn B. Edington, Former Anchorage City Clerk

Christi Franklin, Former Anchorage City Clerk

Michelle Mattingly Fianza, Former Anchorage City Clerk

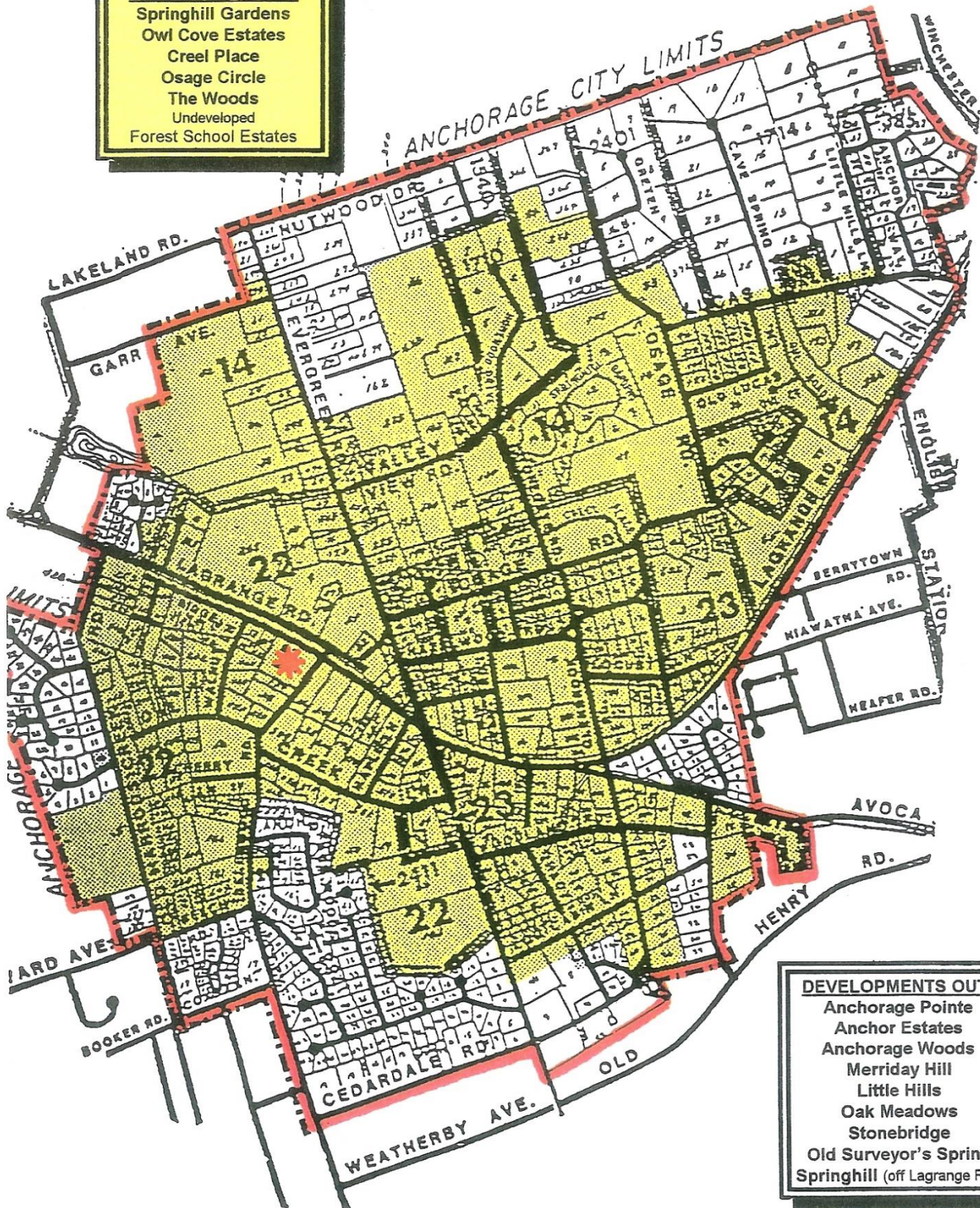
Anchorage Historic Preservation District Guidebook

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ANCHORAGE HISTORIC PRESERVATION DISTRICT

DEVELOPMENTS IN:
 Springhill Gardens
 Owl Cove Estates
 Creel Place
 Osage Circle
 The Woods
 Undeveloped
 Forest School Estates



DEVELOPMENTS OUT:
 Anchorage Pointe
 Anchor Estates
 Anchorage Woods
 Merriday Hill
 Little Hills
 Oak Meadows
 Stonebridge
 Old Surveyor's Spring
 Springhill (off Lagrange Rd.)

THE ANCHORAGE HISTORIC DISTRICT PRESERVATION COMMISSION

The Anchorage Historic Preservation Commission was established by the City of Anchorage to oversee the regulation of changes to landmarks and property in the Anchorage Historic Preservation District. The Commission also can designate future landmarks within the City of Anchorage.

The members of the Commission are appointed by the Mayor and approved by the City Council. The members serve without compensation. All members have demonstrated interest in historic preservation. At least two members must have training or experience in a preservation-related profession such as architecture, history, archeology, architectural history, planning, or a related field and one member must be active in real estate.

The Commission will hold a public meeting every third Tuesday of the month at 6:00 p.m. at the Anchorage City Hall.

COMMISSION MEMBERS

Doug Schmitt
Dan Fultz
Bill Wilkinson
Katie Greene
Clyde Ensor
Greta Chessler
Bill Fowler

EX OFFICIO

Bill Wetherton - Chairman
Susan Mitchell – Secretary
John McGarvey - City Attorney
W. Thomas Hewitt - Mayor

ANCHORAGE - PAST, PRESENT AND FUTURE

FOREWORD FOR PROPERTY OWNERS

Urban and rural areas, big cities and small towns all across the United States, from Groton, Massachusetts, and San Antonio, Texas, to Shelbyville, Kentucky, have struggled with the problem of preserving their local and regional character without discouraging desirable change and growth. Various types of regulatory commissions have been created.

Anchorage, Kentucky, which successfully protected its identity as a park-like suburban residential community with local zoning powers beginning in 1938, finds itself sixty years later requiring new ways to encourage appropriate and compatible renovation and building and to inhibit construction of houses that have no relationship to site, neighborhood, or community.

An Anchorage Historic District, comprised of eight structures in the center of the town of approximately 750 homes, was listed on the National Register of Historic Places in 1979. There are few incompatible structures presently within this area. There are 50 other National Register and Kentucky Landmark houses within the town limits.

The building of belt highways and the beginning of development of a huge county-owned industrial park on the eastern boundary of Anchorage have increased the pressure for commercial use of land previously agricultural or residential. Increasingly congested secondary roads are a matter of great community concern. Zoning is now being changed from residential to commercial on the Middletown end of Evergreen Road, which is a main Anchorage artery.

While Anchorage shares many of these concerns with other Kentucky cities such as Louisville, LaGrange, Shelbyville, and Bardstown, it is unique in that maintaining the architectural features of its "main street" or commercial district is secondary to keeping its character as a rural residential landscape-park containing many historic houses.

The City's expanses of green open space, canopy of trees, curvilinear streets, natural drainage, and triangle intersections are well known features of the work of the Olmsted firm of Brookline, Massachusetts, which created a plan for the Town of Anchorage in 1916.

Through its policies Anchorage has demonstrated a commitment to identifying and preserving the features that establish the character of Anchorage. The Olmsted Plan introduced the principle of "appropriateness" in evaluating the houses in Anchorage and this principle will be the standard that will be used by the Historic District Commission in reviewing the plans of owners and developers.

It is important to realize the long period during which the protection of Anchorage's character has been a major goal of this community. In 1916 the Olmsted Plan called attention to the "harmony" among the buildings of Anchorage and today that quality in Anchorage will be protected by the Historic District Commission as it approves plans that are "compatible" with the established character of Anchorage.

The architecture of Anchorage houses is a historical review of two hundred years of American building styles. Among the three log houses converted to comfortable contemporary use, is a house on the site of the plantation of pioneer Isaac Hite dating before 1780. The town developed along the transportation routes between Middletown and the Ohio River and the rail line east from Louisville. Anchorage was incorporated in 1878.

There are Gothic Revival houses, including the Town Hall, and "Anchorage", the mansion that gave the town its name. There is an ante-bellum Italian Villa and representatives of most of the "revival" styles. There are several compatible contemporary houses and unfortunately, now there are recent subdivisions with inappropriate houses that were designed without adequate consideration of the character of Anchorage.

The Andrew Jackson Downing-type home of the town's most influential early citizen was demolished before 1950, but the influence of Edward Dorsey Hobbs as a mapmaker and city planner endures in the pattern of orderly growth that he established in the early nineteenth century. His home and nursery "Evergreen" added the towering evergreen, larches and specimen trees to the landscape enjoyed by present day residents.

Rather than a single dominating type of architecture, the character of Anchorage is established by a variety of styles harmoniously situated within a park-like setting. They are not townhouses fronting on sidewalks; they are welcoming country houses approached by shady lanes. The plantings of the grounds are most often native and natural rather than formal.

The most outstanding feature of the best of these houses could be defined as compatibility in size and material with their setting. Guidelines for new construction to protect this quality in the appearance of the town show less concern with architectural detail and more with maintaining established patterns of the streets, buildings, and natural environment. These elements include 1) setting 2) scale 3) mass 4) proportion 5) form and 6) materials.

The Historic Preservation District designation and the Guidelines respond to the point made in a 1988 report discussing the future development of Anchorage. On page 13, the report said:

"The many external factors which are affecting Anchorage, along with the rapid rate of development around us, means that we must exercise prudent leadership. It is necessary to evaluate where we are and to plan for the future. We must

commit to a concept of community development which protects the contributions of the past and encourages development in a way which enhances the heritage and the appearance of our community."

The Anchorage Historic Preservation District, has been created with its boundaries influenced by the Olmsted Plan "Town of Anchorage, Kentucky, Possibilities for Future Development" dated January 4, 1916, and the new district includes the central Historic District established in 1979. The historic transportation routes along which the community developed and the Landmark homes built here, form the Anchorage Historic Preservation District. With the support and cooperation of the present homeowners and developers, the benefits of living in an exceptional community can be protected for future residents.

ANCHORAGE HISTORIC PRESERVATION DISTRICT GUIDEBOOK

INTRODUCTION

The Anchorage Historic Preservation District Guidebook is designed to provide information on the Historic Preservation District. This Historic Preservation District was created by the Anchorage City Council on December 21, 1992.

The ownership of property in the Anchorage Historic Preservation District places a responsibility on each individual. Owners are relied upon to help maintain and protect the historic and architectural character of Anchorage. In return, property owners can expect to benefit from increased property values, the availability of design guidance and protection from destructive changes.

Those considering alterations affecting the exterior appearance of their property or the construction of new buildings in the Anchorage Historic Preservation District should find this booklet helpful.

Applicants are encouraged to come to a Commission meeting and discuss their plans before they prepare their drawings

COMMISSION RULES OF PRACTICE AND PROCEDURE

1. All applications to the Commission for a Certificate of Appropriateness shall be in writing on forms provided by the Commission. Forms can be obtained at City Hall. The form indicates the information needed by the Commission to evaluate an application. A Commission decision cannot be made until all the information required for review is submitted.
2. Application for new construction or demolition shall be submitted to the City Clerk a minimum of eleven (11) days before the monthly Commission meeting in order to be included on the meeting agenda.
3. Public hearings shall be held at places designated by the Chairman of the Commission. A monthly meeting is regularly scheduled for the third Tuesday of the month at 6:00 p.m. at City Hall. Special meetings may be called at any time by the Chairman or a majority of the members of the Commission.
4. Notice of the public hearing to the applicant shall be by mail. The applicant shall use notices supplied by the Commission and shall prominently post them on the property on which work will be performed pursuant to the application. These notices shall be posted seven days before the Commission meeting at which the application will be considered. A list of applications to be considered shall be available at City Hall seven days before the Commission meeting. Applications submitted after the eleven day requirement may receive a preliminary review by the Commission.
5. Cases set for a hearing shall be heard in the order in which they appear on the agenda, unless the presiding officer, for good cause, directs otherwise.
6. When a matter is set for public hearing, the matter should be heard, even though no one in favor of it, or in opposition to, the application appears at the hearing, unless the presiding officer directs otherwise.
7. Public hearings will be held before a majority of the members of the Commission who shall constitute a quorum. A majority of the quorum may grant or deny an application for a Certificate of Appropriateness.
8. Each person who speaks at a public hearing shall identify him/herself and give his/her address and shall thereby become a party of record.
9. Each public hearing shall be conducted in the following order:
 - a. The Chairman of the Commission or the other presiding officer shall read the notice of the hearing and incorporate said notice into the record.
 - b. If there is a report on pertinent data, it shall be read by a member of the Commission.
 - c. A member of the Commission shall read any report resulting from consultation with other governmental agencies.
 - d. The applicant or his/her representative shall make a statement concerning his/her application and present relevant evidence in support of the application.
 - e. Other persons in favor of the application shall be heard.
 - f. Those persons opposed to the application shall be heard and present relevant evidence in opposition.

- g. The applicant, or his representative, may be heard in rebuttal.
 - h. Cross-examination of any witness by the applicant or his representative, by designated individual, or by others, may be allowed solely at the discretion of the presiding officer.
10. In a hearing at which the issue is the approval of a Certificate of Appropriateness, the applicant carries the burden of persuasion.
 11. The public hearing shall continue expeditiously until concluded, but the presiding officer is authorized to call a recess from time to time.
 12. Continuances may be granted for good cause at the discretion of the presiding officer.
 13. Minutes of all hearings will be written and available to any persons interested from the City Clerk or the Historic District Commission.
 14. The Commission may request the filing of briefs or oral argument, or both at the conclusion of the hearing and thereafter on matters of law or fact or both. A signed original and two copies shall be filed with the Commission.
 15. The hearing shall be fairly and impartially conducted in accordance with due process of law. The presiding officer shall make determination as to the relevance and materiality of evidence. The Commission may require a preliminary summary of the evidence proposed to be elicited from a witness.
 16. At all times prior to the hearing and during the hearing, the Commission shall work with the applicant to find a mutually agreeable method of completing the proposed change.
 17. The approval of an application for a Certificate of Appropriateness shall describe in detail the work that has been approved and shall give the reasons for the approval. A denial of an application shall give the reasons for the denial.
 18. These rules shall be published and furnished upon request.
 19. Each Commission member shall attend a minimum of one educational meeting per year approved by the State Historic Preservation Officer.
 20. These rules may be amended by an affirmative vote of a majority of the members of the Commission provided that such amendment shall have first been presented in writing at the regular meeting at which the vote is taken.

Historic Preservation Commission

CHECKLIST CHART

This chart will inform you when HPC approval is required to changes to your property.

TYPE OF WORK REQUIRED	COMMISSION APPROVAL REQUIRED	NO APPROVAL REQUIRED
Awnings (commercial property only)	Metal and plastic	Canvas
Construction of New Buildings or Additions	All new buildings or additions including garages, outbuildings, and porch enclosures (Tree Preservation Plan and Zoning Certificate required)	
Cornices	Any work which does not duplicate the original design	Repair using existing materials and duplicating design
Decks	Decks seen from the street (Tree Preservation Plan and Zoning Certificate required)	Rear decks
Demolition	All demolition (Tree Preservation Plan and Zoning Certificate required)	
Doors	Removal of doors visible from any street, installation of new doors	
Excavation	(Tree Preservation Plan and Zoning Certificate required)	

TYPE OF WORK REQUIRED	COMMISSION APPROVAL REQUIRED	NO APPROVAL REQUIRED
Fencing and Masonry (Jefferson County Ordinances)	Front and side yard fencing, masonry, and retaining walls	Rear yard fencing if wood or wrought iron
Fire Escapes	In front of building	
Gutters		Roof over built-in gutters and applying an appropriate style gutters from the over-hang leaving all cornice details intact
Landscaping	Tree removal – Anchorage Forestry Department	Trimming, pruning, general landscaping
Masonry Cleaning and Tuckpointing	Any other masonry treatment including tuckpointing	Chemical or water cleaning
Moving a Building	When the old location or the new location is visible from the street	
Painting	Painting unpainted masonry, stone, brick terra cotta, and concrete	Commission will provide advice on a range of appropriate colors for houses and other buildings
Porch Fixtures	Removal or alteration of porch features including porch and decorative trim	Flag brackets, house numbers, porch lights, mailboxes, door hardware
Roofs	Alteration of roofline or other details, replacement of slate, tin, or tile with composition shingles when repair is unfeasible	Replacing with original material
Security Grills		Simple design

TYPE OF WORK REQUIRED	COMMISSION APPROVAL REQUIRED	NO APPROVAL REQUIRED
Siding	Applying simulated materials on the public façade	Repair of wood siding with wood that duplicates original appearance
Signs (City of Anchorage Ordinance)		
Skylights	Installation that is visible from the street	Installation that is not visible from the street
Storms Doors and Storm Windows		No permission required
Swimming Pools (City of Anchorage Ordinance)	(Tree Preservation Plan and Zoning approval required)	
Trenching	(Tree Preservation Plan required)	
Windows	Changes visible from the street, including removal and installation of new windows	

ANCHORAGE HISTORIC PRESERVATION DISTRICT

GUIDELINES FOR REVIEW

ARCHITECTURE

I. NEW CONSTRUCTION

- A.** Owners, builders and their architects should study existing buildings in Anchorage before plans are prepared for a new building. The Historic District Commission will assist each owner, builder and architect in their study of Anchorage buildings. The Commission will call attention to buildings that maintain the established character of Anchorage and that should influence the plans for a new building. A photo record of buildings constructed recently that the Commission considers compatible with the historic character of the City of Anchorage is included in these guidelines.

- B.** In an attempt to define what is a complementary and compatible with the historic character of Anchorage, the Commission has made the following observations of what is good about the existing architecture.
 - 1. Anchorage is a park-like, rural/suburban, residential community of welcoming country homes.
 - 2. The relationship of the buildings to the site is generous with plenty of space around the building.
 - 3. The building orientation is not always fronting the street. It is more related to the site observing natural features, natural light, vegetation, and often the approach to the building across the countryside.
 - 4. The buildings in Anchorage have a strong connection between indoors and outdoors. Links between interior and exterior are made with porches, balconies, patios, terraces, decks and windows that capture views of the landscape. Transparency and depth are achieved with the layering of these elements and the use of glass and fenestration.
 - 5. Human and natural scale is observed. The most monumental public buildings, large country mansions and villas contain elements of human scale.
 - 6. The architecture of Anchorage is diverse in style, and the form and use of materials and should continue to be so. The building construction, detailing and decoration are expressive of style, building techniques and function.
 - 7. The fenestration is of good proportion and rhythm. The window and glass capture views and connect interior spaces with the landscape.

- C.** The Commission will study a number of criteria in the review of new construction in Anchorage. The criteria include the following:

1. Design
2. Aesthetic
3. Height and Width
4. Mass
5. Scale
6. Proportion
7. Form
8. Diversity
9. Proportion of openings
10. Rhythm of solids and voids on the facade
11. Relationship of materials
12. Relationship of architectural details
13. Relationship of roof shapes
14. Continuity of features on the property with adjacent property and historic character of the district
15. Orientation of building

- D.** By using these criteria, the Commission shall review applications for new construction, and shall include consideration of the following guidelines.

1. Design:

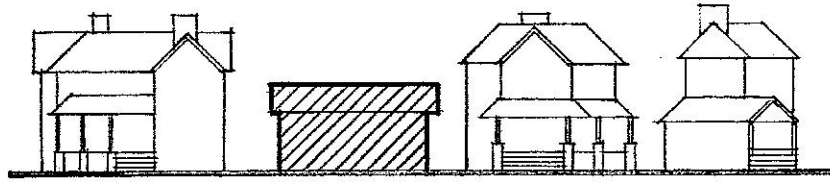
- a. The design used for all new buildings within the Historic District shall compliment older architecture and the historic character of Anchorage through sensitivity to height, width, mass, scale, form, proportion, material, and texture. These guidelines are intended to encourage creative design solutions within a historic district and not to limit designs to imitating existing styles and forms. Buildings of great significance which have been demolished or destroyed may be replicated. New construction that draws upon designs of an earlier period should be used in an honest and appropriate way and shall be limited to the size and scale the earlier design had intended.

2. Height and Width: *See note on page 20

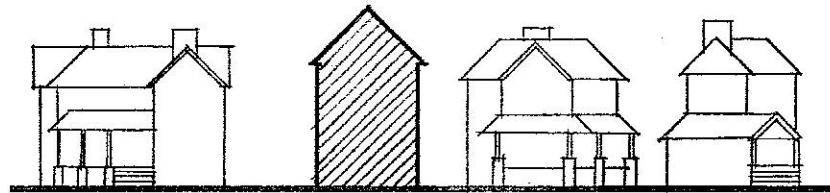
- a. The height of the new building should be compatible with the heights of buildings in the surroundings areas. New construction which either greatly exceeds the average height of buildings in the area, or is too low, such as a new one-story buildings in the block of two-and-one-half story buildings, will be incompatible with the surrounding neighborhood. It would be inappropriate to build one or more houses taller than the houses in their neighborhood.

- b. A new building's facade should complement the visual rhythms that are common to the surrounding area or block in which the new building will be located. Visual rhythm is established by recurrence of the ratio between building widths and the spaces between buildings.

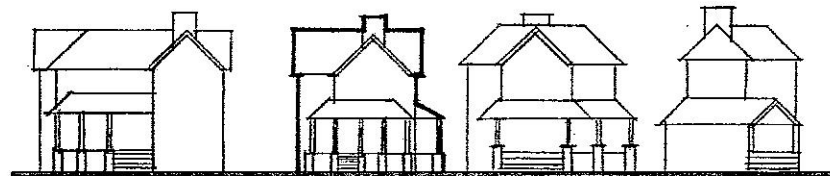
Inappropriate: Too Short and Wide



Inappropriate: Too Narrow and Tall

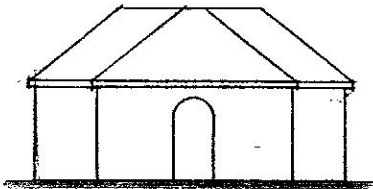


Appropriate: Height and Width Consistent with Neighboring Houses

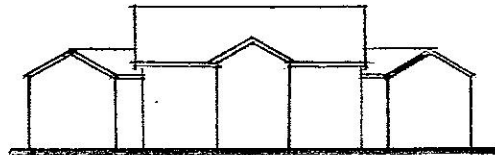


3. Relationship to site: * See note on Page 20
- a. Relationship of the building to the site should be as generous as possible to preserve the park-like rural/suburban quality of the district. A new building's mass, placement and setbacks should be compatible with those of existing construction within the Historic District. Each building should be designed to make sympathetic use of the individual lot on which the building will be located. The orientation of the building should consider the natural features of the site. The relationship of the building to the site can be improved by reducing the overall massiveness of the building.
4. Mass:
- a. The relationship of the building to the site can be improved by reducing the overall massiveness of the building. The mass of the building should be compatible with the historic character of the district relative to the site. If the building is too massive for the site, the form can be reduced to a configuration of more than one volume. Any one single volume of the configuration should not appear too massive for the site.

Single Volume:
May be too massive for site:



Combination of Volumes:
Reduces feeling of massiveness:

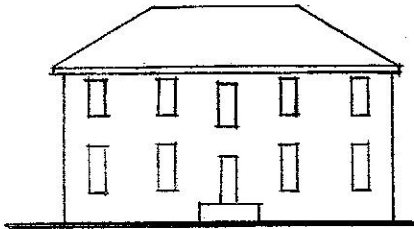


5. Scale:

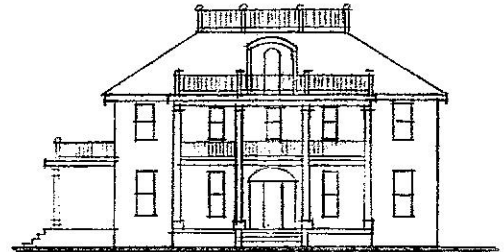
- a. New construction should be of a human and natural scale consistent with the character of the Historic District. Elements of windows, doors, porches, entries, and details such as floor lines, eaves, and cornices should depict a human scale.

Architectural elements used in the design give human scale to the building

(No Scale)



(Human Scale)



6. Form:

- a. The form of new construction should complement the historic character of the district.
 - i. Roof lines should be sheltering, not overpowering, with the encouraged use of gables, attics, dormers and story and a half construction. If a low pitched roof is used, a large overhanging soffit is advisable.

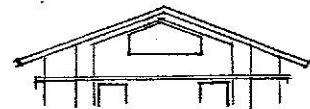
Gable



Dormers



Low Pitched Roof With Overhanging Soffit



- ii. A garage with car doors facing the street or facing the same direction as the front of the house is discouraged. If this configuration is preferred, the setback distance of the garage to the front of the house should be maximized. Additionally, the treatment of the garage car doors should be such that the potential harshness of the doors is reduced as much as possible. This can be accomplished by recessing the doors and the careful detailing of the door openings and garage facade.
- iii. The connection of indoor spaces with outdoor spaces is encouraged and can be achieved with the use of porches, balconies, covered walks, trellises, terraces, patios and decks.
- iv. Fenestration should be of good proportion and rhythm. Monumental windows and entries should not be used solely to impose out of scale grandeur. A simple use of windows appropriate for the type of construction or style is recommended. Arched or circle top windows are traditionally used in masonry construction. If used in frame construction, the aesthetic should support the use. Windows should relate to each other in size, head and sill height and proportion. If arched windows are used, they should have consistent spring lines and/or apex, and should relate to rectilinear windows, doors and transoms. The division of window panes with mullions should be similar in size and proportion. The use of stylized tracery should be limited to use with the appropriated style or type of construction.

7. Building Materials:

- a. New construction should utilize building materials which complement those used in existing buildings in the area. Persons should consider incorporating the use of building materials that are commonly found within the Historic District and reflect the local vernacular. Simple use of color and building materials in a new building, generally will be more compatible with existing building than the complex use of many colors and building materials.

8. Diversity:

- a. The Anchorage Historic Preservation District possesses a great diversity of buildings and styles of architecture. The continued diverse use of new creative and expressive design solutions and use of materials that complement the architecture of the Historic District is strongly encouraged. The use of synthetic products that simulate natural building materials is discouraged.

**** 2 and 3 fall under the rules and regulation of the Louisville and Jefferson County Planning and Zoning Commission as adopted by the City of Anchorage in 1988.***

II. NEW ADDITIONS

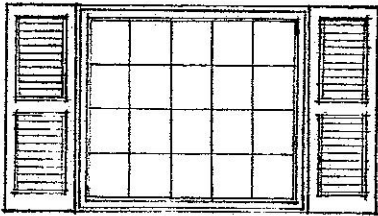
- A. The Commission's review of applications for exterior remodeling shall include consideration of the new construction guidelines and the following new addition remodeling guidelines:
 1. Persons considering the construction of an addition to an existing building should evaluate the design strengths of the existing architecture. The additions should not dominate and overpower or detract from the aesthetic, but rather complement or enhance what is good about the original design.
 2. New additions to existing buildings should relate their materials, details and textures to the building to which they are being added. New additions should not necessarily duplicate the older building. A current design sympathetic to and appropriate for the existing architecture is equally desirable.
 3. The overall scale of the addition and the existing building should be carefully considered. The presence of the combined structures should not be too massive and should relate to the size and configuration of the site, which originally contained only the existing building.

III. EXTERIOR

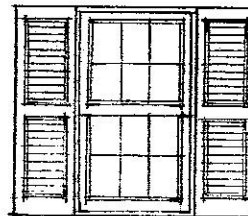
- A. The Commission's review of applications for exterior remodeling shall include consideration of the new construction guidelines and the following exterior remodeling guidelines:
 1. Original materials and architectural detailing should be retained wherever possible. Retain corner boards, cornices, porches, and window and door trim where appropriate to the original design.

2. When original deteriorated architectural detailing must be replaced, it is desirable to reproduce the detailing in the same material.
3. False shutters, inappropriate window sashes, and uncharacteristic architectural details should not be added to an existing building. Shutters should fit the window openings and should lie flat against the building. The shutters when closed should cover the window.

(Inappropriate)

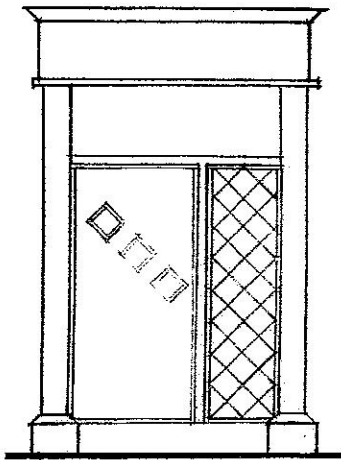


(Appropriate)

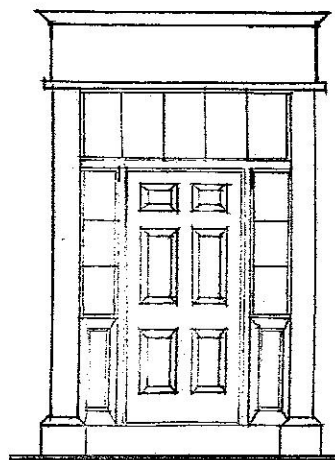


4. The original window and door openings should be retained. When original windows and doors must be replaced, the replacements should be characteristic of the building's style and should fit the original openings in the facade.

(Inappropriate)



(Appropriate)



5. The original shape of an existing building's roof should be maintained. Do not install or enlarge dormers which would be incompatible with the building's facade.
6. Building materials used in the exterior renovation of a building should be compatible with the building's original materials. Artificial siding and false facades should not be applied to older buildings because they mask original building materials and architectural details.
7. When the exterior masonry of a building must be repaired, the color and composition of the masonry and the composition, color, and tooling of the mortar should duplicate the original.

IV. DEMOLITION

- A. When the Commission considers a permit for demolition of a building; the following factors shall be used by the Commission in arriving at its decision:
 1. The importance of the building to the history and character of the district.
 2. The physical condition of the building.
 3. The costs or renovation of the building.
 4. The existing and/or potential usefulness of the building including the potential economic return from the building.
 5. The evidence that the new plans for the site will be promptly carried out.
 6. If the current owner cannot finance the reuse of the building and it is found to be economically feasible, the Commission will endeavor to assist the owner in locating a new owner who will be capable of preserving the building.

LANDSCAPE ELEMENTS

I. PLANTINGS

- A. The plantings of the grounds are most often native and natural rather than formal.

II. TREES

- A. Existing landscape elements should be maintained. The necessary cutting of limbs or trimming of trees, shrubs, or bushes need not be reviewed by the Commission.
- B. Removal of any tree with a trunk diameter greater than three (3) inches must be approved by the Anchorage Forestry Department.

PUBLIC IMPROVEMENTS

Check with City Hall

THE SECRETARY OF THE INTERIOR'S

STANDARDS FOR REHABILITATION

The Commission has adopted these standards by the United States Department of the Interior.

1. A property shall be used for its historic purpose or placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to Historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to project the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Following is a list of the information you will need to submit to the City Clerk's office when applying to the Commission for a Certificate of Appropriateness. Application forms are available at the City Clerk's office or can be downloaded from the City's website at www.cityofanchorage.org. A Commission decision cannot be made until the information required for review is submitted.

Any Historic Preservation District Commission member will answer any questions concerning the application procedure for your project, suggest and provide information concerning your specific needs.

I. NEW CONSTRUCTION

Elevations: Scaled drawings including elevations that face any street within the district, i.e.: corner lot buildings will have two elevations and buildings with exposed elevations front and rear will require two plans.

Materials List: Full list of exterior materials and color samples. Material samples shall be required.

Site Plan: A scaled site plan of the proposed construction including landscaping, on premises parking and added utilities or other elements.

Photographs: At least one good photograph of the proposed site. Additional photographs showing adjacent houses and properties and viewing the site from other areas within the district will be required.

II. ADDITION/ALTERATION TO EXISTING STRUCTURE

Photographs of Existing Building: Views taken close and at distance help visualize the building, the proposed changes and the surrounding area are required.

Elevations of Proposed Work: Scaled elevation drawings of all facades that will be viewed from any street within the district are required. Additions require a dimensioned floor plan.

Site Plan: A scaled site plan noting existing home and addition.

Materials List: Full list of exterior materials and color samples are required. Material samples shall be required.

III. DEMOLITION

Photographs of Structure: As many interior and exterior views of the structure as possible to illustrate the general condition of the property are required.

Cost of Building: Current valuation of the property improvements is required.

Demolition Costs: Costs including its potential usefulness and potential economic return is required.

Rehabilitation Costs: Costs including its potential usefulness and potential economical returns are required.

Statement of Purpose of Demolition: Explanation of the future use of the site is required.

Site Plan: Scaled site plan of existing structure is required.

IV. ADDITIONAL INFORMATION

Submit the following information with the application. See the Anchorage Historic Preservation District Guidebook for detailed information on these requirements. The Commission cannot process your application until the necessary information is submitted. (photographs submitted shall include photographs of adjacent properties and houses).

1. NEW CONSTRUCTION

- scaled drawings (including elevations)
- site plan
- photographs
- materials list and samples

2. DEMOLITION

- photographs
- current valuation
- demolition costs
- rehabilitation costs
- site plan
- statement of purpose of demolition
- starting and completion date of work

3. ADDITION/ALTERATION

- photographs
- scaled drawings and floor plans
- site plan
- materials list and samples

INSTRUCTION SHEET

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

1. Complete top of the application listing the date of application, name, address, and phone number of the property owner and contractor.
2. Answer the questions indicating the scope of project and materials, and provide photos of subject property and all surrounding properties.
3. All applications must be submitted to the City Clerk **no later than eleven days before the meeting date by 5:00 p.m.** to allow for proper notification of the project to all adjoining property owners. Applications submitted after this date will be place on the next month's agenda. All supporting materials must be in to City Hall on the following Tuesday, seven days prior to the HPC meeting date. Please note that most applications are reviewed at a public meeting.
4. Historic Preservation Commission meetings are held at 6:00 p.m. the third Tuesday of each month at City Hall, with special meetings as needed.
5. The Historic Preservation Commission requires that the property owner or contractor/architect be present at the meeting to answer any questions that Commission might have regarding the project.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Date of Application: _____ Date Received at City Hall: _____

Property Owner's Name: _____ Phone: _____

Property Owner's Mailing Address: _____

Construction Address: _____

Contractor's Name: _____ Phone: _____

Type of Project: _____

NEW CONSTRUCTION, ADDITIONS OR ALTERATIONS:

Describe scope of project:

DEMOLITION:

Purpose of the demolition:

For the purpose of notifying the neighbors, please use the space below to list the names and street addresses of all adjoining property owners:

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

I hereby certify that the information submitted on this application is true and accurate to the best of my knowledge.

Applicant's Signature: _____ Date: _____

Certificate of Appropriateness

Anchorage Historic District Commission

**NOT VALID UNLESS ACCOMPANIED BY AN
ANCHORAGE ZONING COMPLIANCE CERTIFICATE AND
CITY COUNCIL APPROVAL OF ANY REQUITRED ZONING VARIANCE**

Application Number

Date of Application

Property Address

Applicant/Contractor (Name, Address, Email, Telephone Number)

Owner/Resident (Name, Address, Email, and Telephone number)

Decision by: _____ Committee _____ AHDC

Final Action: _____ Approved _____ Approved w/Conditions
 _____ Disapproved

Work Approved, Conditions, or Reasons for being Disapproved:

AHDC Chair or Secretary

Date

This Certificate of Appropriateness approves only the work described.

The Anchorage Historic Preservation Commission must approve any additional work or changes in the work described above. This document certifies that the proposal meets design requirements only. Zoning and/or building permits and/or Forestry permits must be obtained where and when required. Applicant is responsible for securing all appropriate permits.

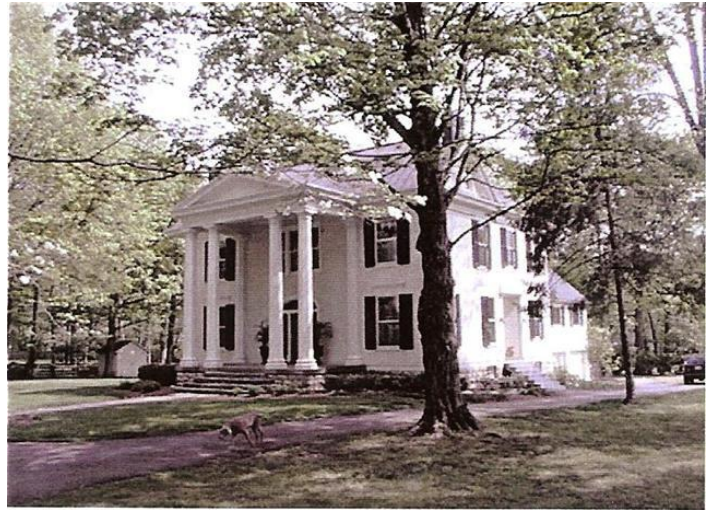
City of Anchorage
P.O. Box 23266
1306 Evergreen Rd
Anchorage, KY 40223
(502) 245-4654
www.cityofanchorage.org

PHOTO RECORD

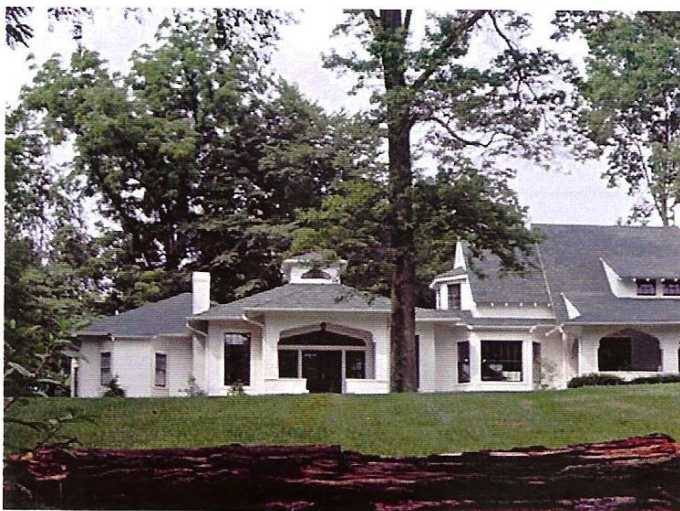
Additions, Recent Construction, and Contemporary Design

These recently constructed building, additions, and contemporary designs in Anchorage that have elements that are considered to be compatible with the Historic Preservation District Guidelines.

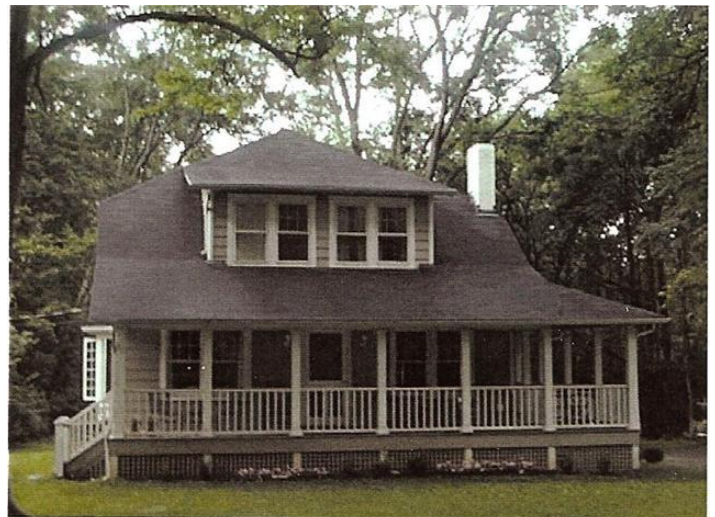
Additions



Renovations preserve and enhance the original structure

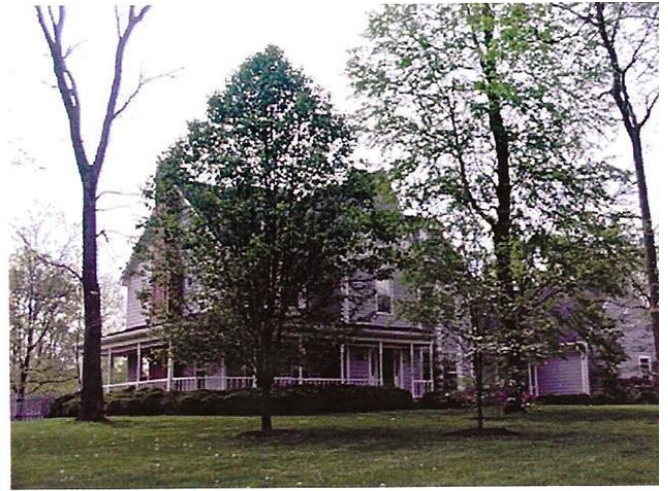


Porches and windows open to natural landscape



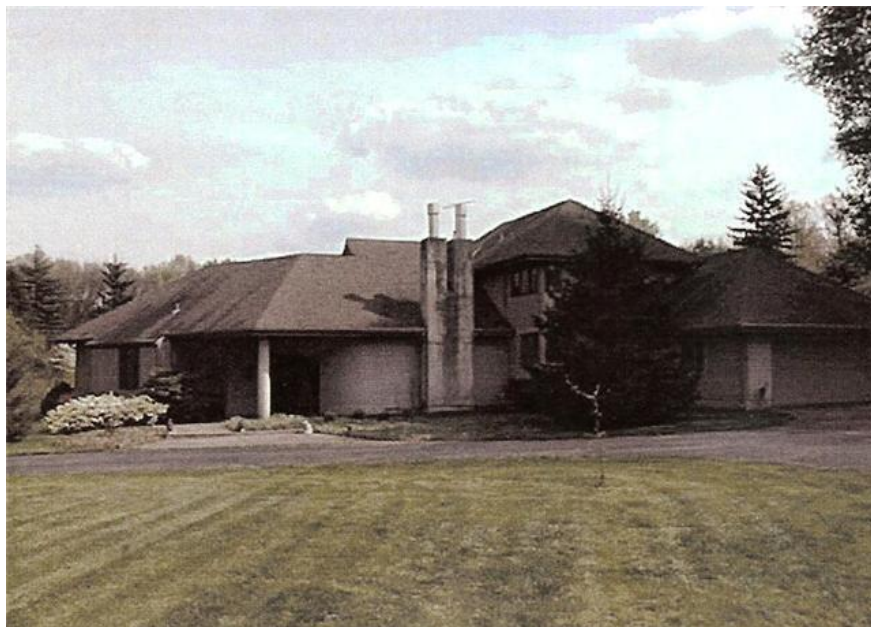
Garages are unattached or face away from the front

Recent Construction



Porches and windows open to natural landscape

Contemporary Design



House fits the site in size and height

Historic Houses In Anchorage

Kentucky Heritage Council - Historic Resources Data File Sites Surveyed - Jefferson County

In this report the buildings are identified as follows:

Historic District: Located within the National Register Historic District. This District has been approved by the U.S. Department of the Interior and has been placed on the National Register of the Historic Places that was established by Congress in 1966.

National Trust for Historic Preservation Register: Individually approved by the U.S. Department of the Interior and placed on the National Register of Historic Places.

National Trust for Historic Preservation Register Potential: Having potential for nomination to the National Register of Historic Places. This evaluation is the result of the survey made through the KY Heritage Council. The information is contained in the Council's Historic Resources Data File, Sites Surveyed, Jefferson County.

Survey Site: Historic sites recognized during the survey and now contained in the Historic Resources Data File.

<u>Designated Title</u>	<u>Address</u>	<u>Owner</u>
1. Bonnycot - (Robinson) National Register NRIS #83002683, added 1983	1111 Bellewood Road	Rosanna Gabriele & Ryan Burk
2. Bayless - Barret House National Register NRIS #80001556, added 1980	1116 Bellewood Road	Kevin Grangier
3. Old Presbyterian Manse National Register NRIS #83002724, added 1983	1302 Bellewood Road	Richard & Mary Robinson
4. Nash - McDonald House National Register NRIS #8001564, added 1980	1306 Bellewood Road	Joseph B. Schildt
5. Simrall - Warfield House National Register NRIS #80001568, added 1980	1509 Cold Spring Road	Elizabeth Montgomery Trust
6. Gwathmey House National Register NRIS #83002676, added 1983	1205 Elm Road	Curtis Deem
7. Graytower - Nock House National Register NRIS #80001565, added 1980	1401 Elm Road	Gray Tower, LLC
8. Graytower Cottage National Register NRIS #87000364, added 1989	1405 Elm Road	Condo Unit - 4 Owners
9. The Anchorage National Register NRIS #800001555, added 1980	804 Evergreen Road	Anchorage Place, LLC

- | | | |
|---|--|-----------------------------------|
| 10. Forrester House
National Register | 1103 Evergreen Road
NRIS #84001559, added 1984 | Jeffrey & Stacey Waring |
| 11. Munford House
Survey Site | 1208 Evergreen Road | Craig W. Scherman |
| 12. Hanna House - City Hall
National Register | 1306 Evergreen Road
NRIS #80001559, added 1980 | City of Anchorage |
| 13. Interurban Station
Added to the National Register in 1980 (NRIS #80001566); designation lost when structure was relocated to 11507 Park Road | 1500 Evergreen Road | Evergreen Real Estate |
| 14. Arthur Rutledge House
Survey Site | 1800 Evergreen Road | Robert Eberenz & Janis McCoy |
| 15. James Walker House
National Register | 1902 Evergreen Road
NRIS #83002745, added 1983 | Roger and Megan Dermody, Jr. |
| 16. Cottonwood - Hobbs House
Survey Site (demolished) | 1901 Evergreen Road | Scott & Raquel Joseph Trust |
| 17. Gaar Cottage
National Register | 2100 Evergreen Road
NRIS #83002669, added 1983 (Demolished in 1994) | Evergreen Real Estate |
| 18. The Forest
Survey Site | 12304 Forest School Road | Henry & Virginia Buchenberger |
| 19. Old St. Luke's Rectory
Survey Site | 1101 Glenbrook Road | David Lau |
| 20. Col. Wm. R Johnson House
Survey Site | 1313 Glenbrook Road | Mark & Kelly Erwin |
| 21. James Courtenay House
National Register | 12004 Hazelwood Road
NRIS #83002732, added 1983 | Edward & Chamie Deters |
| 22. Bernheim House
Survey Site | 12009 Hazelwood Road | Katherine Hendon Trust |
| 23. Sherley Mansion
National Register | 2106 Homewood Drive
NRIS #83002732, added 1983 | William & Patricia Wetherton, Jr. |
| 24. Gardener's Cottage/Sherley
Pending NR | 2211 Homewood Drive | Kenneth & Rebecca Purnell |

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|--|---|---|
| 25. Newland Log Cabin
National Register | 12007 Log Cabin Lane
NRIS #83002713, added 1983 | David & Margaret Steere |
| 26. John Webb House
National Register | 12200 Lucas Lane
NRIS #80001571, added 1980 | Rebecca A. Miller |
| 27. Hite-Foree Cabin
National Register | 12401 Lucas Lane
NRIS #76000899, added 1976 | Kenneth & Karen Sales |
| 28. St. Luke's Church
National Register | 1204 Maple Lane
NRIS #80001569, added 1980 | Congregation |
| 29. Hobbs Chapel and Cemetery
NR Potential | Osage Road East
NRIS #80004710, added 1980 | City of Anchorage & Governor
of Kentucky |
| 30. Robert E Sewell House
NR Potential | 11700 Osage Road East
NRIS #80004711, added 1980 | City of Anchorage |
| 31. Twin Gates - Carriage House
National Register | 11801 Osage Road East
NRIS #83002743, added 1983 | Alex & Jenna Wrinkles |
| 32. Coldeway House
National Register | 12005 Osage Road East
NRIS #80001557, added 1980 | John & Camilla Schroeder |
| 33. John Marshall, Sr. House
National Register | 12106 Osage Road East
NRIS #80001562, added 1980 | Michael & Debbie Simon |
| 34. Robert May House
National Register | 11104 Owl Creek Lane
NRIS #83002702, added 1983 | W. Thomas Hewitt |
| 35. Hillcrest (Vernon Wolfe)
National Register | 11600 Owl Creek Lane
NRIS #80001560, added 1980 | David & Hillary Wise |
| 36. Eustace Williams House
National Register | 11705 Owl Creek Lane
NRIS #83002750, added 1983 | David & Linda Contarino |
| 37. Huston House
Survey Site | 11001 Park Road | Kenneth Marshall & Jodi Wojcik |
| 38. Maddox - Hite House
Survey Site | 11005 Park Road | John & Monica Guarnaschelli |
| 39. Anchorage Presb. Church
Historic District | 11403 Park Road
NRIS #80001554, added 1980 | Congregation |

40. Citizens National Life Ins. Historic District	11405 Park Road NRIS #80001554, added 1980	Evergreen Real Estate
41. Hays House Survey Site	11503 Park Road	Evergreen Real Estate
42. Anchorage Fire House NR Potential	11506 Park Road NRIS #80004708, added 1980	City of Anchorage (current Police Station)
43. Bedinger House Historic District	11300 Ridge Road NRIS #80001554, added 1980	Jason & Joy Miller
44. Anchorage School Historic District	11400 Ridge Road NRIS #80001554, added 1980	School District
45. Tilden House Historic District	11406 Ridge Road	Dr. James & Lelia Sublett
46. Cloverlot (Timberlake) Historic District	11500 Ridge Road NRIS #80001554, added 1980	Brenda Dunford
47. Emmet Logan House Historic District	11504 Ridge Road NRIS #80001554, added 1980	Keith & Holly Swisher
48. Shallcross House National Register	11804 Ridge Road NRIS #80001567, added 1980	Drs. Julius & Jennifer Barefoot
49. Winston House National Register	11906 Ridge Road NRIS #80001572, added 1980	Adam & Heather Felton
50. Bonavita - Weller House National Register	12006 Ridge Road NRIS #83002637, added 1983	John & Sarah Hunter
51. Eastin House Survey Site (demolished)	12204 Ridge Road	Alex & Jennifer Aquarto
52. George Harbison House Survey Site	12300 Ridge Road	Thomas & Kyla Beck
53. Springhill - Bayless Estate National Register	11817 Springhill Gardens Dr NRIS #80001561, added 1980	House – Jean M. Wells Outbuildings to Tall Cotton Trust
54. Carriage House (Sherley Mansion) National Register	Homewood (Demolished) NRIS #80004718, added 1980	Lot to Walter & Doris Grell

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|---|--|---|
| 55. Henning Cabin (Ruin)
(Demolished) Chimney still standing
NR Potential | 11606 Valley View Road
NRIS #80004709, added 1980 | Lot sold to John & Annette
Schnatter |
| 56. James Thompson
National Register | 1400 Walnut Lane
NRIS #80001570, added | Andrew & Christina West |
| 57. Hausgen House
National Register | 1404 Walnut Lane
NRIS #83002677, added 1983 | Simpson Invevivos QTIP Trust |
| 58. Wills House
Historic District | 1500 Walnut Lane | Garry & Kelly Adams |

**HISTORIC DISTRICT
COMMISSION**

Bill Wetherton, Chairman
 Doug Schmitt
 Clyde Ensor
 Greta Chessler
 Katie Greene
 Bill Wilkinson
 Dan Fultz
 Bill Fowler
 Susan Mitchell, Secretary
 Peg Revell - Advisor
 Cindy Albright-Parrish/Advisor
 W. Thomas Hewitt, Mayor
 John McGarvey - City Attorney

ACKNOWLEDGEMENTS

Historic District Committee

Anchorage Forestry Department	Julie Schildt Mildred Ewen
Anchorage Public Institutions and Businesses	Bill Wetherton
Anchorage Trails	Bill Wetherton Peg Revell
Bridges, Triangles, Ponds, and Streams	Chuck Weber Hal Heiner
City of Anchorage Property	Calvin Riley Pinney
Historic Properties	Becky Miller B.J. Elliott
Forward for Property Owners	Mildred Ewen
Maps	Wes Gunther
Text of Houses and Streets	Peg Revell Mildred Ewen Marilyn Edington
Architect	Aric M. Andrew
Additional Research	Calvin Riley Pinney Becky Miller B.J. Elliott Ginny Martin Susan Mitchell Janet Arentsen
Photography	Officer Brian Lucas