

**Anchorage Historic Preservation Commission
Regular Meeting
January 19, 2021**

Voting Commission Members Present: Katie Greene, Dan Fultz, Bill Wilkinson, Bill Fowler, Dan Grimm.

Voting Commission Members Absent: Clyde Ensor, Doug Schmitt.

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

Visitors: Brian Tyler, Laura Popovich, David Weiss, Charles Cash, Ryan Burke.

Meeting called to order at 5:59 p.m. by Bill Wetherton. He welcomed new commission member Dan Grimm. The December minutes were read and Wilkinson motioned to approve; Greene seconded. Minutes were approved as presented.

Gabrielle/Burke, 1111 Bellewood Road

The Burke's would like to renovate and restore their carriage house/garage to create a pool house for their pool. The carriage house will be restored and will match the main home. There are many trees that surround the house and they will be a nice buffer for the neighbors. The pool exists and the terrace will extend to the carriage house. They will use the old carriage house doors found in the garage. They will recondition the doors and reinstall in the current garage door opening. These doors will be able to be completely retracted to reveal an all-glass wall with French doors. A pair of French doors will open off the back of the building to what could become a garden. Hayloft doors will open like shutters and a window will be installed, and side porch will be screened. The building will be painted to match house color scheme while keeping original windows, dormer and fireplace. The footprint will stay the same. Consensus of the committee is that the plan is beautiful and well executed. Wilkinson motioned to approve as presented; Greene seconded and Fowler abstained. Motion passed as presented with one abstention.

Laura and Jason Zachariah, 805 Surrey Lane

The Zachariah's would like to add a pool, pool house, hot tub and fire pit. The pool house will look like the original home. Shingle, stone, windows, etc. will match the home. The gunite pool will have a large deck. Dan Grimm, Historic Preservation Commission (HPC) Member is the architect for this project. Does the fence surround the pool now? The Zachariah's will have to come back and present the fence. Weis, the builder, believes it will be a 5-board X-pattern fence. Behind the pool house will be a fire pit. How much can you see from the road? Weis thinks if you face the home, the pool house will be covered by the house. If you are exiting Anchorage on Surrey lane, you will be able to see the pool house. Greene motioned to approve as presented; Fowler seconded and Grimm abstained. The motion passed as presented.

Brian and Sara Tyler, 12310 Owl Court

Brian Tyler is bringing to HPC a rough concept of garage and living space addition above the garage. Brian is hoping to get ideas from the commission tonight so his approval process will go smoothly next month. He wants guidance especially on a front-facing garage, which he would prefer. The Tylers would like to add a two-car garage with office above and outdoor living space. The Tylers will expand their existing patio and add an outdoor kitchen and fireplace. The Commission can't tell where garage will be located. Tyler suggests the left corner of garage could meet the back corner of the house. Fultz says that is a weak point for connection. Currently Tyler wants it to be a front-facing garage. Wilkinson says you

can make it side facing. Can the neighbors see it from the street? Yes, it can be seen from the street. The Tylers can't go closer to the property next door as it is presented because it will require a variance. Fultz states moving it to make less driveway and a courtyard feel. This will help conceal the building and create an overlap with the home. He says you could incorporate the entrance door and not have to go outside the garage to enter the house. Tyler asked why other neighbors are allowed to have a forward-facing garage? The commission can't remember the particular homes without some research. Grimm says adding driveway may not solve an esthetic problem – it might create one. Tyler asked if he can bring a forward-facing garage next month? The commission members suggested against a forward-facing garage. Greene stated the drawing does not relate to the home, so when you come bring a drawing that reflects the main home. Tyler explained the plan presented is under the Anchorage impervious surface limit, and if the garage was turned and additional driveway added it would be over the limit. HPC suggested asking City Council for an impervious surface variance to accommodate a side-facing garage based on the hardship of HPC requesting a non-front-facing garage. Tyler will come back in a month with his plans.

Wetherton and Fultz asked HPC members to review guidelines presented tonight and get changes, comments or updates to City Hall Clerk. The Commission agreed the new guidelines are very thorough and informative. The idea is to make the design guide editable as we move forward. Greene asked how to address solar panels and "new materials"? We need to hold the city of Anchorage to the same building guidelines as we hold the community. Could we add date/age of home on the applications? This addition might help with decisions. When people know the structure is older sometimes, they take more ownership of the process.

Fowler motioned to adjourn and Wilkinson seconded. Meeting was adjourned at 6:48 p.m.