

Anchorage Historic Preservation Commission Minutes from Regular Meeting February 20, 2018

The meeting was called to order by Chairman Bill Wetherton at 6:00 PM. Commission members in attendance were Katie Greene, Becky Miller, Bill Wilkinson, Dan Fultz, Greta Chessler and realtor-advisor Cindy Parrish. Visitors included Camille and John Schroeder, Jill Smith, Michael Cordden, Laura Popovich, Karen Hillisy, Connie O'Connor, Amy and James O'Connor.

The January Minutes were read and approved with one correction. In the Schroeder paragraph near the end, it should read "Also, if there is no stucco base, he suggested STONE foundation." Wetherton said he had approved a four-board fence to replace a three-board fence at the Waring residence on Evergreen Road.

Alex Agurto, 12204 Ridge Rd., requested approval to enclose a portion of the front porch. The facade of the house will change very little when a set-back wall is moved forward and enclosed. The current set-back will move forward 7'6" and all exterior materials will be reused. Miller moved for approval. Wilkinson seconded and the motion carried.

Camille and John Schroeder, 1205 East Osage Rd., presented revised plans for an addition. The connector remains 16 feet; all windows will be elongated with panels at the bottom. The ceiling heights will all be the same; the current house has 10' ceilings. The 8'6" window head heights will match the existing. The area that was to be board and batten will change to shingle siding. The roof will change to become straight across and a cupola has been added. Wilkinson recommended the shingles be painted white to match the house. Chessler asked if the foundation is now stucco. It is. Fultz said stucco could tie together the old and new sections and that the overhang could be deeper. He recommended additional detail as the original house is monumental. He would like to see the addition in the rear, but the owners want southern sun exposure. Fultz said that the scale has improved, but he is still struggling with the eave-lines and the connector. The massive front of the house loses connection with the addition and the more details brought from the original house to the new addition the better. Greene observed that the window dividers planned do not exist in the original house. The new design does not replicate the bold elements of the old house. She would prefer to see it more related, keeping its character, perhaps as in an old carriage house. She feels this design does not match nor compliment. The owners and architect said there is a fine balance in staying with the traditional but not replicating, which is recommended by the National Historic Register. Miller stated that this is a very significant house with a large presence on Osage Road. Wilkinson acknowledged there are two schools of thought on the design approach. He suggested keeping a lot of the elements the same, omitting the corner boards, adding stone concrete blocks, picking up more of the finer details and using a painted commercial metal roof. Dan suggested galvanized, not red. He said the roof-line pitch needs to be lowered. Wilkinson moved for approval with the following requirements: repeat the rocks on the front foundation, add horizontal siding, use a metal roof, delete the dividers in the windows, use siding on the gables, use the smaller cupola on the revised plan, remove corner boards. Fultz seconded and the motion carried with one abstention.

Amy and James O'Connor, 12507 North Osage Rd., requested approval for dormers on the front of their home. Fultz said it is difficult to build egress windows for a bedroom and that the planned windows are 30% wider than they should be. The owner stated that the rooms are used for an office and a playroom. Wilkinson suggested casement style windows that look as though they are double hung which will help give height and accentuate the vertical. Narrowing the glass will help elongate. Chessler said that a small square window that will sit between the gables might be more appropriate than the small round

window. Fultz said that a smooth siding should be used. He moved for approval with the requirement of reducing the scale of the dormer from 7' to 5' or 5.5', substituting French casement windows and changing the circle window to a small rectangle, approximately 24 x 30, using SDL windows and smooth siding. Wilkinson seconded and the motion carried.

Robin and Mike Shea, 1905 Stonegate Rd., presented plans for a garage addition and trellis connector. The site will be blanketed by trees. The garage will be a second, three-car garage on the property. It will have steps to a second-floor office. Fultz, as architect, recused himself from the vote. Miller moved for approval. Chessler seconded and the motion carried.

Respectfully submitted by,
Secretary, Susan Mitchell