

Historic Preservation Commission
February 19, 2019

Chairman Bill Wetherton called the meeting to order at 6:03 p.m. Commission members in attendance were: Doug Schmitt, Dan Fultz, Bill Wetherton, Bill Wilkinson, Connie O'Connell, Gretta Chessler, Peg Revell, and Cindy Albright-Parrish. Visitors included: City Attorney John McGarvey, City Administrator Renee Major, City Clerk/Recorder Angie Chick, Mary Easterly, Bob Towler, Charlie Hawkins, Celia Manlove, Ryan Little, Beverly Baker, Brent Jones, Barlow Brooks, Pam Spaulding, David and Laura Linkous, Hill Holton, Beth Myers, Lennie H. Fulton, Ann Phillips, Robertson "Rip" Phillips, Michael Simon, Sam and Hannah Brown, and Jane Brown.

Minutes from January 15, 2019 meeting were read by Revell. There were no questions or changes. Chessler motioned to approve the minutes. O'Connell seconded the motion and the motion passed unanimously.

Steven and Pia Oreskovich, 11308 Owl Creek Lane

Mr. and Mrs. Oreskovich request approval for renovations to existing dormers and replacement of existing siding. Architect Beverly Baker presented plans to renovate the second floor, infill dormers, replace two windows on the front, and replace portions of the existing siding. The current siding is vertical and will be replaced by vertical siding. The material will change from wood Hardie Board siding. The home already has some Hardie Board on it. Schmitt is in favor of the like kind siding and the infill of the dormers over garage as it is appropriate with the rest of the house. The plan is an improvement to the house. Schmitt motioned to approve the plans as submitted. Wilkinson seconded the motion. The motion was unanimously approved.

Conor and Julia Murphy, 1305 Glenbrook Road

Doug Amlung of Amlung construction presented plans to replace all of the home's windows. The windows will be aluminum-clad, full window replacements. The owners originally requested 6 over 6 SDL, but changed the request to 6 over 1 SDL. The contractor confirmed that the windows will have SDL grills. Schmitt recommended using 8 over 1 SDL windows to match the existing windows. Amlung confirmed for Fultz that all windows, all the way around the home will be replaced. Wilkinson motions to approve replacing all windows with 8 over 1 SDL windows. O'Connell seconded the motion and it passed unanimously.

Bill and Moriah Holton 1700 Cold Spring Road

Bill Holton requested approval for revised plans for construction of a new home at 1700 Cold Spring Road. Chessler asked about the Holtons' plans for the home they own next door to this property. She also noted that the plans presented for Cold Spring have a larger footprint than the previous house that was demolished. Holton said they plan to remodel the home next door. They would like to make it approximately 20% deeper and move it 10 – 15 feet closer to the Cold Spring Road side. For 1700 Cold Spring Road, the new house is approximately 3,200 sq. ft., where the old one was roughly 2,000 sq. ft. Holton said the garage was moved back based on comments about scale at last months meeting. The old home was 134' wide and the new one is 155' wide. Fultz recommended changes to overhangs on some elements (porches, dormers, bump out) as they seem excessive. Schmitt said stepping garage back helped, but this is still a big house, suggests working with the architect more on these details, which can make or break a home. Overall Schmitt is okay with the plan. He recommended changes to the box bay window, such as making it wider and extending it down to water table, as it is a prominent feature.

Fultz suggested making other features heavier to make them all consistent. Schmitt is okay with the length of the carriage house because long can be graceful. Schmitt moved to approve the plans with the condition that redesigned plans be submitted in order for a subcommittee of Wilkinson, Fultz, and Schmitt to confirm the requested changes were made. McGarvey agreed a subcommittee review would be the proper procedure. O'Connell seconded the motion, and all approved. The motion passed.

Ryan and Melissa Little, 11100, Cherry Lane

Ryan Little presented plans for a first and second floor addition. He explained on the front elevation that essentially everything to the right of the entry is the addition. The buildable area on this lot is constrained by a sewer easement, and a flood plain. The addition will be constructed over top of the existing driveway and to the rear. The existing home is a walkout ranch with 2/3 of it above grade. Schmitt likes the geometry. Schmitt asked if the third floor will have trusses or be stick frame. That has not been determined, but the third floor is not intended to be used. Fultz recommended tying in the deep eaves of garage with overhang, or maybe brackets. Fultz agreed that flat brackets would create rhythm. Ryan Little said the garage does actually step back from the front of the house. Schmitt suggested including detail from the front of the house on the side. O'Connell walked the site and said it would not be visible from the street because the street ends at their driveway. Chessler believes it is a handsome house. Schmitt likes it a lot. Wilkinson motioned to approve the plans as presented. Chessler seconded the motion and it passed unanimously.

St. Luke's Episcopal Church, 1206 Maple Lane

Celia Manlove, Senior Warden at St. Luke's Episcopal Church, began the presentation for a proposed Fellowship Hall addition to the church by explaining the need for the expansion. Tony Bayus of Bayus Design Works gave a presentation on the history and architecture of existing church buildings. His presentation continued with plans for the proposed fellowship hall addition and parking. The addition has a gable end similar in size and running perpendicular to the two existing gables, and is flanked with a hip roof. The connection area, where an elevator is located, has a slate roof and windows that reference the style of the sanctuary windows. The roofline is a few feet lower than Board Hall. Windows on the South elevation will be in a pattern similar to that of the Dudley House which include dormers that pierce the roofline. Fultz noted the strength of the existing gables, and suggested adding a gabled roof on the North/South end to match them and create strong geometry. He noted this is a monumental building in Anchorage so there should be monumental geometry. Mr. Bayus explained the roof was designed to follow the function of the space inside. Schmitt pointed out that the building is on the National Register of Historic Places. He commented that the addition does not follow the rhythm of the geometry that was established when the previous addition was constructed. The large hip roof has a commercial feel and appears to be an addition. Revell stated the addition dwarfs the church. O'Connell agreed that the addition is too large and noted the beauty of the old church should not be lost due to an addition. Chessler agreed with Fultz that Board Hall replicated the sanctuary and established the design. Residents in attendance commented on the location of the addition being too close to the property line considering the total number of acres available for building, stated concern for the number of people the hall will hold and its function, and said the addition does not "protect contributions of the past and encourages development in a way which enhances the heritage and the appearance of our neighborhood", as mentioned in the forward of the Anchorage Historic Preservation District Guidebook. Wilkinson made a motion to table the decision for 30 days to allow St. Luke's Episcopal Church's architects to consider elements discussed during this meeting. Chessler seconded the motion. McGarvey noted that action must be taken within 60 days, and tabling the decision for 30 days is within the rights of the Commission. The motion passed unanimously.

Chessler motioned to adjourn the meeting. O'Connell seconded the motion, which passed unanimously.

The meeting was adjourned at 8:27 p.m.

Respectfully submitted by:

Angie Chick

Clerk (Recorder)