

March 19, 2019  
Anchorage Historic Preservation Committee Meeting  
6:00pm  
Anchorage City Hall

Bill Wetherton called the meeting to order at 6pm. Commission members in attendance: Connie O'Connell, Greta Chessler, Bill Wetherton, Bill Wilkinson, Katie Green, Dan Fultz, Clyde Ensor, Peg Revell, Mary Easterling. Visitors: John Booth, Barlow Brooks, Judy Pope, Charlie Hawkins, Bob Towler, Brian Manlove, Laura Popovich, Caroline Eddleman, Rip Phillips, Celia Manlove, Lennie Fulton, Wes Sublett, Jane Brown, Laura Linkous, Steve Meyers, Beth Meyers, Ron Gibson, Ann, Bill Ferrell, Hannah Brown, Tony Bayus, Cara Martin

Minutes from February 19 meeting were read and approved. Wetherton noted that the Holton plans were not re submitted.

New Business:

Wes Sublett 1501 Ridge Court presented plans to add a gable to the existing garage, add stone to the front of the house, and construct new terrace. Wants to add the gable to balance the house. Wants to add stone to cover the slab of the house seen below the brick when overgrown landscaping was removed. Also wants the stone to disguise the bump out of the dining room. Will add stone to terrace on the back of the house to match the new stone on the front. Green asks if stone is used on the house now and Sublett confirms that no stone exists now. They couldn't find matching brick so they chose stone. Fultz expressed concern about the continuity of the stone with the rest of the house. Why use stone was the question from more than one committee member. Would rather see fewer materials especially since they recently added shake to garage. Ensor said base stone ok, but not around door. Popovich (builder) suggests adding wood panel with brick skirt to match as closely as possible. Gable seems ok says Fultz and new garage doors are ok. Ensor moves to approve using wood panel under windows with no stone, keep wood around the door, gable and garage doors are ok. Chessler seconds and motion passes unanimously.

Hannah Brown 1201 Maple Lane presented plans for a carriage house renovation. They would like to add a gable, 2 columns, 3 double hung 6 over 1 SDL windows, new French doors, and add a cupola on roof. Fultz suggested cupola is too big - too wide. The committee agrees it is too wide and suggests square not rectangle. Committee concerned shutters don't function with windows. Typically the committee does not approve shutters that couldn't actually work. Typically you don't use shutters with triple windows. Fultz suggested 5 1/4x4" casing with heavy sill (similar to the main house) is better than shutters. Green makes a motion to approve a square cupola 3'4"x 3'4", approve gable and doors as submitted, and approve 3 double hung 6 over 1 SDL windows with a 5 1/4 x 4" casing to match house with no shutters. Fultz seconded and motion passed with no discussion.

Ron Gibson, representing John and JoLynne Dickinson at 11003 Park Road, came to discuss new front and rear porches. Green made a motion for him to come back next month with the required information, plan, and material samples and presentation drawings Wilkinson seconded and motion carried with no discussion.

John Bond, representing Katie Mello 1405 Walnut Lane, presented plans to demolish existing front porch and construct a new porch. Discussed the columns and determined they were the right size (12" square) although the drawing made them look small. They would like to remove porch and add a long porch to the main house. A small shed roof will be added to garage to add continuity. Add a natural stone floor to the porch and an iron handrail. Ceiling of porch will be 1x6 stained beadboard. The roof of the porch will be black metal to match the existing black roof. Committee stressed the roof of the house and the porch should match although the

true black of the metal might be too dark. Bond says you will not see much of the new porch roof at all especially from the street. Suggestions and discussion about paint color of house took place even though the committee has no pervue over color. Green motioned everything to be approved as presented and to change the typo on the application from 10" columns to 12". O'Connell seconded and motion passed with no discussion.

#### St Luke's Church 1206 Maple Lane

Wetherton noted the plans were received past the deadline so no vote can be taken until next month. Wetherton asked for discussion of the new plan. Since the last meeting Wilkinson, Green and Fultz, plus Wetherton (not a voting member of HPC) met with Tony Bayus (Architect for St Luke's). They agreed they liked plan 2 best of the four plans presented. Plan 2 was discussed. Wilkinson stated again he does not like the dryvit on the church. Ensor said he needed to walk the site since he was unfamiliar with the site view. Chessler, Green and O'Connell again expressed concern about the size of the project. Guests were asked to ask questions. Manlove asked why the committee is still concerned about the size when St Luke's is 20% under the zoning laws. Green stated that Zoning has a "big picture" view and Historic Preservation Committee (HPC) has their own mandates. Green states the HPC has a mandate to look at the project in relationship to the site. The plan is visually better now but still not good. The mass of the building is not comparable to the site. The fall-away lot makes the addition seem even larger than it is. There was much discussion about how much of the renovation could be seen from the street. Many neighbors were concerned the addition was not in keeping with the site and didn't respect the surrounding homes. The dryvit and box-like space was a concern for neighbors. Green felt there weren't many new concepts on the plans since the original. Bayus disagreed and stated the plan was significantly changed. Fultz says it is better but not there yet. Still feels like St Luke's is just trying to mask the mass. A campus like option was discussed but Bayus says campus doesn't address their needs (access to building from sanctuary, education areas, and a larger gathering area) Laura Popovich suggested adding tower on new addition to mimic the sanctuary tower. Much frustration was expressed by supporters of St Luke's who feel like they have presented many options and they are ready to build and need the new space. They feel like they have tried to make the changes the committee has suggested. Wetherton says St Luke's has 30 days to consider what was said and decide if changes need to be made. Wilkinson motioned to table the discussions until a plan is presented at the April meeting. Chessler seconded and the meeting was adjourned at 7:30

Minutes submitted by Mary Easterling