

Historic Preservation Committee

April 16, 2019 Meeting Minutes

Voting Commission Members present: Greta Chessler, Bill Wilkinson, Dan Fultz, Katie Greene, Doug Schmitt, Clyde Ensor

Absent Voting Commission Member: Connie O'Connell

Non-voting Commission Members present: Bill Wetherton, Chairman, Peg Revell, Advisor

Recording Clerk: Mary Easterling

Visitors: Wes Sublett, Hilary Wise, Bob Towler, Carla and Kevin Judd, Judy McGarvey, Karen McKechnie, Laura Popovich, Laura Linkous, Barlow Brooks, Jane Brown, Ron Gibson, Charlie Hawkins, Sam and Hannah Brown, Amy Phills, Ellie Shipley, Patrick Ryan, Susan Hewitt, Matt and Emilie Delehanty, Ann Ross, Jim Sublett, Celia Manlove, Jason Hoppe, Lennie Fulton, Debbie and Dave Doering, Don and Pat Welsh, Pat Wetherton, Kimberly Glass, Cara Martin, Tracy and Greg Haus

The meeting was called to order by Bill Wetherton at 6:03 PM. Minutes from the March 19, 2019 and March 26, 2019 Executive Committee meeting were read and unanimously approved.

New Business

John and Judy McGarvey 1310 Glenbrook Road

Dan Fultz presented plans for John and Judy McGarvey. The project includes a master bedroom addition with an exercise room, master bath and study. Committee reviewed plans. Schmitt stated he likes the balance. Greene made a motion to approve plans as presented. Chessler seconded with no discussion. Motion passed unanimously.

Susan Hewitt 11811 Hazelwood Road

Susan Hewitt presented adding a side porch, porte cochere, mudroom, closet modification, small window and small rear porch to her Hazelwood home. A similar plan was brought to the committee 3 to 4 years ago. Same materials will be used as on existing structure. She will add a new charcoal dimensional shingle roof. New white paint with dark shutters. Schmitt asked about columns around garage. He wondered if you should add columns around front right hand side of house? Fultz and Schmitt suggested adding a cluster of columns instead of just two between the house and garage. There was discussion about roof line on side of house. Schmitt made a motion to approve with condition of adding three columns on front right hand corner of porch. Greene seconded the motion. The motion passed unanimously with no discussion.

John and Jolene Dickinson 11003 Park Road

Builder Ron Gibson addressed the committee about a covered front porch and rear porch. He wants to use cedar posts to frame the porches and all other materials will match the house. Both porches are open. Fultz asked about the rafters. Ron said 8 x 8 cedar rafters. The committee felt there were no design cues to use cedar. They suggested using the same fascia that is on the house. Fultz stated cedar is the wrong choice. Schmitt said cedar is insensitive to the rest of the architecture of the house. The committee suggested just using columns and no cedar. Ensor suggested bringing siding forward and use 10 in square columns no timber. Revell stated it is preferable for the property owner to be present to answer questions. HPC ordinance states for a COA to be heard by the commission, only a representative must be present. However, if the representative cannot answer a commission question, the application may be delayed to the following meeting. Schmitt made motion to approve on the condition the front gable of the front porch is closed with siding and that materials used are on the existing home. No heavy timber added. Use a faux gable in the vent and replace cedar post with 10 inch Permacast custom columns with capital and base. Bill Wilkinson seconded Chessler suggested a similar concept on the back porch although that is out of our purview. The motion passed unanimously with no further discussion

Patrick and Helen Ryan 1409 Old Harrods Creek Rd

Laura Popovich presented a garage rebuild with bedroom and play area above. Exact same materials will be used on the addition as on regional home and it will cover the same footprint. Bill Wilkinson stated that the dormer on the garage isn't the same scale as the left elevation. Popovich stated that was a drafting error. Green suggested the second-floor windows on the connector are too tall. The committee suggested adding siding to connector not brick. Schmitt motions to approve on the condition the drafting error on dormer on the front elevation is corrected and Hardie lap siding is used on the connector instead of brick. Both corrections should be noted on a new plan and submitted for HPC files. Katie Greene seconded and the motion was approved unanimously.

Wes Sublett 1501 Ridge Court

Laura Popovich with homeowner Wes Sublett presented a garage rebuild with bedroom above. Chessler asked how far the garage is set back. Sublett says garage is 30 feet from back of house and second garage sits 5 feet back from first garage. Schmitt suggests painting the home and siding all the same color. He noticed that the garage doors are 7 feet tall on existing garage and 8 feet tall on new garage with bonus space. Fultz asks does garage need to be so tall? Maybe lowering roof line will give some nuance or interest to the home. There was discussion of existing window in master closet. Fultz suggested a small eave line articulation. Schmitt made a motion to approve plans with the condition of adjusting the right side gable and trim as articulated on the plans during the meeting and to resubmit to HPC for the record. Clyde Ensor seconded the motion. The committee asked Sublett to keep in mind the suggestion for unification of the home with paint. The motion passed unanimously with no discussion.

There was a suggestion that front facing garages need to be addressed in the guidebook.

Ellie Shipley 11706 Little Lane

Ellie Shipley and Jason Hoppe presented plans for demolition of existing home and plans for new construction of two-story home. Wilkinson asked why the foundation was not all brick? Also why the dormer was different from the window. The designer stated that the windows actually were the same as dormer. Chessler asked if HPC had approved demolition? No, the committee has not approved demolition. How close is this new house to the property lines. Shipley says it is 30 feet from one property line and 15 feet from the other property line. It occupies a similar spot on the property as existing home and will face Little Lane. Greene motioned to pass as presented including demolition. Wilkinson seconded with addition of brick modification and plan passed unanimously with no discussion.

There was a suggestion that HPC should possibly specify materials for front doors in guidebook.

Bill Wetheron calls for a five minute break before consideration of St. Luke's plans.

St Lukes 1206 Maple Lane

Celia Manlove stated that at the June and the February historic preservation committee meeting St. Luke's made formal presentations. They have submitted six other options to various committee members based on discussion. 11 days ago they received a letter and no plans could be submitted because of short timeframe. She wanted to clarify the conditions stated in the letter. She understood that the committee did not want St. Luke's to use Dryvit, the committee wanted to use a faux slate on the roof matching the existing church, the committee wanted the beltline to be maintained, St. Luke's will provide window details, and they will soften windows and bump out on last supper side. St. Luke's wanted more

information about the porch drawing. Schmitt described the new porch idea. The committee would like to see the north side elevation and would like the north side porch to match the porch on the Owl Creek side. Greene and Manlove agree there were many different plans. Greene stated the porch entrance is too small and looks residential hence the committees drawing of the covered porch. Manlove asked would smaller gable on south side of building work? Schmitt states geometry needs to complement original structure. If cost is an issue for full slate roof a faux slate might work. Greene stated it is hard to add this much square footage and keep it as delicate and historic as the rest of the church. She feels like St. Luke's hasn't considered other options like campus idea. The many options submitted we're not necessarily changing the large mass which has been the problem from the start. The plans were open for discussion. Neighbors were concerned about parking. John McGarvey stated this is not the place to discuss parking and Anchorage doesn't approve waivers for parking. St. Luke's will comply with Louisville parking regulations. Laura Linkous would like to see the community and St. Luke's create a shared vision. She feels like not a lot of progress has been made and we have an opportunity to work together. She said the historic board has been very clear about building being too large. Greg Haus references other structures in downtown Anchorage and how they stay true to the size of historic buildings. There was an objection to the size of the structure of how the plans have not changed much from the start. Neighbors asked St. Luke's to meet to discuss design ideas. St. Luke's stated this was not required and declined to meet. Charlie Hawkins said he felt like tonight was the first time St. Luke's has gotten constructive ideas about the building. Wetherton stated HPC has met and offered many ideas about the building. We are in a 60 day time frame that allows us to vote on what is before us tonight. Fultz suggested St. Luke's organize a design meeting with residents and church members and architect. Work through design elements and throw out ideas. Feels like everyone might be surprised at how this builds consensus and generates good ideas. McGarvey states we could approve a waiver by the applicant to not vote on plans tonight. Barlow Brooks said waiting could increase cost and they are willing to add more expensive materials to please HPC. McGarvey states that HPC could approve with conditions tonight. Wetherton asks will St. Luke's waive the 60 day condition and come back next month with complete plans? St. Luke's wants a vote tonight. Schmitt states no vote based on recent plans since they are not complete. He reminds committee that the last plans were rejected and these are the same plans we see again this month. We can't vote on old plans. McGarvey states you can vote yes or no tonight or St. Luke's can waive vote tonight and have the ability to complete changes and bring back plans with revisions. Fultz doesn't think St. Luke's will bring anything new back next month without a design /architecture/community meeting. He feels this plan needs community buy in and ownership. Opportunities to engage and find partners have been missed throughout this entire process. Brooks states commission needs to rule knowing that the new structure doesn't need to match just needs to be complementary. Wetherton thinks St. Luke's should agree to a waiver. Brooks doesn't think the church leaders would agree. Fultz makes a motion to approve with conditions. The conditions are:

Drvit not allowed,

Full stone on church

Belt line must remain,

Roof materials are faux slate,

Open colonnade porch recommended and balanced on the other side by the same porch.

The committee will need to see all three sides of the exterior plan.

Schmitt questions if we have full plans. Ensor seconds motion. There is a suggestion that we not approve incomplete plans. Schmitt asks if we can vote no if we don't like the plans that come back to us next month. McGarvey says yes but vote can only be based on the conditions stated above. Residents have the ability to appeal vote to Anchorage City Council and St. Luke's can appeal to Circuit Court.

Motion amended to:

Limited waiver of 60 day regulation, come back in 30 days with complete set of plans with conditions stated above included on drawings and articulation of all of the elevations. A vote is taken.

Greene No

Chessler No

Ensor Abstain

Fultz Abstain

Schmitt No

Wilkinson No

Motion did not pass

Greene makes a motion to deny the application based on an incomplete COA application.

Chessler seconded the motion. Vote as follows

Ensor Yes

Schmitt Yes

Greene Yes

Fultz Yes

Wilkinson Yes

Chessler Yes

The motion to deny the application based on an incomplete COA application was unanimously approved.

Meeting adjourned at 8:25

Submitted by Mary Easterling, Recording Clerk