

**Historic Preservation Commission
Regular Meeting
April 20, 2021**

Historic Preservation Members Present: Katie Greene, Bill Fowler, Bill Wilkinson, Dan Grimm, Dan Fultz (zoom).

Historic Preservation Members Absent: Doug Schmitt, Clyde Ensor.

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

Visitors Present: Jason Hoppe, Cody and Teresa Crase, Vic Topper, Joel and Clarissa Villaflor, Jenee Rue Sastry, Emily Paprocki.

The meeting was called to order at 6:02 p.m. by Bill Wetherton.

The March 2021 minutes were read. Bill Wilkinson motioned to approve; Dan seconded, and the minutes passed as presented.

Krishnan and Jenee Sastry
11801 Woodland Road

The Sastrys would like to add four, eight-foot 4x4 wood corner posts and string lighting around an outdoor dining area. They will also run electricity to the area for the lights. The Commission asked if the surface will stay the same and the lights will be turned off at night? Sastry says yes to both questions. Fowler motioned to approve, Greene seconded and the proposal passed as presented.

Elinor Shipley
11706 Little Lane

The Shipleys would like to revise their approved building plans. They would like to change their 10" round columns to 10" square columns and eliminate one column on each side of the stairs. They also want to switch the manufacturer of the handrail on the front porch. They want to apply SDL to the outside of the front windows that were ordered without SDL. Greene stated the windows seem smaller than approved. A 1" mutton is too big, 5/8" is the right size said Wilkinson. Dan says a 3M product will work to apply the muttons. Greene was skeptical about the product. Architect said the same process from the factory will be used on site to attach the muttons. The wrong windows were ordered according to our minutes from last meeting. Is that accurate? The architect is not sure. Grimm is okay with columns going from round to square. He asked if PVC is okay vs. wood railings? Yes, the original approved railings were PVC. According to the schedule, the correct windows were on the approved plan. Greene stated if the windows in the home were what we approved we could approve the 3M tape to apply the muttons to the exterior windows. Greene proposed verifying the windows before making any changes to the plan. Fultz would like to move to 5/8" mutton. The architect said they cannot go to thicker dividers because the sash isn't thick enough. Wilkinson motioned to approve the external application of the mutton at 5/8" contingent on verifying the proper sizes of the windows on the approved application. Railings and columns are approved as presented. Grimm seconded and the motion passed unanimously. The Commission will need confirmation on the windows in the home and if they are not what was approved, the Shipleys will need to come back for further approval and discussion. Greene asked for photos of the windows and specifications on what was ordered. The City will need to compare that information to what was approved in their original plan.

Cody and Theresa Crase
12405 Mistletoe Road

The Crase's would like to remodel the back of their home. They would like to enclose the existing screen porch to become a sunroom and add a porch off the new sunroom. They will also add a new pool, landscaping and fencing. The pool is part of an approved site plan through a variance with City Council. Grimm asked if it was purposeful to add a more contemporary look to the back of the house? He said the proportion is different but it is the back of the house. The windows will have a dark frame and will not match the rest of the windows. This will make it work and stand out says architect. Grimm stated he sees the benefit to making the porch different, but the brackets are traditional. Fowler (contractor) and architect said brackets are mimicked on other parts of the house. It is hard to add on to the back of this home without being visible from the front due to the roof lines. Grimm said in reality this view will be flattened and it won't be too visible. Grimm questioned the sliding doors being single light not divided. Grimm wondered what our responsibility is since it is on the back of the house. Wilkinson said it needs something but it's not seen from the street. Greene motioned to approve the remodel as presented, Grimm seconded, Fowler abstained and the vote passed with approvals from Greene, Grimm, Wilkinson, and Fultz.

Crise Pool and fencing

The fencing exists along the back of the property. They want to add the aluminum fence around the pool and tie it in to the existing fence around the property. Greene motioned to approve fence and pool as submitted, Grimm seconded, Fowler abstained and the vote passed as submitted with approvals from Greene, Grimm, Wilkinson, and Fultz.

Joel and Clarissa Villaflor
11200 Cherry Lane

The Villaflors would like to add a second floor and expand the first floor of their home. They want to be respectful of the historic properties near their home. They need a larger home for kids and extended family. This plan will add additional 2,100 square feet to the home. They will add a second story to the carport. The Commission liked the home idea they submitted. They will use shingle roof and rustic cedar channel siding and re-use the brick on the first floor of the home. The wrap-around porch roof will be metal with wood aluminum clad windows with grilles. They will use similar rafter tails to the Grangier property on the 1st floor and add a deck to the existing concrete patio. They do want to add a secondary structure at the rear of the house which is the master suite for parents on top of the existing carport. Then they will build another carport adjacent to the structure. The 8' walls in the existing house will change to 9' walls. Columns need to be a minimum of 10" wide said the Commission. The reference house is beautiful but very hard to remodel existing home to look like the proposed home said Grimm. Windows on the second floor don't match. What you have is not correct for the windows. They should line up or not line up but be deliberate. The same goes for the column spacing for the porch. There is no trim shown around the windows and doors currently. Is the soffit closed or open? Plans are different than the photos. The Villaflor's would like to do closed and open soffits, but Grimm said that won't work. Fultz said column spacing is vital. Wilkinson confirmed they are taking the roof off and adding height to the first floor. Grimm said if this is the right house, there needs to be more rigor in the design. columns, windows, soffits, doors, etc. all need to be re-evaluated. Consistency needs to be addressed throughout the plan. Fultz said the second-floor overhangs need to be half as large as presented. Currently there is a closed soffit on main house and open on the second floor - those inconsistencies need to be addressed. We like the look of the image of the house. The errors in the design, proportion, and details need to be addressed and corrected before it is approved. Re-visit all the comments from tonight and come back with a more detailed plan. These drawings lack accuracy. Greene and Fultz would like the Villaflors to address the garage plans. Grimm said to make it 1 1/2 story

instead of a whole second story. This would help the scale. Carport design needs to be overhauled and cohesive with the house. Windows must be SDL. AHPC will need to see new plans before they can approve the home. The Villaflores will need to come back with new plans. No vote is taken.

Tom Beck/Vic Topper
12300 Ridge Road

The Toppers would like to evaluate with the Commission possibility of the demolition of this home and the rebuilding of a new home on the property. The sale of the property from Beck to Topper is contingent on the ability to rebuild or substantially renovate the existing home. Topper would like to move the house closer to the street to allow for a pool, which is part of the reason for demolition. There is a lot of disrepair in the home and it is not in great condition. Topper asked if this house is considered historic or can it be demolished? Wilkinson said this home is "Anchorage", and that he definitely considers this an historic home. He would not vote to issue a certificate for demolition. Fowler agreed with Wilkinson. Inspection showing state of the property is from two years ago. Topper said if he can't demolish the house then it is a nonstarter for him. Fultz said, this 100-year-old house is part of the character of Anchorage and he doesn't want to erode the character of Anchorage. This type of house is part of Anchorage and someone would like to have it as it is. He would vote to maintain the character of the house. Fowler said a bungalow house is hard to take from 3,000 to 7,000 square feet. Fultz said, we have the Historic Preservation Commission to preserve homes like this. If there were structural issues, they would have to be fatal to be able to tear down the house. Topper appreciates our comments. No vote was taken.

A motion was made to adjourn by Fowler and seconded by Greene. The motion passed unanimously. The meeting was adjourned at 7:35 p.m.