

**Minutes from Regular Meeting
Anchorage Historic Preservation Commission
May 19, 2009**

Chairman Bill Wetherton called the meeting to order at 6:00 P.M.

Commission members in attendance were Becky Miller, B.J. Elliott, Bill Fowler, Bill Wilkinson, Dan Fultz, Tony Bayus, and advisors Peg Revell, Cindy Parrish and Mildred Ewen.

The Minutes were read and approved. The Agenda was read.

Peter Edwards, son-in-law and architect for Judy Schultze, 12108 Locust Lane Dr., presented plans for rebuilding a garage, adding a second floor studio above the greenhouse, and roof changes. The new garage will align with the setback of the house required by zoning. Garage doors will face Cold Spring Rd. A two-car garage will be built on the first floor. Net additional area will be 190 sq. ft. On the second floor, along with a small bay window, an additional 65 sq. ft. will be added. New construction above the existing greenhouse will total 210 sq. ft. Overall, 465 sq. ft. will be added. The house is one of four Harper Valley houses built in Anchorage, all distinctly contemporary. The new roofs will be flat. The appearance of the old greenhouse will be improved with taller construction and glaze walls on the south and west walls, increasing light. On top of the new greenhouse, a stand-alone art studio will be built. A deck will connect the master bedroom and the studio. New black aluminum and glass will be used on the garage doors. The 1968 siding was not of good quality. An option being considering for the new siding is "rain-screen construction." The existing siding will be patched and the house wrapped in building paper, then clad with cement board rectangles. Fultz likes the approach. He is concerned with the loss of vegetation screen and suggests planting tall, dense hemlocks. He thinks that the east elevation is improved by the interest and movement. The structure is two feet taller than the existing roof line. Ewen said that Valley's houses are all significant and were designed to sit in a wooded area. One neighbor has written a letter objecting to the size of the addition. Miller moved for approval requiring that any changes to the siding come to the commission. Elliott seconded and all approved.

Elizabeth and Matt Clark, 12300 Forest School Lane, requested approval to rebuild a back porch. The existing screened porch is dilapidated. The new porch will have no screens. A fireplace will be added. Materials include use of existing stones, board and batten on the gable end matching the garage. Wilkinson moved for approval. Following a second by Fowler, the motion carried.

Evergreen Real Estate, 1411 Evergreen Road, requested approval for a handicap ramp. Fultz excused himself from the vote. Only a section of the ramp will be seen from Evergreen Rd. It will be landscaped. Elliott moved for approval, Wilkinson seconded and the motion carried.

Evergreen Real Estate, 1404 Evergreen Rd., requested approval for a wood corral around the dumpster which serves as a central location for all the buildings. The 6'6" high fence, using 1"x 6" panels, will be painted to match the dance studio. Elliott moved for approval. Miller seconded and all approved.

Margorie and Don Burchett, 11007 Owl Creek Lane, requested approval for a pool house. The 18x20 ft. structure will include a bathroom and a shower. Only the roof will be seen from the street as it is substantially up the hill, elevated from the road. Windows will match the garage, the roof will be the pitch of the house, and the columns will match the screened porch. The style will be very much like the house. Landscaping will also be similar. Elliott moved for approval. Bill Wilkinson seconded and the motion carried.

Paul Wessel, 1203 Old Harrods Creek, "Beechgate," requested approval for an addition on the east side of the home. Bill Fowler excused himself from the vote. The 340 sq. ft. expansion will create a first-floor Master suite. The design is in keeping with the house, using painted brick, a copper roof over the bay window and gutters to match the house. Bayus suggested the roof-line of the addition go up to 7-12. Miller asked about the roof line of the bump-out. Fultz said the bay window is logical and thinks the additional roof height will improve the look. Miller asked if one window on the bay, in keeping with the existing windows, would look better. Fultz agreed that divides would be more to scale with the existing windows. Bayus said that the window by the porch should also be six over six. Bayus moved for approval with the following changes: the gable end pitch will change from 5/12 to 7/12, the bay window will be single and larger, and all divided light windows will be similar to the existing windows. Miller seconded and all approved.

Preliminary discussion followed regarding Paul Wessel's desire to add an entrance driveway to his house from Owl Creek Lane. The drive would loop around to the front to allow parking. Steps would be created on the 40 ft slope leading to a front entrance to the house. Elliott said that the spacious, park-like setting of the yards creates a flow from one to the other. Ewen pointed out that all of the corner lots along Owl Creek enter from the side streets, maintaining expansive hillsides. Bayus and Fultz think that the drive and steps are appropriate. Commission members will visit the site.

Bill Wilkinson, 1701 Evergreen Rd. requested approval for replacing the existing tin roof with a standing-seam copper roof and to replace a dormer window with mahogany sashes. Replacing the roof with tin would require more maintenance than an initial investment of copper. The mahogany sashes will be painted to match existing windows. Fowler moved for approval. Elliott seconded and the motion carried.

Rita and Dan Garcia, 1400 Walnut Lane, requested approval for the addition of a fourth bay to their garage plans which were previously approved with three bays. The structure has not been built. As the size of the dormer should increase accordingly, Fultz and Bayus suggested that the dormer widen to five units. Fultz moved for approval with the requirement that the front dormer be enlarged to five units and that on the rear, a minimum of three windows of the previously approved size. Following a second from Elliott, the motion carried.

Respectfully submitted, Susan Mitchell, Secretary