

Anchorage Historic Preservation Commission
Minutes from Regular Meeting
May 17, 2016

The meeting was called to order by Chairman Bill Wetherton at 6:00 PM. Commission members in attendance were Clyde Ensor, Doug Schmitt, BJ Elliott, Becky Miller, Bill Wilkinson, Dan Fultz, Greta Chessler, Peg Revell-Archives and Cindy Albright-Parrish-Realtor Advisor.

The minutes were read and approved as corrected. The agenda was read. Wetherton announced that approval has been granted to change a three-board fence to four-board for residents Karen and Steve Hall, 1515 Cold Spring Rd.

Whitney and Reed Nunnally, 12203 Owl Cove Place, requested approval for new home construction. Jason Black of Artisan Signature Homes, presented designs for the 6,000 sq. ft. structure. Materials will include shingle, stone and Hardiplank siding. Schmitt asked if the stone would be manufactured. Nunnally said it would be a thin veneer. Wilkinson asked if there would be a brick mould surrounding the windows in order to give them the appearance of full depth stones. Black replied there would be only a 4" flat casing, although the corners will be full stone, and there will be trim where there is siding. Windows will be SDL. Chessler said that the cupola looks under-scaled on the garage and that on the vertical wall with siding, the windows don't match the other six-over-one style. Nunnally said that a large tree would be planted to hide the window. Fultz said that the garage is considerably out of scale to the house due to the second floor which makes the wing too heavy-looking. He suggested changing the scale by breaking the roof might help break up the expanse. Miller doesn't feel that the home fits into the surroundings. Neighbor J.D. Moore requested that the natural border of trees and over-growth be left intact to preserve privacy for both home-owners and their neighbors along Old Lucas Ln. Renee Majors, City Hall, informed the commission that the Zoning Board had not approved full build-out of the garage areas due to the FAR. Schmitt said that the roofline is too tall for Jefferson County zoning regulations. Schmitt moved for approval with the following requirements: Written approval from Jefferson County Zoning that the height regulation has not been violated; the garage design is reworked so that the scale is more in keeping with the house by dropping the front quadrant approximately 2Ft; increase the size of the windows in the stair hall of the garage, create an elevation break in the roof between the two sections of the garage; use natural stone or bring samples to be viewed and submit new drawings of the above requirements. Fultz seconded and the motion carried. Elliott then moved to form a committee of three to approval the final design, Fultz, Wilkinson and Schmitt. Miller seconded and all agreed.

Debra and Michael Simon, 12102 E. Osage Rd., requested a COA for windows and exterior work that was partially completed. The Simons are renovating the home with the intention of living there while their historic home on the hill is being restored due to flooding from a sprinkler system set off by a small fire. In addition to interior work on the "little" house, they have replaced the windows with aluminum exteriors and wood interiors. They plan to paint the brick, change the front door and the lighting beside the front door. HPC does not decide on colors, but will need to approve the lighting change. The levied fine may be \$250 per day beginning when the violation occurred. The Commission determined to set the fine at \$250, total. Schmitt moved for approval and Elliott seconded. The motion carried.

Miller suggested that HPC submit a short article each month to the City Newsletter, on topics from The Guideline Book, for instance: Shutters, Garages, Fences, etc. Renee Major said that City Council had approved a variance for a house planned on the lot at 11801 Woodland Rd. Revell will chair a committee to revise The Guideline Book with members Miller, Elliott, Chessler. A new topic for inclusion will be solar panels.

The meeting adjourned at 7:30.

Respectfully submitted by,
Susan Mitchell, Secretary