

Anchorage Historic Preservation Commission
Minutes from Regular Meeting
May 15, 2018

Chairman Bill Wetherton called the meeting to order at 6:00 pm. Commission members in attendance were Katie Greene, Doug Schmitt, Becky Miller, Bill Wilkinson and Greta Chessler; Peg Revell, Archives and Cindy Parrish, realtor advisor. Visitors included Lindsey Felton, Laura and Bill Holton, Moriah Ogilvie, Brent Jones, Cara Martin, Angela Kirkpatrick, Kathryn Hendon, Richard Edwards, Claudia Robertson and Michael Cadden.

The March minutes were read and approved as corrected: Ryan Sells, 905 Glenbrook Rd - the fence will be a four-board with a deer screen behind it.

Geron and Michael Cadden, 13201 Log Cabin Lane, requested approval for a new window and Hardie Board siding added to the gable. The new, second-story window on the second floor will provide egress. Chessler moved for approval. Miller seconded and the motion carried.

Adam Felton, 11906 Ridge Rd., requested approval for installation of a playset in the back yard. At the highest point, it will be 11' 7." The entire structure is 30' x 21'. Commission members and neighbors are pleased that the set is natural wood, but are concerned that there is so much visibility from all sides. Plantings need to be provided for privacy and perhaps scale down the size. Following discussion, a motion was made for approval by Schmitt with the requirement that the set is moved back toward the house further away from the property line and an evergreen screen is planted. It was also suggested that the set be scaled down in length and width. Chessler second and the motion carried.

Kara and Jack Martin, 11401 Owl Creek Lane, requested approval to demolish and rebuild the bridge at the entrance to their property. The original bridge is not wide enough for fire trucks to enter. The material will be real, thin-cut stone matching that on the house. Cedar used will also match the house. Chessler moved for approval and Wilkinson seconded. The motion carried.

Laura and Bill Holton, 12004 E. Osage Rd., shared information regarding demolition and new home construction for which they will make the formal presentation at the July meeting. In addition to rebuilding on the original footprint, the owners plan to expand the 1 ½ car garage to a 2 ½ car garage and to build a pool house and swimming pool immediately behind the house. On April 30, commission members visited the site small in groups. Fultz who was not present for the meeting suggested keeping the house and tearing off the shed lean-to. Commission members suggested that the winding drive which used to hide the house, stay in place. Backyard neighbor Kathryn Hendon asked if the house would have the same footprint. The owner said the width would remain the same, but the structure would be deeper. The Holtons were reminded to bring full design plans for the proposed new build, not just the foot print and site plan. An architect's rendered drawings would be extremely helpful. Miller said the Commission is concerned about the size and appropriateness to the street scape. Preservation of the scale, charm and legacy of the house is of great importance. The owners said the house will be 3,000 sq. ft.

Chairman Wetherton said he had spoken with Anchorage City Attorney John McGarvey and the Anchorage City Council on behalf of the members of HPC about their concern that the FAR regulations were far too generous for the home sizes that are being requested in Anchorage. McGarvey said that he will look into an over-lay so the city would have more authority to prevent building of huge houses. Commission members discussed the need for new Guidelines and said that outside professional help is needed, including zoning specialists.

A phone call was made to homeowners at 11906 Ridge Rd. telling them that if they will move the playset back closer to the house behind the tree line, there will be no need for plantings.

The meeting adjourned at 7:15 pm.

Respectfully submitted by
Susan Mitchell, secretary