

**Anchorage Historic Preservation Commission
Minutes from Regular Meeting
June 19, 2018**

Chairman Bill Wetherton called the meeting to order at 6 PM. Commission members in attendance were Doug Schmitt, Katie Greene, Becky Miller, Bill Wilkinson, Dan Fultz, Greta Chessler and Peg Revell, archives and Cindy Parrish, realtor advisor. Visitors were Ricardo Pavez, Tony Bayus, Kathy Brooks, Laura Linkous, David Linkous, Pam Kvasic, Chris Boone, David Contarino, Bill Ferriell, Barlow Brooks, Jennie Cottingham, Bob Murphy, Celia Marlove, Reverend Shelley Ryan, Debbie Doering, Matt Delehanty, Jack Martin, Rosanna Gabrielle, Ryan Burke, Laura Zachariah, Craig Scherman, Ann Ross, Maggi Donnell, Chris Compton, Donald Wilson, Fulton, David Doering, Rachael Rannefor, Hannah Brown, Jane Brown, Sam Brown.

The May 2018 Historic Preservation Commission meeting minutes were read and approved.

Old Business: Wetherton reported that the City Council will support the Commission effort to revise the guidelines by providing financial support for professional assistance in areas such as zoning.

New Business:

Kathy Brooks, 11107 Owl Creek Ln., requested approval for a fence at the entrance of the property and an extension of a side yard fence. The four-board fence will extend from an existing fence. It will be approximately 16' long and will sit 25' off the road. There will be a slight bend to curve along the existing drive with boxwood bushes planted in front. Schmitt confirmed that the neighboring property owners were in agreement. Miller moved for approval and Schmitt seconded. The motion carried.

Jane Brown, 11509 Owl Creek Lane, requested approval for new windows, doors and cupola on the garage. Wilkinson recused himself from the vote. Two street facing windows with upper sash divided into six panes and lower sash one pane will replace the current windows which are one over one. The new will be Eagle Anderson six over one. The steel garage door will change to a barn door style with two sets of four over four windows on each door. A PVC Cupolla with a copper roof with louvers on the upper portion and siding on the lower portion will be added. It will measure 36" x 36" x 48." Two new side doors will also be added to the garage. Greene moved for approval and with a second from Chessler the motion carried.

Pam Kvasik, 1603 Evergreen Rd., requested approval for a room addition and deck at the front entrance. The horseshoe shaped house, built in 1968, will have a popped-out addition in the center which will extend 4 1/2 feet beyond the existing walls. The exterior brick is sand cast and cannot be matched. The owner plans to use siding, and stone. Miller pointed out that three materials are usually too many for the exterior façade. Zoning requirements state that a covered porch when enclosed may extend only 18 inches. Schmidt said a survey needs to verify the property lines and that the design should have two materials and not three, suggesting the brick could be painted and that siding only could be used on the gable. Otherwise he felt the design was acceptable. Schmitt moved for approval requiring a plot plan clarified by zoning and with the condition the footprint of the addition is verified with current zoning requirements. Also, with the suggestion that the stone façade is eliminated and brick is used instead and painted: the gable be Hardyplank and painted the same color as the trim. Greene seconded and the motion carried.

St. Luke's Episcopal Church, 1206 Maple Ln., requested approval for additions to their fellowship hall and meeting rooms. Architect Tony Bayus first presented a request to screen electrical panels on the property with a Hardyplank cabinet having two sets of double doors for access. Miller moved for approval with a suggestion it be painted all one color, preferably that of tree trunks instead of the two colors shown. Fultz seconded and the motion carried. Commission members were complementary of the new design for the drop off area and the accessible new main entrance as it beautifully compliments and reflects the 19th century church. The connector roof will be slate. Bayus said reference to the old church will be reflected by use of stone on the base, by the windows creating rhythm and pattern, and the large gables over the windows. His design is a deliberately simple rectangle shape intersecting the vaulted ceiling of Board Hall. The fellowship hall will stand apart and not look like the existing structures. Fultz said the new structure should be set back from the original hall and the windows should be punch windows. Miller questioned the size of the structure and whether the space would be utilized. Schmitt said the top design priority should be to preserve the character of this church in Anchorage and that the design is not appropriate nor sensitive to the church. The exterior envelope can easily be altered to better bring in the existing church and look more sympathetic. Fultz said, "THE ADDITION DOES NOT HAVE TO LOOK AS THOUGH IT HAS ALWAYS BEEN THERE, BUT IT NEEDS TO LOOK LIKE IT BELONGS THERE." Cues may also come from scale and material and the roof line should be broken up. Acknowledging all stone would be too expensive, he said the new design is too contemporary for this National Register church. He suggested stone with chiseled face on the base. He asked what material will be used for the roof and was told it will be an asphalt shingle with a "slate look" in color and style. Greene complemented the entrance and the plaza and connector, stating they are perfect and well done. However, she feels the new building will be too massive in scale especially for this highly visible neighborhood church. Wilkinson said that the planned building is equal in size to the two existing buildings with high pitched roofs and pointed out that the true appearance of its large mass is not shown in the proposal. Chessler said the addition should take cues from the charming Dudley House which is a jewel box. Fultz said the big box needs to be broken down in some way to make the mass more compatible. Miller says she can accept the fact the church needs space to grow its membership, but that the massive size may not be needed. Comments from neighbors followed. Mr. Linkous said the current driveway is 3 feet from his property line and this proposed retail looking box will now be the view directly from his backyard. He questioned whether a 300-membership church needs such a large structure. He said the plans have been in the making for 1-1/2 years by the church and yet the neighbors were never contacted. Doering whose 1890s farm house nearby has been sympathetically renovated feels that this new proposed building meets none of the historic commission guideline requirements of relationship to site, scale, mass, form, materials, height and width, design, and diversity. Schmitt moved to postpone the vote and requested a new design be forthcoming using tenants in the guidelines. Fultz seconded and the motion carried.

Respectfully submitted, Susan Mitchell, secretary