

Anchorage Historic Preservation Commission
Regular Meeting
June 16, 2020

Voting Commission members attending: Katie Greene, Greta Chessler, Clyde Ensor, Bill Fowler, Bill Wilkinson, Doug Schmitt

Non-voting members present: Bill Wetherton, Chairman, Mary Easterling, recording secretary
Commission members not in attendance: Dan Fultz

Visitors: Angie Chick, Renee Major, Ann Ross, Todd Tamburino, Andy Arnold, Neil Patil, Eric McKechnie, Hannah Brown, Jay Foley, Tosha Yunker, and Jamie Hendon.

The meeting was called to order at 6:01 p.m. by Bill Wetherton.

The minutes from February 18, 2020 were read and Chessler made a motion to approve and Greene seconded. The minutes were approved as read.

Old Business:

Wetherton reported that neighbor notifications for Lakshmi Farm's proposed barn conversion project are required for adjacent property owners of all three lots that comprise Lakshmi Farm. A public Historic Preservation Meeting to allow for notifications and hear this presentation is being planned for some time in the next two to three weeks. Currently there is a stop work order in place until the new plans can be approved and the neighbors are notified. Since the plans changed from our first approval, HPC will need to vote on the new plans. New drawings should be submitted since the size of the project has changed.

The Commission reviewed a summary of Certificates of Appropriateness, which were approved under the Anchorage Emergency Executive Order issued during Covid-19 pandemic.

A Certificate of Appropriateness request from the Burke/Gabriele family for a fence around the pool was submitted for a different style fence than what is usually approved. The fence is wood frame with square metal mesh inside the frame. Ensor asks if it can be seen from street? The committee doubts you can see from the street. The fence looks nice and appears to "go away" said Schmitt. The Commission unanimously agreed to pass the fence once the family shows the fence will meet building codes for pools.

New Business:

Ron and Ann Ross, 13000 N. Osage Road

The proposed, detached 3-car garage addition will resemble the existing 2-car garage. Chessler asked if it can be seen from the road? Ann states it cannot be seen from the road. The application is very thorough and complete. Fowler confirmed there will be SDL windows. He stated the plan is very nice and he liked the small second floor. Wilkinson moved for approval. Greta seconded. The plan is unanimously approved as presented.

Todd and Jennifer Tamburino, 12306 Holly Ln

Todd Tamburino requested approval for a covered, open-air porch to replace the small uncovered front porch. They are asking for a front porch since they do not have much of a back yard. Existing porch extends over the BLL. The Historic Preservation Commission (HPC) must approve plans before Louisville will approve removing the BLL line. Schmitt liked the plans. The minor plat will require new survey with all this documentation. HPC noted this will have to go through Anchorage zoning before it goes to

Louisville. The Commission advised the owner to get approvals with Anchorage before sending to Louisville zoning. Fowler made a motion to approve and Schmitt seconded. The motion was approved unanimously as presented.

Andrew Arnold 12311 Owl Court

The Arnolds would like to add solar panels to the west side of the roof of their home to increase energy efficiency. He stated the panels cannot be seen from front of house but you could see one section from side of the house. Wilkinson asked how high the panels stick up? Arnold stated 6" from the roof. Greene asked him to walk though the way he made his choice. Arnold stated Tesla makes a solar shingle, but they are expensive. There is a 10-year break even on the proposed panel system. Unless using solar shingles, the look of all the other solar panel options is very similar. The panels on the two roof surfaces would generate half of his monthly electricity expenses. Wilkinson believes the panels would be visible from the street. The current Historic Preservation guidebook does not have guidelines for solar panels. Mr. Arnold will replace the existing roof with dark shingles so the panels will blend in. Schmitt asked if the owners did a solar study? The Arnolds did not do a study. Ensor said it is very wooded behind the house, which blocks neighbors' views. The Arnolds could do south-facing panels on the ground instead of SW facing roof panels. Applicant could do a smaller grouping of panels on the ground if they are truly South facing, and could landscape around them to mask from the neighbors. The solar panels are not esthetically pleasing at this point and Schmitt feels the lesser of two evils would be to have the panels on the ground. Katie Greene said it is a little early to say yes to this plan since the Commission has not had solar panels presented before. Schmitt proposed seeing analysis on a ground-based array, and adding more information about what the finished product will look like as proposed. A picture of black panels on a black roof would be helpful or a site visit to a house in Anchorage that already has the panels was suggested by Greene. Wilkinson would vote for this if panels were the same color and flush to the roof. Schmitt motioned for more research on ground system that is potentially more efficient and cannot be seen from the street. He motioned for a 30-day postponement for more research, information and discussion. Chessler seconded. HPC suggested a site visit, ground feasibility study, and good example photos would be helpful when presenting plans and information next month. Schmitt stated that for future solar panel discussions, HPC should consider whether panels can be seen from street and how they impact the integrity of the house.

Clyde and Julie Ensor, 2300 Homewood Drive

The owners request approval for a new in-ground pool, mesh wire on existing fencing, and pool equipment. The pool and the equipment cannot be seen from the street. The fence is an existing board fence with wire metal mesh attached to the back side. Equipment will be covered with shrubs and fence. Wilkinson moved for approval with a completed survey, Fowler seconded. The motion passed unanimously. Schmitt said the Committee needs to stick to the HPC checklist and if survey is not included, an approval cannot be given. All incomplete applications should be denied.

Jane Brown, 1201 Maple Lane

Mrs. Brown would like to add a window on side of the gable on the detached garage to bring more light to the upstairs room. Schmitt motioned for approval of window, Chessler seconded. Motion passed unanimously.

Neil and Hilary Patil, 1504 Cold Spring Road

The Patil family would like to construct a three-car garage addition, a second-story bonus room, and to relocate the driveway to come off Hazelwood. Schmitt asked how tall is the structure? Contractor Eric McKechnie said the garage should be the same height as the home. Wilkinson asked what do the garage

doors look like and why are they so wide? He stated a standard door is 9' x 8' instead of what is proposed. McKechnie said the doors will be wood-like doors. They are metal, but will look like wood. The owners would consider changing the doors to be the standard 9' x 8' doors. Schmitt asked why is the vertical scale is so tall, and said it needs to be brought down to scale down. Dormers can use clipped ceilings and drop the roof line three to four feet. He feels the Patils need to break the scale of the garage down. The plans need more work to get scale correct. He also feels the architecture of the garage does not match the style of the home. The pitch and gables of the garage do not match the house. René Major asked about the bathroom in the upstairs. Patil stated it is not going to be used as living area just playroom. Schmitt motioned to see changes suggested to scale, including showing overall heights, and re-submit next month. He would like to see new drawings resubmitted based on comments to switch roof from gable to hip. Patil neighbor, Jamie Hendon is concerned about the new driveway. This is a zoning issue and is not in the purview of HPC. Zoning prefers matched driveways across from one another. Commission members asked if the original driveway could extend around house to new garage? This is out of HPC's jurisdiction at this point. Schmitt motioned to postpone voting and bring design revisions to next month's meeting. Greene seconded. The motion to postpone for one month passed unanimously. Greene suggested looking at different driveway ideas from Cold Spring due to neighbors' concerns and traffic.

Amy Abel, 2301 Homewood Dr

The Abels propose a first-floor master addition. The addition will match existing style of the house. Bill Able stated they have five acres so the addition is far from their neighbors. Schmitt stated we need complete drawings. Hand drawn elevations were submitted, which differed from original architectural plans submitted. Wilkinson and Fowler stated we do not have the complete plans, they are different than the drawing submitted. Need to re-submit next month. Concerns about making decisions on a case by case basis by sub-committees were expressed by Commission members, as was the need to make more uniform decisions. Green motioned that Abels come back next month with a complete application, Greta seconded and the motion passed unanimously.

John Schnatter, represented by Jay Foley, 11701 Valley View Road

The application submitted is for the demolition of an existing house, with no plans for building a new home. The current structure has been vacant for many years and has mold and structural issues. There are currently no plans for use of the property, other than to keep it as green space. Chessler motioned to approve as submitted and hoped it remains green space. Ensor seconded and motion passed with Schmitt's abstention.

Wilkinson asked René to show Patil drawing of garage to spin 90 degrees. Patil can call Bill Wilkinson with questions.

Fowler made a motion to adjourn, Wilkinson seconded. The meeting was adjourned at 8:05 p.m.

Respectfully submitted by Mary Easterling