

**Historic Preservation Commission  
Regular Meeting, June 21, 2022  
Anchorage City Hall**

Historic Preservation Commissions members present: Clyde Ensor, Katie Greene, Bill Wilkinson, Bill Fowler, and Dan Grimm.

Absent: Doug Schmitt

Non-voting Members Present: Bill Wetherton, Chairman, Katherine Trentham, Secretary Pro-Tem.

Visitors Present: Angela Kirkpatrick; Karen and Steve Hall; Doug Johnson; Tom, Frank, Meg, and Chad Smedley; Rosalind Streeter; Laura Popovich; Susan and Chris Johns; Kent Hall; Brian Parker; Josh Young; Mary Downs; and Cece Hagan.

The meeting was called to order at 6:03 p.m. The June 2022 minutes were read. Ensor motioned to approve the minutes as presented, and Fowler seconded. The minutes were approved unanimously.

Chad and Margaret Smedley  
11405 Owl Creek Lane

Laura Popovich presented the plan for the Smedley's addition. Greene noted that the dormer height will be even with the roof. Popovich noted the dormer will match existing, the roof is a standing-seam metal roof, columns are hardy clad, smooth 8" x 8", replacing the four existing with two more substantial pillars. Grimm suggested that the porch columns be trimmed out with a base and a cap and that the beam is delineated from the eave (like the existing). The chimney will be kept. The plans were discussed. Greene noted that the flatness of the drawings made them hard to read. Fowler made a motion to approve as submitted, with a notation that the soffit and cornice match existing, that the columns get the proper trim added (caps, base), that two additional columns 8" x 8" (total of 4) be added on the front, and the Chippendale pattern railing between the two inner columns, revert to the straight spindles on outside and inside, and the windows will match the design and styling of existing ones. Wilkinson seconded. Grimm, Fowler, Wilkinson, and Ensor voted in favor of the motion; Greene opposed. The motion passed.

Steve and Karen Hall  
1515 Cold Spring Road

Steve Hall presented the updated plans, and they were reviewed. Greene had a few questions: style of columns will match the back of the house. (Columns are straight, 14 and 10 inches, respectively); It was noted that all existing porch beams to be 'wrapped' with simulated wood trim boards, painted for a 'finished' appearance. Porch eaves must be delineated from porch beams below the eave. It is understood that the standing seam metal roof should be a "flat pan" roof (not ribbed) and not an exposed fastener system. The pedestals (where shown) will be clad in stone to match the house with cast stone caps. Greene made a motion to approve as submitted, Grimm seconded. The motion passed unanimously.

Chris and Susan Johns  
11106 Ridge Road

The Johns have eliminated the breezeway/walkway from their previous plans. Wilkinson motioned to approve the plans without the covered walkway, and Fowler seconded. The motion carried unanimously.

Epiphany Catholic Church  
914 Old Harrods Creek Rd.

Representatives from Epiphany presented the plan to replace 57 original windows and 40 French doors at Epiphany House (c. 1915-16). They have chosen materials with a maintenance-free exterior. The windows will have simulated divided light, complete replacement with a wrap to match the current exterior and match the existing interior. Like for like styles for all, custom made to fit all windows and French doors. Anderson Fibrex is the material that looks more like wood, a compound of 40% wood, 60% fiber resin, installed with screws and flashing tape, weight pockets are insulated with foam. Greene motioned to approve as submitted, and Wilkinson seconded. Discussion followed. The motion passed unanimously.

Bill and Moriah Holton  
1700 Cold Spring Road

Angela Kirkpatrick representing the homeowners presented the proposed hardscape plan and wall which consists of a stone landscape wall, mostly 24 inches tall with a sealer to make it look aged until it ages. The wall height increases as needed to accommodate for grading and increases around the parking area as well. At the curb it is 30", steps up to 3' then to 3'6" in the parking area to help shield the parking area a bit. Greene shared a concern that there are not many stone walls in Anchorage, and that the wall feels different than the houses around it. It doesn't feel like it matches the neighborhood. Wilkinson shared that he sees it as a layer between the street and the house. Greene shared that she would agree if it was closer to the house. Fowler asked the purpose this wall would serve, and the owners have two small dogs and the wall will contain them. Grimm questioned the modular stone of 6", but they are varied lengths with weeping mortar. The wall is single width at 18", and the edges will be rounded off a bit. Greene shared some input about the yard and encouraged creating a casual, curated look with the landscaping and tree placement. A four-board fence will run along the southern property line adjacent to Yunker's property. A cedar fence will surround the utility area. Wilkinson made a motion to approve as written, Grimm seconded. Approved with Greene abstaining.

Brian Parker  
805 Glenbrook Rd:

Brian shared samples of the siding he would like to use. Crane board is an insulated vinyl – more resistant to animal and termite issues. Wilkinson noted he would rather see it in Hardie board rather than the Crane board. Discussion followed. Grimm noted existing soffits/fascia gets wrapped, windows and brick stay the same. Wetheron reviewed the existing guideline for manufactured (non-wood) products. Ensor moved to approve the motion with Wilkinson's recommendation that all cornice and soffits will be wood or simulated wood that needs to be painted (no vinyl or aluminum wrapping). The motion carried with Ensor, Fowler, and Grimm voting in favor of the motion, and Greene and Wilkinson abstaining.

New Guidelines – Rosalind Streeter

Rosalind used the existing guidelines and the preliminary rough drafts to start a draft of the new guidelines, including updated guidelines regarding repairing and replacing, etc. She will add a discussion regarding authenticity as well as the character and the setting of the community to the introduction. Grimm noted the need to address contributing and non-contributing structures to the historic district. Greene noted the challenges inherent this process. Rosalind suggested a survey of all the structures in the district to identify contributing and noncontributing structures. Greene suggested this discussion be tabled for a later discussion. Greene also noted that precedent does not always apply and should not be relied upon. The guidelines need to clarify acceptable and unacceptable drawings to be shared at Commission meetings. The guidelines should have images of acceptable drawings (if proper materials are not presented, the item will not be approved), and the online version should have a clickable table of contents. Greene suggested the guidelines be put in a binder and a copy be available at each meeting for reference. Members were encouraged to email Rosalind with ideas which will be discussed at future meetings.

Fowler moved to adjourn. Wilkinson seconded, and the meeting was adjourned at 7:50 p.m.