

**Anchorage Historic Preservation Commission
Minutes from Regular Meeting
August 21, 2018**

Chairman Bill Wetherton called a meeting to order at 6:00 p.m. Commission members in attendance were Doug Schmitt, Katie Greene, Becky Miller, Bill Wilkinson, Dan Fultz and Greta Chessler. Peg Revell from Archives. Visitors included Alice Crutcher, Laura Popovich, Jim Williams, John Bateman, Gil Stein, Jacob Yunker, Jane Brown, Laura Linkous, Clay Berkeley, Ann Ross, Patti Edwards, Jamie Hendon, Susan and Chad Collier, Debbie Doering, Ward Deters, Alice Deters and John McGarvey, city attorney.

Commission member Becky Miller shared with the audience short bios of the commission members and also read a few paragraphs from the guidebook emphasizing the importance of “site, neighborhood, community; compatibility in size and material; setting, scale, mass, form, and material.”

Jeff Jorgensen, 11418 Owl Creek Ln., requested approval for new home construction at the previous month’s meeting. At that time three committee members – Dan Fultz, Bill Wilkinson and Doug Schmitt- agreed to meet with the architect. Schmitt said the roof line was adjusted to a better scale and the number of materials to be used simplified. Drainage issues lie with the city. The committee approved the plans.

Cherie Williams, 11904 Woodland Rd., requested approval for replacement windows for the 1940 home. The owner, Jim Williams said that the original windows are in excellent shape but that he desires new features and to get rid of the storm windows. Twenty-eight windows will be replaced with Anderson wood clad, STL windows. Schmitt explained that old-growth wood from the original windows was the most desirable and that any new product used will not last. A full replacement window would look the best but second-best is the partial replacement. The glass size will be reduced which affects the appearance of the windows from the street. Fultz said it is a beautiful house on the site with perfect windows. Schmitt move for approval; Chessler seconded the motion. Fultz voted no, the motion carried.

Joe Bateman, 1407 Glenbrook Rd., requested approval for a new fence on the property. The four-board horse fence will keep the dogs in the yard and later surround a swimming pool. About 20-30 feet will show from the road to the right of the house. Miller moved for approval. With a second from Wilkinson the motion carried.

Tosha and Jacob Yunker, 12103 Hazelwood Rd., requested approval for renovation and addition. The plans presented last month were denied and the owners were asked to redesign. One of the main concerns was a large tower on the facade which has been removed from the plan. However, Fultz said nothing in the revised plans showed reference to the existing home, an original Cape Cod. Chessler felt that the two-story turret tower and huge block-shaped addition dwarfs the existing home and still has no architectural detail. Greene said the turret is not a nod to the original Cape Cod and suggested combining some of the elements seen in the home. Schmitt said that the mass of the addition and some of the roof issues are the main concern. There are two elements with different scales and the challenge is to reduce the scale but not the footprint. In the rear the roofline is overpowering and needs to be re-articulated, changing the scale of the roof lines. Designer Popovich said she would prefer to hide the area with landscape and not spend money where it doesn’t benefit the owner. Schmitt said there are tricks to improve the roof line and bring down the scale of the side elevation. Popovich said she is keeping the large magnolia and that the garage and turret were to the side where the scale doesn’t show. She will attempt to reduce the mass on the left side and asked if the front was acceptable. Greene

does not think the turret belongs. Wilkinson commented that he had renovated the house across the street and was able to keep the same front elevation and the side porch and still double the house in size with an appropriate design. Schmitt reiterated the need for reducing the scale of the turret, adding detail to the back and improving the roofline. The Hendons, neighbors on the left, questioned the listed square footage for the addition and said they felt the scale was overwhelming, especially the four-bay garage. This block of Hazelwood is exceptionally lovely with generous set-backs, spacious yards and appropriately sized homes. Another neighbor, Ward Deter, said the massive addition doesn't fit in and worries that Anchorage is losing its character and attractiveness. The home is lovely now and he hopes the owners will go back to the drawing board. It was decided that a special meeting will be called at 5:00 p.m., September 10, to review revised plans.

Chairman Wetherton reported that HPC will request from the Anchorage City Council funding from \$13,000 to \$17,000 to provide professional specialists in the field to guide us in updating the Guidelines. City Attorney John McGarvey suggested alternatives to a blanket reduction of the FAR, possibly a street by street calculation that could more appropriately address the issues. Schmitt said it is extremely important to add graphic representations to the guidelines. The meeting adjourned at 8:00 p.m.

Respectfully submitted by,
Susan Mitchell, secretary