

**Anchorage Historic Preservation Commission  
Regular Meeting  
August, 18, 2020**

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

Non-voting Commission members attending: Bill Wetherton, Chairman, Mary Easterling, Recording Secretary.

Voting Commission members not in attendance: Dan Fultz, Clyde Ensor.

Visitors present: Tara Reck, Christian Barrett, Katie Mello, Eric and Elizabeth Taylor, Beverly Baker, Maggie Woods, Dan Kloenne, Steve Kaebnick, Matt Akridge, Jenny Akridge, Ron Gibson.

Bill Wetherton called the meeting to order at 6:02 p.m. The July minutes were read by Mary Easterling. Greene motioned to approve the minutes as read, Chessler seconded. The minutes were approved unanimously.

Wetherton stated the Historic Preservation (HPC) guidelines need to be updated. CRA was the firm identified to do the guidelines. The CRA representative resigned and no one was on staff at CRA to do the guidelines. Wetherton met with members of City Council to discuss status of the guidelines. Dan Fultz was proposed to do plans in two phases. Wetherton presented to City Council at their August meeting, and they agreed to hire Dan to start phase one - revise existing guidelines and make overall a more general set of guidelines. After phase one is completed, the City would contract phase two of the process which will be to develop source information and recommendations of size and scale and color. HPC agreed with City Council's recommendation that Dan would be a great person to begin phase one of the job.

HPC finds people aren't completing checklist as required. HPC will get a lot more stringent if the checklist isn't complete. We can ask for people to come back if applications aren't complete. The checklist is due now 7 days before meeting. Angie isn't always able to go through the checklists to make sure they are complete so it is up to the person filing the forms to ensure they are complete.

Kim Carpenter and Ryan Rodesky  
801 Glenbrook Road

Four board equestrian fence around home and add wire to existing four-board fence in some areas. This fence will match the fence already around parts of the property. Fence was approved outside of a regular meeting as submitted by Bill Wetherton.

Anchorage Presbyterian Church  
11403 Park Road

Tara Reck stated the Church would like to create a memorial garden in the grassy area beyond their parking lot where the old play area was located. It will be a circular walkway of pavers around a granite cross. The area will be landscaped with trees and boulders. There will be no retaining wall as seen in the picture and you cannot see it from the street. A letter of support was sent from Jay Foley with Evergreen Realty, the closest neighbor to the project. Schmitt motions to approve as presented, Chessler seconded. Motion approved as presented.

David and Linda Contarino  
11705 Owl Creek Lane

The 120-year-old original clay barrel roof tiles need to be replaced. The Contarino's suggest replacing the clay tiles with a metal "tile" roof. Extreme Roofing suggests a metal roofing system from New Zealand. They don't think they can remove the old clay tiles to fix the underroof without breaking at least 20% of the old tiles. It is hard to find the old tiles to replace the broken or damaged tiles. This new roof will change the existing roof profile. Wilkinson suggests a new ceramic tile that is longer but is still ceramic. Schmitt doesn't like the look of the proposed roof and says not appropriate for a home on the national register like this house. These subtle details make the house special. Schmitt suggests you need to be a good steward to the house and not change the character of the house. This house is special and the proper thing to do is put an historic roof back on the home. There are new products out there that you can replace the roof with "like, kind". Linda Contarino agrees about replacing with a "like" roof. Wilkinson says we aren't in favor of the proposed roof. Fowler says you can sell the old tiles. Debbie and David Doering, 11700 Owl Creek Lane, sent an email stating their concern for the new material. They do not think it will sufficiently resemble the original roof. Greene motions to use the actual clay tile, even if it's longer, you can go ahead with the roof. Fowler seconds. Motion carries.

William and Shannon Barrett  
1100 Ridge Road

New construction of 14x20 shed (completed in 2019) in rear of property to store garden equipment. The shed was constructed to house chickens but he realized you can't have chickens within 75 feet of property line. So, the shed will be used as a garden/tool shed. The shed is already built even though is isn't allowed to be that close to property line. Melissa Horsell, a neighbor, sent an email in support of the shed. Schmitt motions to approve, Wilkinson seconds and shed is approved as presented.

Eric and Elizabeth Taylor  
1404 Walnut Lane

Renovation and addition to back of home. The Taylors would like to remove the current addition on the back of the house and re-build to be more a historically accurate two-story addition. They will add 185 sq. ft. of basement, a second story to the new addition and cover existing side porch. The one-story addition on the back wasn't period correct and didn't serve the history of the colonial revival house. Want to make the back of the house look like the front and make it symmetrical and two story. Tear down the one-story addition and make it two story. Materials will be exactly like the historic home. They will leave the new brick foundation but all other materials will be the same. The new addition will have a roof slope that will match the existing home. This addition will not be seen from the road. They consider themselves stewards of the home and see it as an honor to make the home more historically compliant. Motion to approve as presented by Fowler and a second by Greene. Motion passes unanimously.

Katie Mello  
1405 Walnut Lane

Demolish shed and basketball goal and replace with Tuff shed. You can't even open door to the old shed and her builder told her there are no guarantees they can fix the shed. She would like to add new pre-fab Tuff shed that you can see from the road. Greene stated that the renovation

to the house looks so nice and the addition of another material will be distracting. Mello says she will paint house. Wilkinson says he would rather not see it from the street. She says she can't move it much because of deck and pond. Wilkinson states it must be 15 feet from the property line. Chessler asked if she considered building back a shed back like the one she is losing? Mello said yes, but it is two times the price to rebuild. Greene states the site plans must be wrong and that makes it hard to approve. The addition of a shed that doesn't match the house is problematic. Mello doesn't think she can move to another spot on the property because there doesn't seem to be an appropriate location. Schmitt says a shed is there now and is replacing basically in the same spot. He doesn't have a problem with it being seen from the road, but would like her to construct a shed more in keeping with the home. If it tied in with the house more, we would be more inclined to approve. What about turning to face the yard and have the side face the driveway and obscure the building? You can customize the Tuff shed and add windows. Wilkinson doesn't like the shed and won't approve the Tuff shed to replace the old garage. The survey is wrong and doesn't show where the building actually is. Greene doesn't think we will approve. Greene makes a motion to remove current shed and basketball goal. Chessler seconds. Motion to remove shed and basketball goal passes unanimously. Greene stated Tuff shed needs to be heavily customized or a custom build. Next time please bring a site map that is accurate.

Maggie Woods  
11703 little Lane

Maggie would like to demolish the old deck and run new deck across the back of the house 3' off the ground and step down to a patio surrounded by a stone wall, and then open into the yard. She will use a stone retaining wall 30" tall. What you can see from the street will be stone. Greene motions to approve as presented, Wilkinson seconds. Motions passes unanimously.

Jean Wells and Todd Skaggs  
11817 Springhill Gardens Dr

Brian Elder, from Brian Elder Construction, spoke about adding a 20 x 25-foot new master closet addition to the right side of the home. The addition will be stone and will match the stone used on the rest of the house. The addition is not seen from the street due to the berm and trees. Schmitt says do a shuttered window instead of recessed stone like the plan. Don't add the small windows on the sides, just do the fake shuttered windows. Schmitt motions for approval if the windows at the front of the house are shuttered and they don't use the use the small windows seen on the plan. Wilkinson seconds and motion carries unanimously.

Steve and Stephanie Kaebnick  
902 Bellewood Road

The Kaebnicks would like to replace the broken front walk caused by their renovations. They would replace the current steps and walkway with blue stone and a brick or granite border. Chessler motions to approve as presented, Wilkinson seconds. Motion carries unanimously.

Matt and Jennifer Akridge  
1407 Walnut Lane

Ron Gibson, contractor for the homeowner, presented plans for a 16' x 40' addition to back of house and a covered porch not attached to the house. They will tear down the existing room and incorporate it into the new addition. The project is not visible from the street. The new addition will be siding. Schmitt feels like we need drawings showing how the addition relates to

the existing home. The windows should have divisions to match if it can be seen from the road. HPC feels like we will need a completed site plan by licensed individual for HPC to approve the addition across the back of the home and the free-standing covered porch. Schmitt states HPC requires a survey for an addition. Motion to resubmit application with a survey. Greene says we will need material and window samples, etc. How did this get passed by the City Zoning Officer? The City Zoning Officer needs to catch these types of issues and not let them come to us without complete forms. Come back with a completed plan to the next meeting. Schmitt moved to reject the application and asks Gibson to come back with a completed application next month. Chessler seconded. Motion passes.

Meeting adjourns at 7:57pm