

Minutes from Regular Meeting
September 18, 2007

In the absence of Chairman Bill Wetherton, Commission member Becky Miller brought the meeting to order at 6:00 P.M. Members in attendance were Dan Fultz, Bill Wilkinson, B.J. Elliott, Mac Caldwell, Clyde Ensor, Tony Bayus and advisors Peg Revell and Mildred Ewen. Visitors attending were Keith Morley, Richard Kovats, Brooks Pinney, Judy George, Jay Foley, Heath O'Leary, Page Ochs, Pauline Horner, Mike Brewer, Rick and Priscilla Hill, Laura Linkous, Anne Durham, Debbie Doering, Alice McKinley, Don Johnson and Stefi Chilton.

B.J Elliott read a letter written by Bill Wetherton outlining meeting procedure. He stressed that each applicant will present his entire plan before comments are made. Commission members will have the first opportunity for questions/comments followed by members of the audience. Speakers are not to be interrupted.

Miscellaneous Business: 11507 Owl Creek Lane - request for demolition of a tree house and replacement of a four-board and chain link fence (neither visible from the road). Becky Miller and Tony Bayus visited the site and recommended both were appropriate. Miller suggested that the owner donate the tree house. A request was made for an extension of an approval made one year ago for 1200 E. Osage Rd. Conditions remain the same. Tony Bayus moved for approval followed by a second from Dan Fultz. The motion carried.

Randy Boehme, 11602 Owl Creek Lane, requested approval of new house plans. Builder Heath O'Leary said the house, not visible from the road, will be similar in style to Hillcrest. Materials used for the 4,390 sq .ft. home will be Hardy Plank simulated cedar shakes, aluminum clad windows, wood columns and shutters, dimensional roof shingles, stone veneer on the base and copper roofing and gutters where needed. Tony Bayus questioned the section shown on the plan without guttering. The builder said he will use a "perimeter drainage system." Mac Caldwell moved for approval. Bill Wilkinson seconded and all approved.

Brooks Pinney, representing St. Luke's Episcopal Church, 1206 Maple Lane, requested approval for a sign at the Owl Creek Lane entrance. The redwood sign will mark the Marmion Counseling Center. Alice McKinley said that RE zoning does not allow signs, but that churches are exempt. The City requests the sign be as small as possible. Selecting from three style options, the majority of commission members preferred a single post as the base for the 24X36 inch sign. Several neighbors of the church questioned the need for the sign. Metro ordinance allows the church only one sign, but the city council has granted a variance for the secondary entrance. Tony Bayus said that the architectural appearance of the sign is the only jurisdiction of HPC. B.J. Elliott moved for approval for a 2ft X 3 ft sign on one pole, if it meets all the requirements of the City and that a smaller sign be erected if possible. Bill Wilkinson seconded. The motion carried with four members in favor and two opposed. Mac Caldwell and Dan

Fultz felt there are too many outstanding issues. Tony Bayus suggested the church ask John McGarvey if the variance process was proper.

Kovats Construction requested a revision of previously approved renovation plans for 11701 Hazelwood Rd. Mr. Kovats would like to decrease the arches along the breezeway from three to two to allow more privacy and to eliminate the chimney as a zero clearance fireplace will be used. Bill Wilkinson said that the exhaust pipe will show. His motion required that the fireplace vents are located on the back of the roof and are not visible above the ridge. B.J. Elliott seconded and all concurred.

Sherry and Kirk Stallings, 12331 Forest School Lane, requested approval of new home plans. Contractor Don Johnson said that the 4,800 sq. ft. house façade will be Coronado stone, Hardy Plank siding, copper gutters and copper on part of the roof. The stone will vary in shape and color from other stone houses on the street. The two bordering houses which are planned will be shake and brick. Tony Bayus said that the windows on the left stone gable seem too small compared to the others and suggested that they be about six inches taller. Mildred Ewen said that the bell tower is inappropriate in its non-functional location. Tony Bayus moved for approval as submitted with the requirement that the trio of windows on the left be increased in height to obtain a larger vertical dimension than the window above and with a recommendation that the cupola on the roof be omitted or re-located for use.

Jay Foley, Evergreen Real Estate, requested approval for a new sign for Serenity at 11411 Evergreen Rd. The sand blasted redwood sign with steel post and decorative vines meets CN zoning sign ordinance requirements. The top of the sign will be five feet from the ground with a width of 3 ft, 4 inches. Two 2 ½ ft X 5 inch signs will hang below. Jay Foley said that this is the only free standing sign to be used and that all other buildings will have attached signs. Mac Caldwell moved for approval, Bill Wilkinson seconded. The motion carried.

Jay Foley, Evergreen Real Estate, requested approval for a restaurant at 1500 Evergreen Rd. Architect Dan Fultz recused himself from voting. He explained the changes made from the plan that was presented last month. The roof line was dropped five feet, a section toward the bank was removed, the gross size was reduced 6-7% by thinning the walls from 20 to 14 inches, the porte-cochere was brought into more of a pavilion to reduce scale, and the tower was shortened 6-7 ft. Mildred Ewen said that the style, although beautiful, does not fit into the built environment and that the dominant building should not be the most prominent in town. It does not fit with the streetscape. Dan Fultz explained that the stone and slate materials of the eclectic style are consistent with Anchorage and that the mass anchors the buildings up the hill. Becky Miller asked if the building could be moved back. Jay Foley said that would require moving the steam. Tony Bayus said that the rural fabric of the other buildings on Evergreen should align with the new building and that the corner building should not impose. Three feet closer is too close. Dan Fultz said that it is closer to the curb due to the creek, but that it is aligned with the country store. Resident Stefi Chilton said that the new plan is too urban, pompous, for the middle of the historic town of Anchorage. Hobbs would have built

something simpler, more classic. Mac Caldwell said the structure is too intimidating. Dan Fultz said that the corner has presence and needs a strong anchor to handle the buildings above. Peg Revell observed that historic downtown is gone with the moving of the Interurban and that this new design is an improvement from the first presentation. Clyde Ensor said that the building will look better than the drawings. Mac Caldwell suggested continued work on the design to make it as good as the buildings on the hill. Tony Bayus said that he would like to see more subtle architecture for this visually strong corner. The plan doesn't feel inviting, just imposing. Too much roof will be in view from up the hill. He suggested lessening the slope by changing the roof from 8-12 to 6-12 with the eyebrows 4-12. He would like to see stucco or shake used on the gables for relief and more windows for a friendlier look. He asked if the porte-cochere could be omitted or reduced to lessen roof mass. Several residents expressed both like and dislike of the plan and its stone façade. Bill Wilkinson likes the roof and porte-cochere. He made a motion for approval with the recommendation to change the gables to cedar shakes. Clyde Ensor seconded. Three votes for approval, three oppose. It was decided that a Special Meeting would be scheduled for Tuesday, Sept. 25 at 6:00 P.M.

The meeting adjourned at 9:30 pm

Respectfully submitted,
Susan Mitchell, secretary