

Anchorage Historic Preservation Commission Minutes Regular Meeting October 15, 2018

Chairman Bill Wetherton called the meeting to order at 6 PM. Commission members in attendance were Clyde Ensor, Katie Greene, Becky Miller, Bill Wilkinson, Dan Fultz, Greta Chessler, Doug Schmitt, and realtor advisor Cindy Parrish. Visitors included Melody Masoud, Julie Murphy, Bill and Moriah Holton, Brent Jones, Katherine Hendon, Laura Popovich, John McGarvey and Tommy Hewitt.

The September minutes were read and approved.

Jon Bateman, 1407 Glenbrook Rd., presented plans for a playground set. Miller moved for approval; Wilkinson seconded. The motion carried.

Moriah and William Holden, 1700 Cold Spring Rd., requested approval for demolition of existing structures and construction of a new home and garage. Current zoning will require a new home to face the short side of the property so it will face Osage Rd. The house will pivot around and have the same footprint. There will be a breezeway and corbel salvaged brick and Hardie board materials. The garage will be replaced with a two-car garage, the siding to match the house. The plan shows a one-story home basically a replica of the existing. It is the smallest house on the block and it is gaining square footage only by closing in areas. It is currently full of rodents and animals, demolition by neglect. The owner said the house is a health and life hazard and that he has been turned down by insurance companies. Fultz said that having this side elevation face Cold Spring creates a problem as there are no showing eaves; all four sides are a design issue. The windows are inconsistent, some higher than others, different scales. Fultz said the computer drawings are always difficult to envision. The owner says he intends to measure everything and replace as closest possible although the front porch will be changed in size. Chessler and Fultz said this is a great opportunity to improve upon the design. Wilkinson suggested more detail and said that some of the design is out of scale. Schmitt pointed out that there is one cottage style window in the main gable but all other windows are different - even the divides in the windows are different sizes. The bedroom and living room windows should go to the floor. The shutters are too small. The new kitchen window should be lowered down to their level of the kitchen counter. It would be nice to replicate the house but to make it better as the geometry of the house is fine but fenestration can be improved. The garage needs to "talk to the house." It is too Craftsman in style. Owner stated there will be no storage above the garage. Commission members applauded the owner for his desire to preserve the scale of the original house! Miller pointed out that this is a very prominent and beautiful corner in Anchorage. Greene appreciates the scale but would like to see the owner take some liberty with the new design. All agreed. Wetherton said that having conversed with Anchorage city attorney, the commission was advised to approve the demolition because of health and safety issues, and request the Holtons return with a revised design. Fultz moved to approve the demolition only and request a revised design. It was seconded by Chessler, the motion carried.

Moriah and William Holton, 12004 East Osage Rd., requested approval for demolition of an existing garage and construction of a new garage. The owner wishes to replace the 1-1/2 car garage with a two-car garage. The current set back is not proper for zoning requirements once it is replaced. Fultz moved for approval to demolish the garage which is currently a safety hazard and for the owners to return with a new design compatible to the existing home. Miller seconded and the motion carried.

Pamela and Bruce Milligan, 905 Old Harrods Creek Road, requested approval for construction of a new garage. Materials for the new garage will match the existing home using Hardie plank. Garage doors will be front facing. Miller commented that the garage will be placed in the prettiest part of the yard and wondered if it could be located on the opposite side of the yard where the view is not as pretty. Front facing garages are discouraged; however, the home enjoys a very generous set-back and the garage will sit back beyond the house. Anchorage zoning requires a 15ft distance between the property line and the garage. Jefferson Co. Metro however has a caveat stating that an out building may be placed 3 feet from the property line. If the garage could go closer to the property line it would improve the street scape. The window must be SDL and it was suggested that a matching window on the opposite side would improve the looks. Fultz, only as a suggestion, said to use a steel beam inside the garage for support and not a column, as the owner will probably regret the column. Ensor moved for approval with the requirement for an additional window with SDL and that the owner contact Metro Planning and Design to see if the garage could move closer to the property line which would be more historically correct and improve the street scape. Schmitt seconded the motion and all approved.

Connor Murphy, 1305 Glenbrook Rd., requested approval for an addition to and conversion of family room back to a garage. The garage will be brick and wood shutters will be operational. Following suggestions from the Commission it was put on to a motion by Schmitt and seconded by Fultz. The motion read - approval with requirement to use brick not siding; that all eaves and rake details match exactly the existing house; that the center column on the porch is eliminated and the remaining column arrangement on the corner match the existing arrangement and scale on the existing porch; that soldier course head be used on both the garage and the porch; that there is beam articulation across the porch; and break up the long section of roof with a Cupola. The motion carried.

Respectfully submitted by, Susan Mitchell, secretary