

## **Anchorage Historic Preservation Commission Minutes from Regular Meeting**

November 17, 2015

Chairman Bill Wetherton called the meeting to order at 6 pm. Commission members in attendance were Clyde Ensor, BJ Elliott, Becky Miller, Bill Wilkinson, Dan Fultz, Greta Chessler, and real estate advisor Cindy Albright-Parrish, and Peg Revell, Archives. Visitors included Denise and Bill Roby, Penny Love, Cynthia and Bob Durham.

The October minutes were approved and the agenda read.

**Denise and Bill Roby, 809 Glenbrook Rd.,** requested demolition of the house and approval of designs for a new house. A 3,000 sq ft (first floor) Cape Cod of stone and brick with a 3-car garage and pool is planned. The property owners originally planned to renovate the house but finding the yard wet from poor drainage, requested professional testing for mold which resulted in a report stating that the concentration of carcinogenic spores observed in the home was “exceedingly high and extremely unsafe for human occupancy,” with recommendation for demolition. The house is built upon a slab, and sits low on the property. Wilkinson moved for approval of demolition based on the environmental report, giving tentative approval contingent upon new house design approval. Elliott seconded and all agreed. Miller stated that the main concern is the height of the planned house as other homes on Glenbrook Rd are ranch style except for a small log cabin. Soil will be added to improve the drainage which will add 2 ft to the elevation and the house will be 1 ½ story with 10 ft and 14 ft ceilings, plus a basement with 9 ft ceiling. The builder stated that the height would be 27-28 ft to the ridge. Elliott said that the commission discouraged front-facing garages and asked if the Robys would consider a different approach or turning the garage a ninety-degree angle to the house. The Robys agreed. Fultz said this would reduce the apparent scale of the garage. Material used will be a full-depth natural stone with a soft buff and variation; mortar will be light color to add softness. SDL windows of clad aluminum will be used; porch roof will be copper. Fultz stated that the right-hand wing, with only one small window is lacking symmetry and also needs more articulation, perhaps by adding a panel beneath the window on both wings. It was also brought to attention that the center gable should be smaller and aligned with the entry to the house. Fultz moved for approval with the requirement of turning the garage 90-degrees, maintaining symmetry to the right and left wings and aligning the center dormer window. Wilkinson seconded and the motion carried.

As the commission has long been in need of a second architect, Miller said that she contacted architect Doug Schmitt who appeared with a client before the commission at last month’s meeting. He was personable and knowledgeable, and best of all, worked for our Dan Fultz for 11-12 years. After first speaking with Fultz, Miller contacted Schmitt who said he was honored to be asked.

The windows of the addition to Anchorage City Hall failed to have the proper working shutters added. The windows on the original parts of the building have hinged shutters, but the new addition windows do not have workable shutters. Residents from our historic districts are required to use working shutters on their windows, so it is unacceptable that our historic building does not comply. The Anchorage Fire House also has unacceptable shutters on all windows. It was requested that Wetherton speak with members of City Counsel to see if they will approve money for the shutters to be changed.

Respectfully submitted by secretary, Susan Mitchell