

**Anchorage Historic Commission Meeting
Regular Meeting
November 19, 2020**

Voting Commission Members Present: Katie Greene, Bill Wilkinson, Doug Schmitt, and Greta Chessler.

Absent: Clyde Ensor, Dan Fultz, and Bill Fowler.

Non-Voting Commission Members Present: Bill Wetherton, Chairman, Mary Easterling, Secretary.

Visitors: Nancy Wilkinson, Clarissa Villator, Prem Durham, Jim and Gay Talbott, Dan Grimm.

Zoom Visitors: Susan Tolliver, Ellen Welham, Robin Edwardson, Karen Blair, Matt Delehanty, Victoria Ray, Stuart Ray, Earl Gaar, Joanne Kristiansen, Emilie Delehanty.

The meeting was called to order at 6:00 p.m. The October minutes were read and "single" was replaced with "simulated" on the top of page 2 referring to the windows on the Pogue property. Wetherton stated the Akridge gazebo project did have all necessary items and was approved by Wetherton and Wilkinson. Chessler motioned to approve minutes and Wilkinson seconded and the minutes were approved unanimously with the changes.

St Luke's Church
1206 Maple Lane

The Historic Preservation Commission required full stone on the church addition. An accent band was proposed with previous materials but is now not needed with using full stone on the entire building. Wilkinson, Wetherton and Fultz agreed the 4" water band was not needed and it was approved to be removed.

Jeremy Curran
2319 Forest School Lane

The Currans would like to add a 4-board X-style fence partially along Forest School Lane side and front of their home. The fence will be curved for privacy and as a barrier for their dog. The fence is identical to railroad fence. It will be set 5-6' set back from road. Wilkinson feels like it is too close to the road, he thinks it should be back outside of the easement. The fence should be set back to avoid easement and future sidewalk. Greene thinks the fence breaks continuity within the open yards of the neighbors. Setting it back more might help feel more like the neighbors' yards. Schmitt says this is not within our preview to decide where it goes. It is a good-looking fence. Greene motioned to approve the style as presented and location as presented with the recommendation to move the road side of the fence back, closer to the home. Wilkinson seconds and motion passes unanimously.

Earl Gaar
11102 Owl Creek Lane

The Gaars would like to replace their railroad tie retaining wall with stone wall. This wall secures the driveway. They would like to install an outcropping wall from manufactured outcropping stone called Rosetta stone. The largest section will be 4' high and descends on either side. Trees will be protected and bushes will be removed and be replaced after the wall is built. The footprint will be the same. Wilkinson is opposed to the precast concrete. He would rather they build a concrete wall and face with real stone. The Gaars like the stone because they don't want the wall to feel massive. Greene also does not like the stone that is proposed. It doesn't blend in like she thinks real stone will. Chessler suggests real stone. Schmitt suggests using large, staggered boulders instead of the manufactured wall. He doesn't like the faced concrete wall but he has seen the manufactured stone and doesn't like it either. It's too uniform. Look into

large boulders and landscaping instead of the manufactured stone. Gaar says landscaping over the stone is a good idea. Gaar states the estimates they received for real stone were too expensive and there is some urgency because the wall supports the driveway and it is failing and therefore, the driveway is failing. Schmitt motioned to approve as presented with Vine/grass planted around the manufactured stone to soften and heavily cover. Greene seconded. Wilkinson and Chessler abstain. Wilkinson is against precast concrete as setting precedent. Chessler asks them to investigate real stone. Gaar says she will look into real stone. Schmitt thinks it will be cheaper and suggests postponing the vote for Gaars to investigate real stone. Schmitt gave the Gaars suggestions on who to call to ask about the rock and natural boulders. Gaars don't think the boulders will hold. Schmitt disagrees and asks that they check it out. Schmitt states that he used to live in a home with retaining walls faced with stone and he didn't like the look. He likes the boulders but not the look of a harsh vertical wall. Schmitt and Green voted in favor of the project, Wilkinson and Chessler abstained, without a majority of the quorum voting to approve, the application is denied. Dr. and Mrs. Gaar may present revised plans at the next Historic Preservation Commission meeting.

Bill and Nancy Wilkinson

11706 Ridge Road

Addition of 2.5 car garage, 3 dormers to existing home, screened porch, 1st floor bedroom, bath and mudroom. The siding on the addition will match original house. Shutters will be hinged and windows are single divided light (SDL). The garage is 15 feet from property line. A street scape variance was approved by Anchorage for the garage. The Wilkinson's decided not to connect garage to the house to keep the New England-look to the house. It could be added in the future. Greene motioned to approve as presented, Chessler seconded and motion was approved unanimously as presented with Wilkinson abstaining.

Prem Durham

Lakshmi Farm

12400 Lucas Lane

Barn renovation to a four bedroom and four bath home. They would like to install glass door and windows in the front and rear of the barn and convert interior into a home. Clarissa Villafor is the general manager for the project. Clarissa is proposing an interior renovation to the area that is currently a warehouse/garage. There will be no changes to the stables and arena. The warehouse/storage space will be converted to home/living area. The living space will be moved to the current garage area which is smaller than originally proposed. There will be no addition or expansion the current structure. They will keep the look of the barn. Currently white metal siding with vinyl windows and green shingle roof. On the right side of the barn they will install 12' wide and 8' high doors and a large picture window and smaller windows for the bedrooms. One division in the windows. Windows are single hung and are vinyl. The rear portion is the same as the front without the large glass doors. They will have transom window on the back. Schmitt states zoning is out of our jurisdiction our job is to discuss esthetics and not land use. As an architect, I can just judge what you are doing to the exterior. Schmitt voted to approve as submitted with revisions to plan showing accurate windows. Wilkinson seconded with plans redrawn to show accurate windows. Motion was approved as submitted. A zoom viewer asked if we are ok with approving an apartment. Ray says barn is ugly and not a residential structure. Schmitt says to call your City Council members if you are concerned about the use of the building.

Alex and Jenna Wrinkles
11801 E Osage Road

Dan Grimm is the architect and presented the project The Wrinkles would like to add new garages, master bedroom, breezeway and pool. All the materials will match existing home and the window will be single divided light (SDL) windows. Greene is concerned about matching windows. Architect will change some windows to be more uniform. Schmitt asked about the back of the garage. This was approved three years ago, now coming back again with a few changes. Schmitt stated the original house is beautiful and understated. The gable on the back of the garage is out of scale. He suggested to scale down or simplify the roof line on the second-floor office so not to take away from the simplicity of the existing house. Schmitt said there are a lot of window styles in this home. Greene suggested taking the glass out of the garage doors all together. Wilkinson moved to approve as presented and Schmitt seconded. The motion passed unanimously.

Demolish out buildings at 11801 E. Osage Road

Wilkinson moved to approve demolition, Greene seconded and the vote passed unanimously.

Wetherton stated Fultz is working on Historic Preservation Commission guidelines and hopes to come to our next meeting with preliminary guidelines.

Chessler asked about the home on Evergreen Road that is being demolished. Do we get notifications about tearing down a house even if it's not in Historic District? Should they have presented a plan for a new home before they tear down a home? Shouldn't the whole City be in the Historic District? These are issues to ask City Administrator Renee Major and to discuss further with the committee.

Chessler motioned to adjourn and Greene seconded. The motion was approved. The meeting was adjourned at 7:50 p.m.