

**Anchorage Historic Preservation Commission
December 19, 2023
Regular Meeting**

Members Present: Dan Grimm, Bill Wilkinson, Clyde Ensor, Emily Poprocki, Bill Fowler.

Members Absent: None

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

Visitors Present: Whit Boone, Eric McKechnie, Wes Johnson, Trevor Davis, Aaron Esposito.

The meeting was called to order at 6:00 p.m. The minutes from the November 28, 2023 special meeting were read. Wilkinson motioned to approve as read and Grimm seconded. The minutes were approved unanimously.

James and Lesa Boone, 1720 Evergreen Road The Boone's would like to replace a wood deck on back of their house. They will replace the old part of deck and the steps to the old deck. The other deck was built in 2000 and does not need to be replaced. Treated lumber will be used to replace the deck and steps. Materials will all match. Grimm motioned to approve as submitted. Wilkinson seconded and motion passed unanimously.

Tom and Elizabeth Conway, 2125 Cave Springs Place The Conways would like to renovate their guest house. They will remove the existing porch and add a new porch. The siding on cottage will be replaced with Hardie siding. They will add a standing seam metal roof and limestone porch. The columns and cornice will be made of Boral wood. The foundation will match home, and the porch railing will be mahogany. They will replace windows with Eagle SDL (simulated divided lite) windows. Half round gutters will be used. Bill Wilkinson presented the project for the Conways. Grimm motioned to approve as submitted and Paprocki seconded. The motion passed with Wilkinson abstaining and the remaining Commission members voting to approve.

Trevor Davis, 11904 Log Cabin Lane Trevor Davis owns a 1970's home on Log Cabin with lots of damage, rot, and deterioration. The Davises would like to demolish the home and barn and build a new home. Mr. Davis showed the inspiration photo from his last visit. The barn will also be demolished and will not be re-built.

Barn demolition - Ensor motioned to approve , Fowler seconded and Paprocki votes no. Barn demolition passed. Paprocki states the home is livable and is easily repairable and will not vote to demolish either structure. She feels like the home is a valuable building "of its time" and it is important to keep these in the community. Wilkinson said the building was not built carefully and would be expensive and challenging to repair. Grimm said the home has no architectural merit - poor construction and detailing. A 50-year-old home should have held up better. Fowler looked at home and felt like the structure is compromised and it is not historically significant, but it is interesting.

Home demolition - Wilkinson motioned to demolish, Ensor seconded. Paprocki voted no, all other Commission members voted yes. Motion passed.

New Home plans- Grimm is building home so he discussed the plans. The home will have brick arches, cast stone or limestone sills on windows, half-round gutters, basically stone and brick with some siding stated Grimm. Ensor motioned to approve as submitted and Wilkinson seconded. Motions passed unanimously.

Robert Manouchehri, 12300 Forest School Lane The Manouchehr's will attend a future meeting.

Shewmaker, 12301 Forest School Lane The Shoemakers are planning a kitchen addition and remodel. The exterior will have concrete siding, windows, stone, gutters, and roof that will match the existing home. There will be three casement windows over the kitchen sink with copper roof over windows. Grimm asked if the copper roof could be made shorter to avoid clipping the existing roof and the builder said it could. Paprocki stated the owners could consider not having gable roof over casement windows. Grimm said the roof over the bay is too steep and needs to be shortened. The roof could be narrower and have an independent gable roof behind it. The drawings are confusing, so Grimm clarified with the builder that all overhangs, window trim, siding and gutters will match the existing home. Grimm motioned to approve with the conditions that the copper roof pitch be adjusted downward to avoid colliding with gable roof fascia behind the bay and the windows match the existing window by friends door and pantry window. The Commission recommends eliminating the gable all together. Fowler seconded and the motion passed unanimously. Amended drawings need to be submitted to the Commission and approved before the work can begin.

Jeremiah Rhoden, 11605 Valley View Road The Rhodens want to renovate the existing barn. They have tried to place a pool and conversion of barn within the FAR (floor area ratio) limit. The barn will become their pool house. The barn currently has a front porch. The Rhodens will use siding, stone, and Boral trim to match the home exterior. A new slab will be poured, and exterior walls will be re-framed. The interior ceiling will be vaulted with drywall. SDL (simulated divided lite) aluminum clad windows will be used. Paprocki and Grimm stated there are two competing styles on barn. They suggested simplifying and losing the classical features. The plans are formal in front with stone and then other parts look like a barn. The Commission recommends eliminating the stone, getting rid of the shutters, and keeping the barn look. It looks too formal and should be more understated; less is more. The chimney can be stone, but no stone should be used on the front of the barn. Board and batten is a better fit for a barn. Make it congruent. The pool needs a detention pond in back yard. They will have an underground cistern for irrigation. Per zoning code, the barn cannot be torn down because it is non-compliant with zoning setbacks and would have to be moved to rebuild. Paprocki stated we need new drawings to see the simplification of the building. Paprocki motioned to approve the barn conversion into a pool house, but the Commission will need to see the re-designed plans of the front of pool house in accordance with our suggestions. Wilkinson seconded and the motion passed unanimously. The drawings will go to City Hall and will be sent to Historic Preservation Commission (HPC) members to approve.

Broughton, 2200 Homewood The Broughtons would like to remodel their barn to accommodate the family while building their new home. The only change to the exterior is adding windows and the front elevation gets new sliding doors. Windows added for egress. New siding will match the existing siding and the roof stays the same. T1-eleven plywood is in existing barn, and they will keep it the same. The Broughtons don't want this to be a residence but need it to be serviceable for the next few years. They will eventually take down walls and make the space a guest/media area. Grimm motioned to approve as submitted, Wilkinson seconded, and the motion passed unanimously.

Bill Wetherton said commission members need to submit bios and/or resumes of potential new HPC members to him. Does the HPC need to add an anchorage resident? The two names discussed were Chip North and Tim Winters' son.

Wilkinson motioned to adjourn; Fowler seconded. The motion passed unanimously. Meeting was adjourned at 7:12 p.m.