



Agenda

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HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY OCTOBER 6, 2009 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD HEARING

TUESDAY OCTOBER 6, 2009 – 5:30 PM

CITY COUNCIL CHAMBERS

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

E. FINDING OF FACT & CONCLUSIONS OF LAW

Case #H-08-095B. Southwest corner of Palace Avenue and Paseo de Peralta.

F. COMMUNICATIONS

G. BUSINESS FROM THE FLOOR

H. OLD BUSINESS

1. Case #H-08-095B. Southwest corner of Palace Avenue and Paseo de Peralta. Downtown & Eastside Historic District. Mark A. Hogan, agent for DSW Santa Fe, LLC, proposes site improvements including yardwalls and signage. A wall/fence height exception is requested to exceed the maximum allowable height of 45" (Section 14-5.2(D)(9)) and two exceptions are requested to place a sign higher than 15' on a façade (Section 14-8.10(H)(26)(D)) and to place a sign on a yardwall (Section 14-8.10(H)(4)(a)). (David Rasch)
2. Case #H-09-058. 518 Palace Avenue. Downtown & Eastside Historic District. Tom Torres, agent for Beth Strutzel, proposes to remodel a contributing residence with approximately 938 sq. ft. of additions at heights that are less than or equal to the maximum existing parapet height. Three exceptions are requested to construct additions on primary elevations (Section 14-5.2(D)(2)(c)) and to remove historic material (Section 14-5.2(D)(5) and (C)(1)(c)) and to exceed the 50% addition to a historic footprint rule (Section 14-5.2(D)(2)(d)). (David Rasch)

I. NEW BUSINESS

J. MATTERS FROM THE BOARD

K. ADJOURNMENT

For more information regarding cases on this agenda, please call the Historic Preservation Division at 955-6605. Persons with disabilities in need of accommodations or an interpreter for the hearing impaired, contact the City Clerk's office at 955-6520, five (5) working days prior to hearing date. If you wish to attend the October 6, 2009 Historic Design Review Board Field Trip, please notify the Historic Preservation by 9:00 am on Tuesday October 6, 2009.

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HISTORIC DESIGN REVIEW BOARD

October 6, 2009

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MINUTES OF THE
CITY OF SANTA FE
HISTORIC DESIGN REVIEW BOARD

October 6, 2009

A. CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Design Review Board was called to order by Chair Sharon Woods on the above date at approximately 6:00 p.m. in the City Council Chambers at City Hall, 200 Lincoln, Santa Fe, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms. Sharon Woods, Chair
Mr. Dan Featheringill
Dr. John Kantner
Ms. Christine Mather
Ms. Karen Walker

MEMBERS ABSENT:

Ms. Cecilia Rios
Ms. Deborah Shapiro

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Mr. Carl Boaz, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Historic Planning Department.

C. APPROVAL OF AGENDA

Ms. Walker moved to approve the agenda as published. Ms. Mather seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES

None.

E. FINDINGS OF FACT

Case #H 08-095B

Mr. Herdman said no changes were requested by the applicant thanks to Mr. Rasch and Ms. Brennan.

Ms. Walker moved to approve the Findings of Fact and Conclusions of Law for Case #H 08-095B as presented. Ms. Mather seconded the motion and it passed by unanimous voice vote.

F COMMUNICATIONS

Mr. Rasch introduced Mr. Matthew O'Reilly as the new Land Use Division Director.

Mr. O'Reilly said he hoped to meet all Board members individually at some point. He thanked the Board members for their service and asked them to call him for any reason.

G. BUSINESS FROM THE FLOOR

None.

H. OLD BUSINESS

1. **Case #H-08-095B.** Southwest corner of Palace Avenue and Paseo de Peralta. Downtown & Eastside Historic District. Mark A. Hogan, agent for DSW Santa Fe, LLC, proposes site improvements including yardwalls and signage. A wall/fence height exception is requested to exceed the maximum allowable height of 45" (Section 14-5.2(D)(9)) and two exceptions are requested to place a sign higher than 15' on a façade (Section 14-8.10(H)(26)(D)) and to place a sign on a yardwall (Section 14-8.10(H)(4)(a)). (David Rasch)

At the request of the applicant, this matter has been transcribed verbatim.

Chair Woods: Okay, our first case is Old Business, Case H 08-095B on the southwest corner of Palace and Paseo; the Drury Project. I think this is it guys. Can we have staff report David, please?

Mr. Rasch Yes. Madam Chair, Board members. The structures on the property at the southwest corner of Palace Avenue and Paseo de Peralta in the Downtown & Eastside Historic District are: Marian Hall at 224 East Palace Avenue; old St. Vincent's Hospital at 228 East Palace Avenue; and Central Boiler Plant behind 228. Other structures include the Maintenance Buildings behind 228 and connecting hallways/bridges between Marian Hall and the Hospital and between the Hospital and the Boiler Plant. The HDRB heard this application on August 26, 2008 to confirm the historic status for all existing structures on the property and on May 26, 2009, June 30, 2009, July 22, 2009, and September 1, 2009 to determine primary elevations on significant and contributing structures, to approve exception requests for additional height, creating openings on primary elevations where openings do not exist, exceeding the 30" window rule, constructing an arcade which does not follow Santa Fe Style vocabulary, and constructing a roof pitch where a roof pitch is not allowed, and along with approval of additional remodeling of existing structures and construction of new structures.

As we go along tonight's agenda, I want to draw your attention specifically to several pages. This one in your packet follows the staff report.

Chair Woods: Can you give us the page number?

Mr. Rasch: That is on page 38. You might want to pull that out. It follows the staff report for the

yard walls and fences; and this one, which follows the staff report for signage, on page 43. If you keep those separate as I read this report, it might make it easier to follow as we move through the site.

Now, the applicant proposes additional remodeling, including site work yardwalls, fences, gates, and signage, on the property with the following 5 items.

1. Multiple yardwalls, curbs, and ramps will be removed, including the retaining wall along Palace Avenue on the northeast corner of the lot.

2. A curb cut on Palace Avenue that reestablishes an historic curb cut will allow access to the entrance to Marian Hall off from the street.

3. Ten yardwalls, gates, and fences are proposed as shown in locations on sheet A-1 of the supplementary packet.

- 3.a, so now moving through the site on that map. Retaining/yardwalls with surmounting fences will be constructed along the streetscape corner of Palace Avenue and Paseo de Peralta to a range of heights from 54" to 78" where the maximum allowable height is 45". The fence will surmount a rear retaining/yardwall which are set back from the front 3' high retaining/yardwall by a 6' wide planter.

Arched iron gates will be installed at the corner with flanking 8' high pilasters capped with spherical ornaments and stepped and capped yardwalls. Materials and finishes include stuccoed masonry, painted brick, stone, precast concrete, and wrought iron. These walls will enclose the "wedding garden" from the NE corner of elevation 3 and 4 on Palace Avenue to the NE corner of elevations 5 and 6 on Paseo de Peralta. An exception to exceed the maximum allowable height by 9" to

33" is requested, and the required criteria responses are entered at the end of this staff report. Staff did find that all the criteria were met. In addition, on elevation 5, the previously approved light well will be enclosed at the south side of the wedding garden with a similar wall and fence detail above grade and stepped planters below grade.

3.b, A similar stuccoed yardwall and iron fence will be constructed closer to the old Hospital building at elevation 1, that's on Palace Avenue, to a maximum height of 5' 5".

3.c. A stuccoed yardwall at 1' 6" high will be constructed in front of the new southwest addition on the old Hospital building. It will be surmounted with a 3' 6" high iron fence. Iron pedestrian gates will access multiple courtyards.

3.d. A stuccoed yardwall with stone cap at 3' 6" high will be constructed around the underground parking garage entrance between the old Hospital and Marian Hall. e. A stuccoed yardwall with surmounting iron fence to 6' 6" high and stone-faced pilasters with iron gates will be constructed at the entry to the Cathedral Rosary Garden. This design is similar to the design at the corner of Palace Avenue and Paseo de Peralta.

3 f, A similar yardwall with surmounting iron fence, pilasters, and gates will be constructed to 6' high along the west property boundary.

3 g. An 8' high stuccoed yardwall with a 2' high stuccoed planter will be constructed to enclose the driveway and loading dock at the rear of the old Boiler Plant. A stained wood-faced sliding vehicle gate will be installed between 9' 6" high pilasters

with brick caps.

3 h. An emergency vehicle gate will be installed between the old Boiler Plant and new Building #2 to access the interior courtyard area. The gate will be 8' high and faced with stained wood.

3. i. A 4' high stuccoed yardwall with two planes in an "L" shape will be constructed on the south side of the driveway entrance on Paseo de Peralta. A concrete banco will line the inside of the wall as seating for the sculpture garden.

3 j. A 3' high stuccoed yardwall with two planes in an obtuse angle will be constructed on the north side of the driveway entrance on Paseo de Peralta. So those are all the walls and fences.

4. Fifteen signs are proposed as shown in locations on sheet A-6 of the supplementary packet. There are 6 signs proposed for the main Drury building, 3 for the Marian, 2 for the restaurant, 2 for the gallery, and 2 for the sculpture garden wall. According to the General Sign Provisions, there shall be no more than three colors with at least one of the colors matching the predominant colors of the structure and no more than two lettering styles. And, according to the Special Regulations in the H-Districts, for up to two businesses on one premise, there shall be no more than three signs per business and for three or more businesses on one premise, there shall be no more than two signs per business. For this application, staff interprets the premise to refer to separate free-standing structures. And, staff regularly allows additional signs based upon numbers of street frontages. For this application, staff interprets the interior promenade as a public way along with the

frontages on Palace Avenue and Paseo de Peralta.

So, now it goes to the sign application.

4 a. A "Drury Plaza" sign will be installed on the atrium entrance of elevation 1 on the old Hospital. The white wood panel will be 9.4 square feet with 12" high aluminum letters.

4 b. A "Drury Plaza" sign will be installed on the yardwall at the corner of Palace Avenue and Paseo de Peralta. The wooden panel will be 6 square feet with 6" high aluminum letters. An exception is requested to install a sign on a free-standing yardwall, and the required criteria responses are entered at the end of this staff report.

4 c. A "Drury Plaza" sign will be installed on the yardwall at the north side of the driveway entrance on Paseo de Peralta. The sign area will be 14.4 square feet with 14" high aluminum letters. An exception is requested as above in 4.b.

4 d. A "Drury Plaza" sign will be installed on the main entrance canopy of elevation 9 on the old Hospital. The sign area will be 15.5 square feet with 14" high aluminum letters. An exception is requested to install a sign more than 15' high on a façade, and the required criteria responses are entered at the end of this staff report.

4 e. Two "Drury Plaza" signs will be installed on the sides of the main entrance canopy. The sign areas will both be 4.8 square feet with 8" high aluminum letters, and they are at the same height as the main sign on that canopy, so the exception is also for that .

4 f. A "The Marian" sign will be constructed on a stone-faced 3' high free-standing yardwall along the Palace Avenue frontage at the NE corner of the building. The sign area will be 6 square feet with 10" high aluminum letters.

4 g. A "The Marian" sign will be installed under the canopy over the main entrance to the hotel on the east façade. The sign area will be 10 square feet with 9" high letters etched into the glass window.

4 h. A "The Marian" sign will be installed on the building wall beside the rear entrance to the hotel on the west façade that faces the promenade. The wooden sign will be 16 square feet with 12" high carved letters.

4 i. An unidentified restaurant sign will be installed on the building wall in the stair area of elevation 3, that's the one that faces Paseo, on the old Boiler Plant. The sign area will be 22 square feet with 12" high aluminum letters.

4 j. An unidentified restaurant sign will be installed near the main entrance to the restaurant. The plaque will be 6 square feet with 6" high letters.

4 k. Two unidentified signs will be installed on the front wall of the gallery building. The sign areas will be 9 square feet with 8" high letters and 10.5 square feet with 9" high letters.

4 l. Two unidentified signs will be installed on the yardwall and banco beside the sculpture garden at the south side of the driveway entrance on Paseo de Peralta. The sign areas will be 20 square feet with 20" high letters and 16.6 square feet with 14" high letters. An exception is requested to install a sign on a free-standing yardwall. Staff is unsure of the assignment of this sign which cannot be for "Drury

Plaza" without an exception to exceed the maximum allowable number of signs and this item should be discussed further.

And finally, 5. Exterior lighting designs are submitted for discussion, and the applicant has placed on your desks a complete lighting proposal.

Staff recommends approval of the exception requests to exceed the maximum allowable height for yardwalls/fences, to install signage on free-standing yardwalls, and to place building wall signs higher than 15' on a façade. Otherwise, this application complies with Section 14-5.2 (C) Regulation of Significant and Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

Chair Woods Thank you, David, for that report. Are there any questions for David? I have a couple. On 3 a, is the exception for the pilasters or the entire wall?

Mr. Rasch It's not necessarily the pilasters, Madam Chair, because Staff sees that as accents. It's really the height of the longer sections of wall.

Chair Woods So the entire wall is 9' to...

Mr. Rasch Yes, 9' to 33' higher than allowed.

Chair Woods Okay. On 3J is it a wall with a sign on it, or is it just a sign?

Mr. Rasch We went over this with the applicant, and it seemed to be easier to call them walls and need sign exceptions than calling them signs, because if they are signs and not walls then they exceed the square footage that is allowed. So we agreed to look at it as a wall with a sign in it.

Chair Woods Do we have the colors, and are the colors compatible with the ordinance?

Mr. Rasch I believe the colors will be compatible but we need to discuss it further.

Chair Woods And how about lighting on these signs, because we have specific ordinance on lighting.

Mr. Rasch Yes, Madam Chair, no lighting has been submitted to staff, but we discussed that with them.

Chair Woods Any other questions? Yes, John.

Dr. Kantner Just a clarification, David. Several other of these walls exceed the 45 inch maximum allowable height. Is it okay because they are not street-facing.

Mr. Rasch Very good. That is exactly why. On a non street facing walls and fences, because this is a commercial project, maximum allowable height is eight feet, or they would need a variance from the Board of Adjustment.

Chair Woods Any other questions of David? Would you like to be sworn in? Why doesn't everybody who is going to speak be sworn in?

[The recorder swore in all the speakers from the Drury team.]

Steve Flance My name is Steve Flance, the Flance Company, 521 Weber Street, Santa Fe.

Chair Woods Do you have anything else to add?

Mr. Flance: No, we are prepared to discuss any of the issues that Mr. Rasch has brought up. We thought his report was thorough. Of course we conclude with his conclusions and we're here simply to answer questions which you may have on signage, lighting, and the walls. On the lighting, remember that the basic pathway lighting and the wall sconces for the rooms, a lot of the lighting was approved at the previous meeting, so what we are submitting to you in lighting, when we get to that

is simply the bollards which are part of the pathway lighting and the pole lighting that will be cited to meet code in certain public gathering areas or access areas.

Chair Woods So I suggest we divide this into three things. We can discuss walls first, and take a vote, and then signs, and then the lights. How's that?

Mr. Flance That's fine. I got lost on the walls. We don't have your drawing. If you could just very quickly, if you wouldn't mind, go through three A, B and C for me. I'd appreciate it. Three A is the corner.

Mr. Rasch Three A is the corner of Paseo and Palace, that's where we need no height exception. Three B is the one that's farther back off Palace, the one that is very close to the hospital. That one you can go to eight feet and you are only asking for five and a half. And on C, it is the new wall in front of the southwest addition on the old hospital, which is right here.

Mr. Flance Right. Right. Along the promenade. Okay. That's good. So three A encompasses both frontages and the fencing along Paseo and Palace.

Mr. Rasch Right.

Mr. Flance Connected to the entrance. Okay. Thank you.

Chair Woods David, could you just, again, for myself and for the Board, give the numbers that are exceptions for the walls.

Mr. Rasch Yes. The yard walls that run Palace and Paseo at the corner in the wedding garden need a height exception. And that is the only one that needs an exception to height. We have exceptions for signage later.

Chair Woods Okay. Did you have larger drawings you wish to show us on these walls. What is it

that you'd like to show us, Steve?

Mr. Flance In your packet you have the same site plan that Dave is showing here. You also on the next page....

Chair Woods Will you tell us the page number, please.

Mr. Flance It's page A-2 in your supplement number three.

Mr. Rasch Page 39.

Mr. Flance Sorry, I don't have your drawing packet. It is supplement #3. And we will provide a copy to.... So what these are trying to show you is the key walls that we are talking about. For exception on three A, you have a plan view.... starting on the upper left.... you have the partial wedding garden yard wall and fence plan north below it. And what you have above it is the plan view of how the walls sets up behind the planter and the landscape strip. The height of this wall is best determined if you first look at item number 3 under partial wedding garden view. That height is....

Chair Woods It is ten feet.

Mr. Flance It is ten feet. Okay. And then if you want to move all the way up to Paseo de Peralta, look at number seven, wedding garden entry gate elevation and you can see the elevation of the different elements including the wall as it steps up to the two pillars at the gate. So I'm trying to answer your question. That's the level of detail that we've provided to you tonight.

Chair Woods Is there anything you wish to add on the walls, Steven?

Mr. Flance Not in this particular location.

Chair Woods Is there any questions from the Board?

Ms. Mather I have a question about the planter. It is a six foot wide planter. Is there an illustration?

Chair Woods Right here. In the wedding garden. That keeps it six feet out from this wall.

Mr. Flance I would also point out that part of the reason for the height of these walls is that they serve as retaining walls for the wedding garden. So they are structural as well as decorative, otherwise we could have lowered them. But to maintain the elevation we have, we needed to have fairly high walls.

Chair Woods Yes. Karen.

Ms. Walker So Steve, on the Paseo side, am I reading correctly that from the base of this stucco masonry to the top of the wrought iron is five feet?

Mr. Flance Yes.

Chair Woods Any other questions? Do you want to move on to your next walls?

Mr. Flance I don't have any detail. What have we got here? Let's look at..... I don't have the same sequence that Mr. Rasch has. Let me try to work on the B wall.

Mr. Rasch B would be on page 40, number three and four.

Mr. Flance I don't have that.

Mr. Rasch A three.

Mr. Flance But where is three and four? Do you mean five and five?

Mr. Rasch Yes, you're in an old packet.

Mr. Flance I'm happy to answer any questions. This wall, as David described... the first wall appears on the north side of the building and is close to the building. This is wrought iron fence over a stucco base, masonry wall. Very typical of what we are

doing on the exterior of the property, and very typical of what we are doing elsewhere, maintaining a theme of masonry stucco base with a wrought iron top. This runs along, my item five, your item three, runs along the north side of the old hospital building. Item four shows an elevation of what I just described, with heights remaining pretty closely at about five feet. They range from five feet, to five foot six.

Chair Woods Are there questions for Mr. Flance? Yes.

Ms. Walker Yes, Steve. They are so long. There is such long, uninterrupted wrought iron. Will you be having any pedestrian friendly openings around here?

Mr. Flance Not on this side. The openings will be.... May I go to the site plan? I'll speak loudly. The first wall we are talking about is the wall that is close to the building right in here. That is what Dave has referred to as the B wall. That is a masonry stucco base with wrought iron topping. It is flanked by an access that brings you into an atrium that comes through the building through the promenade and there will be some commercial activity in this area here. Small shops or sundries or what have you. And that is designed to bring you from Palace Avenue from this area here, through the building to the promenade and the other edge of the wall is basically the entrance to the Marian hall or the Marian building. And the driveway that goes down into the underground garage. So you do have public access but it is not here. These are rooms, so this is really for privacy that we'll be keeping those closed off.

Ms. Walker Steve, I was referring to the four on page 40. Drury Plaza, west wing retaining wall. We don't have the length of the wall. That looks like about 50 to 60 feet of uninterrupted wall. Is that correct?

Chair Woods It's the west wing retaining wall.

Mr. Flance Are you talking about this one right here?

Chair Woods Facing Palace.

Mr. Flance That is this one right here. It's the one I was just describing. That is about... I don't see a scale. On this map...that is easily... it is probably closer to about 90 or 100 feet.

Mr. Rasch 84.

Mr. Flance That is close. Did that answer your question? Remember that these are going to be planted patios behind these walls. It's not going to just read as a prison fence, basically it will read as a series of patios that open from the rooms and there will be a planning scheme in each one those patios. There will be relief from the building. The theme of the wall with the wrought iron above is the theme that you are basically going to see.

In front of this area, this is a little plazuela that we are developing that we hope to have some sort of outdoor activity right in this area here in front of the atrium access through the building and this will all be heavily planted in here. So you are going to have, from the streetscape, substantial relief against both the wall and the fence and the rooms.

Chair Woods Are there any other questions on the wall that Steve was talking about? Do you want to move on to the next one Steve, please?

Mr. Rasch Wall C is also on A three, page 40.

Mr. Flance C is essentially the same arrangement. This is a wall and fence detail that abuts the

promenade as it moves from Cathedral Park into the Drury property with rooms opening up onto private patios in this area. The same basic design that we are talking about. And this promenade moves to this outdoor eating area and gathering area just north of the restaurant and then into the entrance of the hotel. So these will be ...they will show openings but the openings may be locked shut. It is a matter of security. So that hasn't been determined if there will be direct access from those rooms to the promenade, if you will. But it will read as if there is a gate or several gates along that wall fence system. So that it reads as if it could open. And whether we allow that to be open or keep it closed is really going to come down to a discussion with the hotel security people.

Chair Woods Are the gates flush with the rest of the fence, or are they set in slightly?

Mr. Flance I don't know. Mark, can you answer that?

Mr. Hogan Madam Chair, Board members, they are essentially flush. We have pilasters readily along that wall where it's a combination of four verticals. So that happens at each gate as well as once in between each gate.

Chair Woods At the risk of suggesting you redesign your project, I think it would look nice to just recess them the width of those pilasters on each side. It would really break up some of the straight lines of these fences. It would also kind of announce the separate patios.

Mr. Flance That is a good idea.

Mr. Hogan Good suggestion. Thank you.

Chair Woods Okay. Next wall.

Mr. Rasch Three D is the retaining and walls around the entrance to the parking garage. A five, page 42.

Mr. Flance I'll just say this was the area that Mr. Featheringill was concerned about at the last meeting. What you see in the upper left, this is the plan view of how these retaining walls work for the access into the underground garage. I don't know what else to tell you. The highest point, if you look at the upper right, you'll see the garage ramp parapet wall elevation full. Someone standing on the promenade looking over the wall that will protect the people on the promenade as it passes that driveway will have about a 13 foot drop and you will have a retaining wall that is basically holding part of the promenade.

Chair Woods What is the visibility of this? Where do you see this 13 feet?

Mr. Flance I think you would have to be at one end or the other of the drive going down. You'd have to be either at the Marian Hall entrance off Palace Avenue, or you'd have to be standing where you see the little man standing in the cross section here.

Chair Woods Does it make any sense, Steve, above the dotted line, to continue the iron fence to try and break that up, or is a matter of trying to completely hide the driveway down?

Mr. Flance Are you talking about number three cross section?

Chair Woods Yeah, where you have the dotted line and the guy standing there. Well the dotted line is obviously grade on the other side, right? I'm assuming.

Mr. Flance It looks like grade where the man is standing. I don't know if it is retaining as it moves towards the building or not. Is it a retaining wall, or is it just...?

Mr. Hogan It is a retaining wall until it gets back to the building and then there is a three foot

wall on top of the three foot six wall.

Mr. Flance Is it retaining above the dotted line between the man looking down to the driveway and the building.

Mr. Hogan No. That's the line of the grade, so it is not.

Mr. Flance So we could change that.

Chair Woods I don't know if that is a good thing or not, to put iron there. I mean it breaks up the wall, but I don't know it may make something that is not so good more visible.

Mr. Flance It probably draws attention to the driveway.

Chair Woods I'm not sure. But just as an idea. I mean 13 six is a really tall wall. Is there other questions on these walls? Dan, do you have any ideas on this. You're okay with this?

Mr. Featheringill I think it's fine.

Chair Woods Anything else? Next wall.

Mr. Rasch Yes, Madam Chair, Board, three E is the one for the rosary garden. That is on sheet A four, page 41, bottom right.

Mr. Flance This is a wall and fence and gate system that emulates the entry to the wedding garden at the more prominent corner, obviously, of Palace and Paseo de Peralta. Perhaps less embellishment on the pilasters, but again, continuing the theme of the wrought iron gates, masonry pilasters, and a masonry wall with a stucco finish along the length of the wall, with wrought iron above.

Chair Woods I have a question. I am confused as to why one side, pilasters on one side of the gate are stone. And it's hard to tell what the pilasters are made of on the other side

of the gate. It's just a vertical line going down the middle of the pilaster.

Mr. Flance They are all stone.

Chair Woods It was just not drawn to detail, is that it?

Mr. Flance That's what I am being told by the man on my left, yes.

Chair Woods Okay, so the pilasters match on either side of the gate?

Mr. Flance Yes.

Chair Woods Okay. Any other questions for Steve on the rosary garden entry gates? Next.

Mr. Rasch So E-F is the west property line, also on A four, 41.

Mr. Flance This is perhaps a more important wall and fence that it would appear to be. If you look on your site plan. Yeah, you've got it up there. This is a wall fence system that separates our property from the archdiocese property, which ultimately, if the Hunt plan is carried out, or even if someone else carries out the plan, will be reestablishing the Lamy gardens - an extension of the rose garden you see. So again, we've used the same theme of the wrought iron above the masonry stucco. Kept a nice open feeling so that our guests can enjoy this garden, if it is ever installed, and to give some - for lack of a better word - some transparency between the archdiocese property and our property. I'm sorry.

Chair Woods What is this elevation?

Mr. Rasch It's at the bottom of page 41.

Chair Woods Okay, I got it.

Mr. Flance There will be an access gate and this provides, as I was saying, some transparency, or some connectivity if you will, between archdiocese property and

our property. I would remind you that the building directly behind this is a building that is designed to architecturally emulate Marian Hall. This was building number three with the pitched roof and the other elements that emulated that building. We are trying to keep it open. It's the same thing that you've seen elsewhere. It is open. That is about all I'll say.

Chair Woods Any questions for Steve on this wall? Steve.

Mr. Flance Okay. Dave?

Mr. Rasch The next two are very similar. G and H are both on the back of the boiler plant. But also on A four, page 41, they are the top drawings. One, two, three and four.

Mr. Flance These were designed in response to a discussion we had at the last meeting. I believe. A fairly lengthy discussion. And these were designed to screen loading areas and storage areas, but with gates that are wooden gates that have some design quality to them and will be integrated into the architecture of the hotel.

Chair Woods Any questions? I think my question on it is: The herringbone design is kind of Pueblo and you've got a very Territorial building. I would suggest you look at a raised panel design, or if you do want T and G like that, that it went vertical. This is like an 80's Pueblo design, I think.

Mr. Flance You are right. I remember the 80's. [laughter] Okay. We'll take that into account. I'd just point out that we do have light sconces and decorative pillars on either side of these gates. We are trying to make them

architecturally tasteful. I think your suggestion is a good one. We'll take that up with our architect.

Chair Woods Anyone else? Mark, did you want to add anything? You have to speak into the microphone so Carl can hear you.

Mr. Hogan Just to clarify this, the herringbone sort of exaggerated it. It is tongue and groove with the flat sides out and it will have a panel design so it just when you look into the panel that those were diagonal. We can make those vertical just as easy. But the idea was to read as a panelized unit.

Chair Woods Steve.

Mr. Rasch Finally, you'll want to look at the yard walls that will hold signs. On the entrance off of Paseo. And that is J and I.. It turns out that I is on page 40, G-A three, but J, being mostly a [inaudible] sign, you'll see on sheet A seven, page 44. They are similar in design.

Mr. Flance First of all, Madam Chair, should I say something?

Chair Woods Absolutely.

Mr. Flance Okay. First, let's look at..... there was a questioned raised on three I. We've talked about three J. Three I: the wall there is shown - it's my item 6 but I don't know.

Mr. Rasch Page 40.

Mr. Flance That wall and that signage will be identifying other commercial activities occurring within the property and will not be identifying the Drury Hotel. So we are not exceeding the signs we can have advertising the Drury

Hotel. For example, the restaurant that will be located in there. Other shops will be located in there. So that would be basically a listing of the activities at the hotel.

Chair Woods Any questions for Steve on these signs? Steve, I have a question. When you look at them in plan, on either side of the driveway - are they the same height? Those two walls?

Mr. Rasch The one on the south side is four feet high and the one on the north side is three feet high.

Chair Woods So they are kind of flanking the driveway going in. And yet they are different heights and they are different shapes. They are very symmetrical. Is there a statement around that? It's sort of an important thing you look at as you drive down Paseo. So I'm a little confused on the design.

Mr. Hogan The six inches in height is approximately the change in grade between the north side to the south side. The idea is that they read level. And we are trying to create a low gateway element which is why they are similar in plan, but not exactly, because they respond to..... they are parallel to Paseo de Peralta and then they have the same angle to the driveway. But the driveway is not exactly symmetrical. The idea is that we are creating more of a gateway effect.

Chair Woods Dan, are you looking at what I'm seeing on page [inaudible] three I?

Mr. Featheringill If they are different elevations, it would look a little bit odd. Is there an elevation change in the grade which would make the top of the signs the

same height?

Mr. Hogan Yes. That's what I was saying. It's about a six inch difference in grade.

So the idea is the tops will be aligned.

Mr. Featheringill Okay.

Chair Woods Christine?

Ms. Mather Is there a little median between those two signs? Is that what that little triangle is?

Mr. Hogan That is a raised curb. That is required by the traffic department to limit the maneuvers at that intersection.

Mr. Featheringill If that sign is four foot high.... It is not our issue, really, but I don't want to approve something that's going to be turned down by the traffic department. A sign typically can't be any more than three feet high at intersections.

Mr. Hogan It is back behind the sight triangle. Which shows up in our earlier packet. The sight triangle is in front of those.

Chair Woods How big are those walls?

Mr. Hogan I think we're showing them approximately.... let's see we have a dimension here..... The banco width on the one around the sculpture garden - that's about two foot, eight. But the wall itself is 12 inches.

Chair Woods Other questions? That does it for walls?

Mr. Hogan Yes.

Chair Woods Okay are the walls that you have just presented on your model?

Mr. Hogan Yes.

Chair Woods Okay. What I'd like to do is break for three or four minutes so that people from the public can see it. And the Board can. And then we'll open it up for public comment.

Mr. Hogan Madam Chair, if I could just clarify, too. They are all shown on the model. The difference might be very slight, but that was done before we did this last pass. So there may be very minor differences between what you see here and there.

[Break from 6:20 to 6:25]

Chair Woods Is there anyone from the public who wishes to speak concerning this project? Could you please come forward now? Anyone wish to speak or ask questions? [There were none.]

What are wishes of the Board on the wall and the request for an exception? And if you do approve, please site the page for Carl with the exceptions. Does anyone want to make a motion?

Ms. Mather **I'd like to make a motion on the Drury project. That it be approved as presented with the exceptions approved as stated on page five in our packet with one exception: that on item three G that the sliding vehicle gates will have vertical or raised panels as opposed to a herringbone pattern.**

Chair Woods Is there a second?

Ms. Walker **Second. And Christine, Chair Woods's suggestion on that fence that**

will lead to a private entry room: they step back, even if they don't become actual gates, that they step them back to break up that long line. I don't remember which number that is to cite.

Mr. Rasch That is three C.

Ms. Walker Three C. Is that friendly?

Ms. Mather **That is very friendly.**

Ms. Walker Thank you.

Chair Woods Anyone else? All in favor?

All Members **Aye.**

Chair Woods All opposed? Thank you. Now let's go to signs. And David, could you just cite for the Board the numbers that they are asking for exceptions.

Mr. Rasch Yes Madam Chair. There are two types of exceptions being requested. And several signs that appear to need exception. According to the sign ordinance, I don't understand the logic, but signs are not allowed on free standing yard walls. So there are a number of free standing yard walls: That is number four B for a Drury Plaza sign.

Mr. Boaz I'm sorry.

Mr. Rasch Four B, which is the Drury Plaza sign on the yard wall at the wedding garden. And then also four L, which are the signs in front of sculpture garden off of Paseo. So there are two areas where yard walls are being used for signage.

Mr. Featheringill Four C, Dave.

Mr. Rasch Four C is the exception for the yard wall sign on the Drury Plaza, Yes.

 Four L for the exception for the sign on the yard wall at the sculpture garden. And I think I neglected to mention four F where there is a yard wall with a Marian sign, unless we're considering that a sign. So that's a yard wall exception.

 Now the other type of exception is signs are not allowed higher than 15 feet above grade on a façade. And we have that happening on the main entrance to the Drury Plaza, both on the front and on the two sides. So that's four D and four E. That's the height exception for the signage.

Chair Woods Thank you. Is it necessary to go over every sign here? My question to start is: What color are these signs? What are they made of? What is the lighting on the signs? What are we talking about?

Mr. Flance In general terms, the signs are set into some kind of masonry structure, whether it is a wall or a free standing sign. The color of the stucco will match the color of the building behind the sign. So there would be continuity between the building and the sign. In terms of the lighting of the signs, we are going to probably rely on the small pathway type of lighting that we used elsewhere in the site to simply give a light wash to the signs and still stay within the standards of the night sky ordinance.

 If you'll recall, those pathway lights are not the little mushrooms that I like.

 They actually stand, what, about 20 inches...

Mr. Hogan If that. They are probably more like 16 to 18.

Mr. Flance Sixteen to 18 inches. So it's enough to light most of these signs. It will give a soft light up to the signs.

Chair Woods So on the wall lights, to clarify, because I'm not sure I'm following you. You are saying they are the color of the stucco?

Mr. Flance The stucco base will be the color.... If the sign is separate, the structure itself will be the color of the stucco of the building. If the sign isLet me use an example. We are using wrought iron material on the walls. We will probably use some kind of burnished bronze. What are you going to use on the lettering for the signs?

Chair Woods In your packet, it says aluminum. If you are looking at, say, the Drury Plaza sign that goes to the left of the gate on the corner of Paseo and Palace. You have a sign on a stucco wall. What is it made out of and what color is it?

Mr. Hogan Madam Chair, members of the Board. Where we could be specific, we were in terms of like if you look at the wall mounted sign at the wedding garden where it says Drury Plaza: We are calling that a wood mounted plaque with aluminum letters raised on that. The letters themselves will comply with code whether they are bronze or burnished aluminum or something. We are not really clear on that at this point. As well as other areas where we are depicting the area of the sign and talking about the maximum size and such. But we are not proposing a specific sign graphic or specific colors because frankly, we don't have them yet. The signs will

comply with code as far as the variety of colors to be used. Really, what we are trying to do is say this is where our intention is to place signage and here's how big it is and the types of letters we will be using.

Mr. Flance Let me add one thing, may I? Madam Chair, if you look at item four, the sculpture garden yard wall sign elevations and look at the Drury Plaza sign that's just to the left of it at the entry to the gardens. The base of the Drury Plaza sign is wood. The lettering, if it's aluminum, it's not going to be Reynolds Wrap. It's going to be burnished, so that basically, it provides a darker color.

Chair Woods Here is my concern, Steve. Again, I understand how you are not being specific now, and believe me, we don't want you to come back anymore than you don't want to come back, but you are asking for a lot of signs and so if we have a lot of different treatments, we need to know that. And what are the limitations. Because you want them to be relatively consistent. If you take Drury Plaza wedding garden wall sign as one. So that you're saying is a wood sign with an antique bronze lettering. Then if you go to four, sculpture garden wall sign elevations, you have letters right on a stucco wall.

Mr. Flance That's right.

Chair Woods. Are those the same bronze letters mounted right on the stucco wall?

Mr. Flance That is the intent. The stucco would match the building that is the closest to those signs.

Chair Woods I'm not worried about the stucco. I'm a little more concerned, again, that we have inconsistent lettering color on the signs. Then we have the wood portal on the big entry with the Drury letters over that. Now we are putting letters on white wood. So what are those letters then, because again, each of these has been a different application - where we're applying these letters.

Mr. Flance A burnished dark bronze like the lettering on the other signs.

Chair Woods So everybody is okay with that? The way they are explaining. Yes. Go ahead.

Mr. Featheringill So the lettering is all consistent.

Mr. Flance Yes.

Mr. Featheringill Different sizes.

Mr. Flance Right.

Mr. Featheringill But the reveal will be about consistent?

Mr. Flance Well, they will all be raised lettering. I don't know the extent of the reveal. We haven't looked at it that closely. But they would all be the same.

Mr. Featheringill Okay. Why is the one sign on a wood background?

Mr. Hogan It has to do with the context where it is sitting. And so, it is a smaller feature sign on a stone wall, so we wanted to give it a little bit of an older feel.

Mr. Featheringill So, it's not stucco behind the sign?

Mr. Hogan No. We are showing the stone called out on the pillars, but as our

perspectives will show, the stone wraps to the edge of where we hit the iron.

Mr. Featheringill And the wood will be painted or stained?

Mr. Hogan The wood of the sign will be probably painted or stained wood. It will be more natural in appearance.

Chair Woods Yes, Karen.

Ms. Walker Steve, you mentioned this ground lighting which would light the signs in some locations. And it was 13, 19 inches. But the package that you gave out tonight does say 35 and 3/8 inches high.

Mr. Flance That is the bollards. And we have not discussed that yet. And I can show you what those will look like. But I'm talking about these pathway lights that were approved at the previous meeting.

Ms. Walker Oh. Okay. Thank you.

Chair Woods Yes, Christine.

Ms. Mather I have a question about the Marian Hall building sign, which is number nine on our plans here. It says it is 12 inch high letters, and it's a wood carved sign. So in this case you are not having the bronze letters? You're going to be carving the sign?

Mr. Flance That's a mistake on our part. We would go with the raised burnished aluminum letters, raised just like on the other signs, but it would be on a wood base.

Mr. Featheringill That is on stucco, or on the stone on that wall?

Mr. Flance This is part of the old brick building.

Chair Woods The letters on the Drury Plaza building sign, which is number three in our packet with a two story portal. Are those lit in any way?

Mr. Flance No.

Mr. Hogan Madam Chair, members of the Board, there is no lighting integral with the letters. We hope to have those lit from ground or from the roof of the boiler plant so that that entry area does have illumination on it

Chair Woods You really haven't clarified how that's going to be illuminated. That façade.

Mr. Flance I think what Mark is saying is that you will have indirect light focusing on the entry to the hotel but there won't be any direct light emanating from the sign itself. And it will rely on other indirect lighting that is at the restaurant, coming from the restaurant, the roof of the restaurant or maybe even other indirect lighting around the entry or on the balustrade of the entry.

Chair Woods I would assume that as the shops come into existence and they have signs, then those go to you, Dave?

Mr. Rasch Correct, Madam Chair. As a matter of fact, the sign ordinance calls for staff approval, unless there is an exception. And that is why you only hear a few sign applications that you do hear. So the way I envision this is the Board is giving general approval of size, location, type, materials. Then the specifics would be approved by the staff at a future date.

Chair Woods So we are voting not just on the exception, but the location and size of the

signs. Okay. Anything else from you, Mr. Flance?

Mr. Flance No.

Chair Woods Anybody. Yes, Danny.

Mr. Featheringill There is lighting from the boiler building or up from the ground to light the front?

Mr. Flance And there could be lighting mounted on the roof or on the balustrade of the second floor.

Mr. Featheringill Is that something we typically look at? Or is that more

Mr. Rasch It is certainly part of the site plans for lighting.

Mr. Featheringill I thought we were having the large down lights, the bollard lights, and now all of a sudden we are hearing about light from other buildings shining on the building.

Mr. Flance Let me use a different example. We might have sconces on the entrance giving off indirect light so that you could identify the entrance to the building. The idea, I think, Mr. Featheringill, is to have an indirect, more intense, but indirect lighting at the entrance and not have any light emanating from the signs themselves. We are not going to do flood lights, if that's what you're thinking.

Mr. Featheringill That's what it sounds like.

Mr. Flance No.

Mr. Featheringill You're saying indirect lighting, wherever the light shines.

Mr. Flance No. There will just be a greater concentration of the lighting that we are

already putting in. We may put some wall sconces on the pillars that will also wash the lighting at the entrance.

Chair Woods I think, Dan, if you are uncomfortable, we can always put in the motion that the final lighting plan be provided to staff. So if David sees anything that is [inaudible]. Okay.

Is there any other questions? Christy? Is there anyone from the public who wishes to speak concerning the signs? [There were none.]

When the Board makes their motion, if you are approving the exception, please, again, cite the exceptions on page

Mr. Rasch They are pages five through eight.

Chair Woods Can we have a motion, please?

Ms. Walker **I'll move to approve, if I can find the cover sheet, Case H 08-095B the sign exceptions and the general placement and sizes of the signs and that those needing the exceptions fit those responses cited on pages five through eight; that the raised lettering will be of a delicate bronze...**

Mr. Flance I would call it burnished.

Ms. Walker **Burnished is fine. Delicate, not black.**

Mr. Flance The material is aluminum but it will look like burnished bronze.

Ms. Walker **that the Marian hotel building sign west will not in fact be carved in wood but it will be raised and similar to the other lettering; that the final signage come back to staff, but with the assistance of our Chair**

and Board member Mr. Featheringill.

Chair Woods Is there a second?

Dr. Kantner **Second.**

Chair Woods Is there any discussion? Any friendly amendments?

Mr. Featheringill **Do you want lighting for these signs go back to staff also?**

Ms. Walker **Yes, please, that is very friendly.**

Chair Woods Any other discussion? All in favor?

All Members **Aye.**

Chair Woods All opposed? Thank you.

Mr. Boaz Excuse me, Madam Chair, could I ask Dan to repeat his statement again?

Mr. Featheringill That the lighting for signs go back to staff.

Mr. Flance Can I make one comment on the lighting? That's fine. It will come back to staff. The lighting may be well integral to the actual structure in some cases, so you'll be seeing that when the actual plans come in, and probably not as an independent submittal.

Mr. Featheringill Right. But we are just trying to make sure we don't have up lighting.

Mr. Flance I understand. I just didn't want you to be surprised that you're going to get....

Chair Woods Okay. Can we get on with the final submittal with the lighting please, Steve?

Mr. Flance You all have the cut sheets. I will try to be as brief as I can. There are really two or three fixtures that we are looking at here. On the front page,

this sheet, you see a fixture that is 35 and 3/8 inches in height and 11 and 3/4 inches at the base. This is what we are proposing to use as bollards. These are more substantial and will be placed strategically where you get a higher traffic count or around the traffic circle at and entrance. These are designed to provide directional focus for people. This particular bollard is capped and the lighting is coming through the slits in the side so it will meet the night time sky ordinance, should not be casting light or washing beyond a reasonable distance, an allowable distance from the bollard. The location of the bollards was shown on a previous map we provided you. It's on the electrical plan. But, generally speaking, it announces the entry or focal point at night for people who are either walking or driving through the site.

The second.....

Ms. Walker	Can I ask a question? Steve, it looks very much like you [inaudible] dark green, but I can't tell. Is that correct?
Mr. Flance	You mean the color?
Ms. Walker	Yes.
Mr. Flance	I think we're doing a matte black.
Ms. Walker	You're doing matte black?
Mr. Flance	Yeah. And the second page shows a larger rendering of the....
Ms. Walker	It just looked funny to me. That's matte black.
Chair Woods	For the record, it is matte black. Let's go on with the others.

Mr. Flance The other light fixture..... If you turn to the third page you'll see the luminary for the fixture. This is the top of the pole light that will be 12 feet high, and again, this is required by code. This is the fixture or the top of the fixture that has been chosen. There is actually an example of the fixture on the last page of your cut sheets.

 I've been told this is not the accurate height. But the poles that we will be mounting these on will be a 12 foot height from base to the top of the luminary. That's what it will look like. Those are the two you questioned last time. Everything else had been approved by the Board.

Chair Woods Is there any questions on the lighting?

Ms. Walker One curiosity. On the next page, why is it that this promenade gives off so much more light or this other light?

Mr. Flance We are going to be using frosted glass, and what you see on the next page is not frosted. Are you talking about this one right here? You're just seeing the lamp through clear glass.

Chair Woods Does that answer your question, then?

Ms. Walker Not exactly, no.

Chair Woods What page on you on?

Ms. Walker Page four. The promenade series is being touted as being as to allow better objects at night.

Mr. Flance Yes.

Ms. Walker What is it about the promenade series that does that?

Mr. Flance It is more focused downward and it focuses the light at a higher level of candle power on a smaller area, but it doesn't wash.

Ms. Walker It looks good. Thought I might get some for my house.

Chair Woods Any other questions? Is there anyone from the public who wishes to speak concerning the lighting? [There were none.]

Can I have a motion, please?

Dr. Kantner **In reference to the lighting for this project, I would move as to accept it as proposed, both the bollard and promenade lighting.**

Chair Woods: Is there a second?

Ms. Walker **Second.**

Chair Woods: Any discussion? All in favor?

All Members **Aye.**

Chair Woods All opposed? Thank you gentlemen. Good luck.

Mr. Flance Thank you ladies and gentlemen, it's been a pleasure.

The consideration of this case ended at 6:50 p.m.

2. Case #H-09-058. 518 Palace Avenue. Downtown & Eastside Historic District. Tom Torres, agent for Beth Strutzel, proposes to remodel a contributing residence with approximately 938 sq. ft. of additions at heights that are less than or equal to the maximum existing parapet height. Three exceptions are requested to construct additions on primary elevations (Section 14-5.2(D)(2)(c)) and to remove historic material (Section 14-5.2(D)(5) and (C)(1)(c)) and to exceed the 50% addition to a historic footprint rule (Section 14-5.2(D)(2)(d)). (David Rasch)

Mr. Rasch presented the staff report for this case as follows.

BACKGROUND & SUMMARY:

518 East Palace Avenue is a single-family residence that was constructed by John Gaw Meem in 1926 for Dr. J.R. Rolls in the Spanish-Pueblo Revival style. This building is characteristic of Meem's style from 1925 to 1928 with picturesque silhouettes of parapets that are "slightly wavy and irregular," with "corners and edges more rounded," and with "wood casement windows that are deep-set with no frame showing on the face of the wall and only the wood lintel exposed;" paraphrased quotes from Bainbridge Bunting, John Gaw Meem: Southwestern Architect, SAR/UNM Press, 1983. Aerial photographs from 1958 and 1969 reveal that the guest bedroom at the front NE corner of the residence (elevations 8 and 9) was probably constructed after 1960. A two story addition was constructed between the SW rear corner of the residence and the free-standing garage to the west sometime after 1985. Also, there appear to be other non-historic alterations on the rear, south elevations of the building including window replacement and construction of a porch. The building is listed as contributing to the Downtown & Eastside Historic District.

At the September 22, 2009 hearing, the H-Board approved four of the nineteen elevations (at least 8' wide by at least 4' deep) as primary (elevations 3, 4, 6, and 7 as shown on floor plan) and proposals to remodel the property with the following conditions: that proposed additions comply with the 50% rule or an exception is requested; that the new garage doors be carriage-style (see submitted detail in this packet); that the second-story addition and stairwell be redesigned including additional information about the roof deck and resubmitted to the Board; the window installation on elevation 6 must restore the historic window provided in photographic documentation; remodeling allowed at NE corner of building on elevations 8, 9, and 10; bay windows on rear elevation approved with the detail of roofing brought back to the Board; dining room expansion on rear with porch enclosure approved; the old garage remodel approved, and that all windows must mimic historic windows in reveal, muntin pattern, lintels, and sills.

Now, the applicant proposes to remodel the property with the following 7 items.

1. A stairwell addition will be constructed on the west elevation of the study (elevations 2 and 3) to 1' lower than the existing adjacent second-story parapet height. The stairwell mimics the adjacent character with no stepbacks as height increases. Three options were proposed for windows in the stairwell: A: one long and narrow 16-light window that is 9' high x 2' wide; B: two 6-light windows that are 3' high x 2' wide; or C: three 4-light windows that are 2' high x 1.5' wide. All three options have exposed headers and projecting sills to mimic existing conditions. The two window option (B) was chosen as the final proposal. The footprint has been reduced to impact the primary elevation less than previously proposed. Two exceptions are requested to construct an addition on a primary elevation (elevation 3) (Section 14-5.2(D)(2)(c)) and to exceed the 50% footprint rule (Section 14-5.2(D)(2)(d)) and the required criteria responses are entered at the end of this staff report. The 50% footprint rule has been exceeded by 28 square feet for this proposal. See square foot assessment page in applicant's submittal.

2. A second-story addition will be constructed over the study to match the adjacent existing second-story parapet height. The addition has been reduced and moved toward the rear of the building to mitigate the massing off of the historic footprint. A roof deck over the new rear portal

will be accessed from this new second-story addition. The rear portal and second-floor sectional detail drawing is submitted.

The addition will mimic the existing massing and window character. There will be two 3-light windows on the north elevation and three 6-light windows and a door on the east elevation with access to a roof deck.

3. The existing historic 4-light wooden casement window will be removed from the south elevation of the lounge (elevation 11) and a rectangular bay with quadruple 10-light wooden casement windows will be installed in the same elevation. The new window will mimic the character of existing windows. The sectional detail drawing is submitted.

4. The south elevation of the dining room (elevation 13) will be remodeled and the non-historic porch (elevations 14, 15, and 16) will be enclosed to create a larger dining room with symmetrical design consisting of quadruple 10-light wooden casement windows flanked by 10-light wooden doors. The new window and doors will mimic the character of existing windows and doors. A 50% footprint exception is requested as above in item 1.

5. A Spanish-Pueblo Revival style portal will be constructed in front of the south elevation of the dining room. The portal will feature a stuccoed parapet and exposed wooden header, carved corbels, and vigas posts at 11.5' high. A 2.5' high stuccoed spur wall and steps will be constructed to access the lower garden area. A 50% footprint exception is requested as above in item 1.

6. The existing non-historic picture window will be removed from the south elevation of the family room (elevation 17) and a rectangular bay with quadruple 10-light wooden casement windows will be installed in the same elevation. The new window will mimic the character of existing windows.

7. The existing unfenestrated wall on the south elevation of the second story (elevation 17) will have three 6-light windows installed and the existing unfenestrated wall on the west elevation of the second story will have three 6-light windows installed.

STAFF RECOMMENDATION:

Staff recommends that the Board approve the exception requests to remove historic material (Section 14-5.2 (D)(5)), construct an addition on a primary elevation (Section 14-5.2 (D)(2)(c)) with the condition that historic windows be reused in other areas of the remodel where possible, and that more than 50% of the historic footprint may be added to the historic footprint (Section 14-5.2 (D)(2)(d)). Otherwise, this application complies with Sections 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

He said he included in the packet the original floor plan and the revised plan.

Ms. Walker asked if there was a conflict between this and last meeting. She explained that the photographic documentation compared with the third exception response on page five seemed to be in conflict with what the Board voted on last month.

Mr. Rasch said it was not in conflict because the window on 6 was specifically said to match the historic window and the others needed to mimic that.

Present and sworn was Mr. A Thomas Torres who said he was here hopefully having addressed everyone's concerns.

Ms. Walker said the north façade and garage were closer to Palace. She asked if she read that incorrectly.

Mr. Torres said the garage would be at the same location.

Ms. Walker asked that in order to break up that mass, if he could bring the garage across that vertical plane.

Mr. Torres said there was an issue with the side yard setback.

Ms. Walker clarified that she meant in the other direction.

Chair Woods said she was asking to bring it across to break up that towering mass.

Mr. Torres said they would use soft landscaping there. He said he guessed they could do that but didn't know what it would gain.

Chair Woods explained that her concern was that in the revised submittal, the new second story was being put over the non historic part of the building and it changed the massing of the building. It seemed the previous one was better.

Mr. Rasch agreed it had been back from the frontage.

Chair Woods said there was also from the other side a lot more second story.

Mr. Rasch said previously it was on the east and west elevations and now was shifted to N-S.

Mr. Torres agreed that was true but added that he was not creating a new vocabulary.

Chair Woods noted that this was once a longer lower building. Whether John Gaw Meem would have done it this way, she didn't know. She understood he had gotten a Meem award.

Mr. Rasch said the second story addition was down in 1985 and the addition took it from significant to contributing. The former proposal was less visible but this one was not over the historic part. He didn't think this would change the status.

Public Comment

Present and sworn was Mr. Fred Ellis, P.O. Box 314, who said the second floor was set back from the front so you would only see a portion of the second floor elevation and wouldn't see it like it was shown in the drawing - even standing across the street. So it would not have as much impact on your visual field.

The same principle would apply to the tower with landscaping. If you raised the height of the wall there, you get a more massive feeling of wall surface. So that would add to the height of the tower instead of breaking it up.

There were no other speakers from the public regarding this case.

Ms. Walker said she thought bringing the garage across would balance it. She was concerned about building, not landscaping. She also liked the setback of the 2nd floor.

Dr. Kantner disagreed about the garage because it would give a large expanse across the front. He liked the way it was set back, particularly the yard wall and the opening into the driveway. When driving by one would see the tower effect. So he appreciated the way he changed it. The windows in the bedroom seemed very small and set apart.

Mr. Torres said he understood.

Mr. Featheringill felt bringing the garage across and setting it back, even with a mechanical room, might mitigate that. He liked the set back better.

He still wished they could get a break right there at the master bedroom.

Mr. Torres said he might be able to achieve that - to get a shadow - to scale and. moving it to the rear rather than forward.

Mr. Featheringill moved to approve Case #H 09-057 per staff recommendations and the criteria for exceptions were accepted and with the following- conditions:

1. That there be some kind of a shadow reveal between master bedroom and closet;
2. That if the garage was continued across it needed to be set back for the historic window on the west elevation and possibly break it up at that space.

Ms. Walker seconded the motion and asked for a condition to widen the window to be as wide as the windows in the stairwell. Mr. Featheringill accepted the amendment as friendly and the motion passed by unanimous voice vote.

NEW BUSINESS

None.

MATTERS FROM THE BOARD

None.

ADJOURNMENT

Having completed the agenda and with no further business to come before the Board, the meeting was adjourned at 7:15 p.m.

Approved by:

Sharon Woods, Chair

Submitted by:



Carl Boaz, Stenographer