



Agenda

CITY CLERK'S OFFICE

DATE 6-8-11 TIME 4:00
SERVED BY Cayenne Vicks
RECEIVED BY [Signature]

HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, June 14, 2011 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD HEARING

TUESDAY, June 14, 2011 – 5:30 PM

CITY COUNCIL CHAMBERS

A M E N D E D

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES May 24, 2011
- E. FINDING OF FACTS & CONCLUSIONS OF LAW

Case #H-10-108 738 Gregory Lane
Case #H-11-037 311 E. Berger Street

Case #H-11-039 8 Camino Pequeno
Case #H-11-040 1344 Canyon Road

- F. COMMUNICATIONS
- G. BUSINESS FROM THE FLOOR
- H. ADMINISTRATIVE MATTERS
- I. OLD BUSINESS

1. Case #H-11-038. 311 E. Palace Avenue. Downtown & Eastside Historic District. Chris Gunning, agent for Cord Martin & Junior Warden owners, proposes to replace metal facing on a pitched roof with an exception request to remove historic material (Section 14-5.2 (D)(5)(b)), on a significant building. (David Rasch).
2. Case #H-11-041. 1379 Upper Canyon Road. Downtown & Eastside Historic District. Architectural Alliance, agent for Dean & Allison Rogers, owners, proposes to construct a 1,718 sq. ft. addition on a contributing residence to a height of 21'10" where the maximum allowable height is 17'10" on a sloping site with the installation of solar panels. (David Rasch).
3. Case-H-11-026. 436 W. Water Street. Westside Guadalupe Historic District. Thomas E. Lechner, agent for Water Street Inn, LLC. Owners proposes to remodel a non-contributing commercial property with a façade character change. (David Rasch).
4. Case-H-10-038. 147 Gonzales Road, #8. Downtown & Eastside Historic District. Kenneth Francis, agent for Nancy Mammel, proposes to construct a 6' high steel fence with stuccoed pilasters on a non-contributing property. (David Rasch).

5. Case-H-11-047. 100 Block of Camino del Campo – West Side. Westside-Guadalupe Historic District. Duty & Germanas Architects, agent for Santa Fe Civic Housing Authority, proposes to amend a previous approval to construct one and two story residential structures to a maximum height of approximately 13' high. (David Rasch).
6. Case-H-11-046. 100 Block of Camino del Campo – East Side. Westside-Guadalupe Historic District. Duty & Germanas Architects, agent for Santa Fe Civic Housing Authority, proposes to construct residential units to a height of 23' where the maximum allowable height is 15'. A height exception is requested (Section 14-5.2(D)(9)). (David Rasch).

J. NEW BUSINESS

1. Case #H-11-042. 1139 Cerro Gordo Road. Downtown & Eastside Historic District. Ramon Jose Lopez, agent/owner, proposes to construct rock walls, steps, and retaining walls to a maximum height of 3'6" on the rear slope of a contributing property. (Donna Wynant).
2. Case #H-11-043. 607 E. Palace Avenue. Downtown & Eastside Historic District. Schmitt & Associates, Inc., agent for Lee & Jana Reynolds, owners, proposes an historic status review with assignment of primary elevations on a contributing building. (David Rasch).
3. Case #H-11-044. 103 Catron Street. Downtown & Eastside Historic District. Jeff Seres, agent for El Corazon de Santa Fe Association, Inc. owners, proposes to construct two additions at approximately 962 sq. ft. to match existing height and at 120 sq. ft. to 10' high and a 4'4" high yardwall with a 9' high pedestrian gate on a non-contributing property. (David Rasch).
4. Case #H-11-045. 614 & 616 E. Palace Avenue. Downtown & Eastside Historic District. Kevin Hilton, agent for Irma and Scott Brandt, owners, proposes to construct a coyote fence to the maximum allowable height of 58", repair brick coping, and restucco a contributing building in elastomeric material. (David Rasch).

K. MATTERS FROM THE BOARD

L. 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 June 14, 2011 Historic Design Review Board Field Trip, please notify the Historic Preservation Division by 9:00 on Tuesday, June 14, 2011.



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SENDER BY

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HISTORIC DESIGN REVIEW BOARD

June 14, 2011

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MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DESIGN REVIEW BOARD

June 14, 2011

A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Design Review Board was called to order by Chair Sharon Woods on the above date at approximately 5:30 p.m. in the City Council Chambers at City Hall, 200 Lincoln Avenue, Santa Fé, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms. Sharon Woods, Chair
Ms. Cecilia Rios, Vice Chair
Mr. Rad Acton
Dr. John Kantner
Mr. Frank Katz
Ms. Christine Mather
Ms. Karen Walker

MEMBERS ABSENT:

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Ms. Kelly Brennan, Asst. City Attorney
Ms. Donna Wynant, Planner
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

Mr. Rasch said the last two Old Business cases were switched in the packet. It would be west side and

then east side.

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

D. APPROVAL OF MINUTES

May 24, 2011

Mr. Katz requested the following changes to the minutes:

page 4, second to last paragraph - concerned that the term was often used but he said it was commercial and not Arts & Crafts

page 8, 5th paragraph - "There were only two little spaces for the gallery back there." And in the last paragraph, "She said she could probably maintain a portion of the fence by Elizabeth's garden..."

page 10, 2nd paragraph - not Autonomous gallery but Economos.

Page 12 at the top - it was possible to see the fence.

Page 22 - 2/3 down - Ms. Walker said the additions were built later.

Page 24 - the address was 1380 not 1280.

Page 25 second to last paragraph, Mr. Enfield said this house was special to him because he had also lived in it.

Ms. Walker moved to approve the minutes as amended. Ms. Rios seconded the motion and it passed by unanimous voice vote.

E. FINDING OF FACTS & CONCLUSIONS OF LAW

Case #H-10-108	738 Gregory Lane	Case #H-11-039	8 Camino Pequeño
Case #H-11-037	311 E. Berger Street	Case #H-11-040	1344 Canyon Road

Chair Woods said the applicant on Berger did not feel that the findings of fact reflected the motion. Dr. Kantner made the motion so she asked him to check that.

Dr. Kantner said the only discrepancy he saw was in the conditions. The first condition should have said it would be set back from the south lot line by at least 12'. The rest of it was okay.

Chair Woods said Berger was amended.

Ms. Walker moved to approve the Findings of Fact and Conclusions of Law as amended. Ms. Rios seconded the motion and it passed by unanimous voice vote.

F. COMMUNICATIONS

Mr. Rasch announced that the State CPRC met last Friday on St. Catherine's and took action to make the campus a historic district rather than each building but excluded the ball field. That didn't really affect the Board's review but he would bring back the request to demolish the six buildings next time. He added that they were now considering not demolishing the 3 casitas but moving them to a different location. That part would not be included at the next meeting but sometime in the future.

Ms. Rios asked which one of the historic districts it would be in.

Mr. Rasch said it wasn't contiguous with the Downtown and Eastside District so the City would have to decide if it would be a separate historic district. This property would be the fifth district on the state register. The City already had five historic districts and he would discuss with Mr. O'Reilly if this would be the sixth.

G. BUSINESS FROM THE FLOOR

Present and sworn was Ms. Stefanie Beninato who said the owners at 16 Galisteo Street put copper on the vigas and someone went out to talk with them. She didn't see it listed here.

On 610B Galisteo, instead of finishing out the curbs on the building, they added curbs and she understood that Mr. Rasch did not have jurisdiction on them. Mr. O'Reilly said it was self grading but it was visible from the street. Those additions had been only four feet from the lot line and now were just 3 feet from the lot line.

H. ADMINISTRATIVE MATTERS

There were no administrative matters.

Chair Woods informed the public that anyone wishing to appeal a decision of the Board had 15 days in which to file an appeal after approval of Findings of Fact and Conclusions of Law.

I. OLD BUSINESS

- 1. Case #H-11-038. 311 E. Palace Avenue. Downtown & Eastside Historic District. Chris Gunning, agent for Cord Martin & Junior Warden owners, proposes to replace metal facing**

on a pitched roof with an exception request to remove historic material (Section 14-5.2(D)(5)(b)), on a significant building. (David Rasch).

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

BACKGROUND & SUMMARY:

311 East Palace Avenue, known as the Church of the Holy Faith, was constructed in 1894 with additions in 1927, 1950, and 1955. The building is listed as significant to the Downtown & Eastside Historic District.

The applicant proposes to remove the existing standing seam metal finish on the pitched roof over the northeast section of the structure. The "5V Crimp Metal Roofing" is no longer available and the replacement metal roofing is proposed to be similar to other roofing on the structure. An exception is requested to remove historic material and not replace it in-kind (Section 14-5.2(D)(5)(b)) and the required exception criteria responses are below.

(i) Do not damage the character of the district;

The change does not damage the character of the district as required in paragraph (i). By using a roofing material that matches an existing material on a similarly shaped roof form on the existing building, the overall appearance of the building will remain virtually the same. The galvanized metal color and seam spacing will match the existing condition, and the difference in the height of the seams is negligible but will greatly reduce the potential for leaks.

Staff responses: Staff is in agreement with this response.

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare;

Approval of the change in roofing material will prevent a hardship to the applicant and potential injury to the public welfare as stated in paragraph (ii). The '5V' crimp roofing material is no longer available in the type of metal that is currently in place. The existing material is 'tin' or aluminum, and new '5V' crimp roofing is available only in galvanized or painted finishes; therefore, an exact match is not possible. Additionally, the nature of the '5V' crimp material's low profile ribs and surface fastening system will almost certainly result in roof leaks, even with good maintenance. The Church's desire is to avoid this scenario to prevent damage to the building structure by installing the standing seam metal roofing which as a concealed fastener system and taller seams to prevent water infiltration. The change prevents a hardship for the Church, and benefits the public welfare by better preserving this historic structure.

Staff responses: Staff was in agreement with this response.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts.

The change strengthens the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts, per the requirements of paragraph (iii). Several different roof forms and finish materials are present on the existing structure. The sloped roof sections all have some form of metal roofing, from standing seam to decorative metal shingles to the ribbed '5V' crimp roofing. The distinctive texture and profile of the metal shingles would be difficult to match with modern appearance from the ribbed and standing seam roofing. The standing seam and '5V' crimp roofing are similar in form and finish, thus making the replacement of one with the other a minor change in the overall appearance of the building. The diversity of roofing forms and materials will remain virtually unchanged, with no impact to the ability of residents to reside within the Historic Districts.

Staff responses: Staff was in agreement with this response.

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to remove historic material and not replace it in-kind.

Ms. Rios asked what the age of that portion was.

Mr. Rasch wasn't sure but all were of historic age.

Present and sworn was Mr. Chris Gunning who said they agreed with the staff recommendations and had some pictures to show more detail. He showed an aerial view and pointed out the crimp metal to the right was the roof to be replaced. It had three fasteners and the holes had worn out and caused leaks. Previously the Board approved standing seam for the sanctuary that eliminated that potential leaking. He explained that the ridge facing the appearance would be the same but with ridges that were slightly higher than existing.

There were no speakers from the public regarding this case.

Ms. Walker moved to approve Case #H 11-038 per staff recommendations and accepting the responses for the exception criteria. Dr. Kantner seconded the motion and it passed by unanimous voice vote.

- 2. Case #H-11-041, 1379 Upper Canyon Road. Downtown & Eastside Historic District. Architectural Alliance, agent for Dean & Allison Rogers, owners, proposes to construct a 1,718 sq. ft. addition on a contributing residence to a height of 21'10" where the maximum allowable height is 17' and a height exception is requested (Section 14-5.2 (D)(9)). (David Rasch).**

Mr. Acton recused himself from consideration of this case.

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

BACKGROUND & SUMMARY:

1379 Upper Canyon Road, known as the Belloli House, was constructed in the Spanish Colonial Revival style in 1936. Major remodeling, including the construction of a garage in 1988, is present. The building is listed as contributing to the Downtown & Eastside Historic District and the south elevation may be considered as primary.

The HDRB postponed action on this request pending submittal of a design that addresses the Board's concerns about height and massing.

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

1. The existing non-historic garage and garage courtyard will be remodeled with the construction of a 1,718 square foot garage on the north elevation to a height of 21' 10" where the maximum allowable height is 17' 10". The Board may grant this additional 4' due to the sloping site. The garage will be 6" lower than the existing adjacent parapet. The addition is also set back from the visible west elevation.
2. Several access doors will be installed into basement rooms. They appear to be constructed of vertical wooden planks with the north door also including metal clavos.
3. The outdoor seating area and fire pit will be relocated further down slope. A retaining wall, steps, a path, and "decorative wood columns connected with beams" are proposed although no elevations were submitted to show how these structures will look.
4. 18 solar panels are proposed for the lower, northernmost roof which will be installed at a angle/height that does not exceed the parapet so that they will not be publicly visible.

STAFF RECOMMENDATION:

Staff recommends approval of this application with a 4 foot height increase downslope as compliant with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District, with the condition that scaled elevations shall be submitted for the other structures around the fire pit.

Ms. Mather asked about square footage. She thought 1,700 was more than a garage.

Present and sworn was Mr. Eric Enfield, 612 Old Santa Fé Trail, who thanked the Board for letting him now present revised drawings. He considered the concerns of the Board and the two neighbors and had some thoughts on how to minimize the impact of the addition. The garage and walk out were about 22' `10. he showed the six foot difference between front and bottom of the addition and noted that on the drawings. Now it would be just four feet up and one foot below the maximum if adjusted four feet for slope. So a

height exception was not required. There was a mistake in the newspaper that said he was asking for a height exception and he was not.

The Board's concerns were addressed in his letter of May 27th. He showed the screening trees as Mr. Acton asked of both evergreen pines at 18'-20' and also deciduous trees between the garage and office. He moved the setback further and reduced the depth of the addition to respect the old acequia. He brought it in from the west and also the south. The elevations also stepped for two distinct masses. It stepped down at the office and he also showed ceiling heights.

He showed the proposed profile of solar PV panels to maintain zero visible from Canyon Road and from the neighbor at 1380. He also set up story poles for the neighbors and showed how the step back on the west side would help.

He was asked to add language in the agreement and would enter that in the record. They had him add a last sentence for post construction and pre construction.

He felt the changes made were positive. The other neighbor, Barbara Cleaver came to his office and saw them. Her other concerns were about construction parking and she noticed cigarette butts in the parking lot. He talked with the general contractor about it.

Mr. Enfield said Ms. Cleaver didn't allow him into her kitchen to see her mountain views but he stood on his client's property at that same height and noticed with the story poles that the addition was below the tree canopy. By stepping it back and lowering the additions he helped the neighbors' concerns and hoped the revisions were something to be proud of.

He asked to have the ability to work with staff if he needed to lower the adjacent additions without having to come back to the Board.

PUBLIC COMMENT

Present and sworn was Ms. Barbara Cleaver who said she felt a protest was futile. She met with him and he did put up story poles but she was shocked at how high they appeared. She clarified that she did not forbid him to come into her house but thought it was unnecessary for him to look at it from her kitchen.

She had no animosity but was entitled to her opinion. It was a very large residence and what she would see was massive and would rise above the wall. I didn't know if the board saw the story poles. At tree canopy height it would be enormous.

She said she was just here to register her dislike. She found it aesthetically displeasing. She was sorry this historic house would be changed this way. It just didn't seem right to her and she was distressed about it.

Present and sworn was Mr. Bill Dupree who said for his wife Ellen and his part, Mr. Enfield had been most cooperative. He was just looking for some post construction guarantee and didn't know how to rectify

that. He suggested dropping the height. He could see the poles from his house.

He made a couple of statements at the last meeting and wanted to clarify that. Chair Woods asked what he and his wife wanted. They wanted no impact on them and the neighborhood.

The other statement was about feet and inches. If something was 17' high and it looked that high, that was okay. He couldn't imagine a second steeple on the cathedral as being okay. Then he looked at this mass and the side view of the historic property. The view was okay but wondered what they had done.

Regarding the technology, the 14x28 solar panels would be more and more coming to this Board and if not hidden he didn't know what they could do.

He shared pictures of the side view of the property.

He didn't oppose the project but had those considerations and observations.

There were no other speakers from the public.

Ms. Walker reminded Mr. Enfield that the four feet extra height was voluntary for the Board. Mr. Enfield agreed.

Ms. Walker said it was too big and she couldn't vote for it.

Ms. Rios asked Mr. Rasch to discuss public visibility.

Mr. Rasch said the story poles were visible from Canyon Road driving east toward the property. Visibility from Cerro Gordon would be much more in winter. The park across the river was lesser.

Ms. Rios asked Mr. Enfield if this project didn't encroach on any acequia.

Mr. Enfield agreed. Mr. Bové's letter was in the packet. He had concern about the fire pit and it was moved away from acequia on a bank above.

Ms. Rios asked if the total area was 1,700. Mr. Enfield said that was per floor.

Ms. Rios asked how much length was being added.

Mr. Enfield said Sheet A-4 showed the revised west elevation. They could only show it straight on. You could see the master bedroom façade was further down the hill. There was a balcony at the step on the master bedroom. The addition never exceeded the existing height of the house so he didn't project out as far as the master bedroom or any of the additions they did in the 1980's. He had the heights above the wall. It was 8' 3" above the wall at the garage and 10'3 at the step and 12' 11 at the end.

So it didn't present a 21' facade but one of 12'. He also articulated the fireplace to break up the façade

and it stepped away from the wall. The portion lower than the garage was 5' off the wall instead of the 3' they first proposed doing. The existing pine tree was about 30' high and the 20' pines would screen the addition. It was only a small portion that was 21' 10".

He felt he did everything the Board asked him to do. The language they used was floating above the wall so he stepped it back further.

Ms. Rios asked how much he decreased it.

Mr. Enfield said it was 400 sq ft or about 10%.

Ms. Rios concluded the existing was 23' and he asked for 21' 10 and most of it was at 18'. Mr. Enfield agreed.

Ms. Rios asked about the ceiling heights.

Mr. Enfield said downstairs at the bottom was 8' and the top of ceiling was 8' 6". That was pretty much the minimum allowed. The office was 9' 10" at the garage but that matched the finished floor. The garage was 6' down. The office ceiling was 9' and was at 10' something.

Ms. Mather noted that the neighbors did not want to change the neighborhood and especially to the west. She asked if he had any thoughts about how to remediate that by the adding of this addition.

Mr. Enfield said he had told Ms. Cleaver that he couldn't make the addition invisible. The neighbors at 1380 were not opposed to it. He wouldn't say they supported it but thought he would have to make it invisible to satisfy Ms. Cleaver.

Ms. Mather said to satisfy her he would have to make it less massive. The addition onto this historic building concerned her - not just the height but the mass on the two walls.

Mr. Katz appreciated in A-4 that it was no higher but comparing it to west elevation, it was a large blank wall. He asked Mr. Enfield why he didn't add a couple of small windows there and perhaps break up the mass of the wall.

Mr. Enfield said last time as he went through the notes on previous approvals. It was previously approved. But a comment from neighbors was that they didn't want windows on that side looking down. In deference to Ms. Cleaver who wouldn't want windows on that side he didn't put any in.

Mr. Katz moved to approve Case #H 11-041 per staff recommendations in the revised version with the agreement that was entered in the record. Dr. Kantner seconded the motion.

Chair Woods requested an amendment to ensure the parapets were not raised on the entire structure. Mr. Katz agreed it was friendly.

Mr. Enfield agreed he wouldn't be raising the structure.

The motion passed by a majority 3-2 voice vote with Ms. Walker and Ms. Mather voting against.

Mr. Acton returned to the bench after the vote was taken.

- 3. Case-H-11-026. 436 W. Water Street. Westside Guadalupe Historic District. Thomas E. Lechner, agent for Water Street Inn, LLC. Owners propose to remodel a non-contributing commercial property with a façade character change. (David Rasch).**

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

BACKGROUND & SUMMARY:

436 West San Francisco Street (Building 3) is an accessory building that is undocumented in the HPD files. The building is listed as non-contributing to the Westside-Guadalupe Historic District.

The HDRB postponed action on a total makeover of the façade on the south for redesign. The façade is designed in the Spanish-Pueblo Revival style with a stepped parapet, a corbel supported wooden eyebrow, divided lite doors and windows, and stuccoed bancos. The trim will be blue and the wood will be tan. There are two options to choose from.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D) General Design Standards and Westside-Guadalupe Historic District.

Mr. Rasch didn't include the design options in the packet.

Present and sworn was Mr. Thomas Lechner who said this proposal was the preferred design change. The parapet gave more definition, with bancos and parking to the south façade.

Mr. Rasch said the previous version was on page 11 on the bottom left for that façade.

Mr. Katz recalled the concern was not so much the parapet but that it looked sort of stuck on.

Mr. Lechner agreed. He explained that they wanted as little expense as possible and did reflect what was on the side - Vanessies, with a pueblo facade. He didn't think it necessary to change the entire structure.

Mr. Katz said the sides were visible going down Water Street.

Mr. Lechner agreed and it didn't bother him. It was like many others in the Guadalupe area. Seeing the

pitched roof behind was similar.

Mr. Katz said none of the others in that compound did.

Ms. Rios asked what the style was. Mr. Rasch said it was vernacular.

Ms. Rios asked if this was an acceptable treatment.

Mr. Rasch agreed they were not too common. The Awakening Museum was one and the Railyard had some. From the code point of view it was an acceptable treatment. It was perhaps the only structure in the immediate vicinity with this treatment. He was trying to make it more harmonious. It was far from the street but could be seen at that parking lot.

Mr. Katz asked if there was a reason this needed to be done.

Mr. Lechner said it would be the reception area for the Water Street Inn. The interior would be changed around. It was a place to check in.

Mr. Katz thought he would rather have it as it was than this.

There were no speakers from the public regarding this case.

Chair Woods thought some kind of shed portal with metal roof would be better.

Mr. Lechner said it wasn't tall enough for a portal. It would end up being taller than the roof.

Chair Woods suggested a gable.

Mr. Lechner said when he drew it that was strange looking.

Mr. Acton suggested if the metal roof treatment matched the visor, it would legitimize the design. Combining that with the planters and perhaps some mass lending buttresses or battering of walls, would give a justification for authenticating the appearance. It was a little disconcerting to see a building that could have been made more charming than this.

Ms. Rios asked about the height.

Mr. Lechner said the tallest from grade was 12' 11".

Ms. Rios asked if he would use divided lights.

Mr. Lechner agreed. They would match the blue on Water Street and tan on the doors and woodwork. He didn't have a problem with the overhang back to that and putting a metal roof on the back part.

Mr. Acton agreed that would be good.

Mr. Acton proposed maintaining his use of planter structure and perhaps battering the walls a little - a little thickening at the bottom with insulation.

Mr. Lechner didn't think battering would help because it was not that visible. He was insulating the walls.

Mr. Acton moved to approve Case #H 11-026 with the following conditions:

- 1. That the main façade be allowed to remain with the divider structure integrated into the pitch of the roof with metal to be approved by staff and color to match as much as possible the existing roofs in vicinity;**
- 2. That he keep the planter structure;**
- 3. That the window and door trim be approved by staff.**
- 4. That the roof material on the divider and roof be metal matching the visible surrounding pitched roofs.**

Ms. Walker seconded the motion.

Chair Woods asked that the roof detail be brought to staff for review and approval. Mr. Acton accepted that as a friendly amendment and the motion passed by unanimous voice vote.

Mr. Lechner clarified that would be acceptable if that transition was below the eaves of the roof. He wanted the eaves to be dominant and have the divider come under rather than at the roof line. Mr. Acton agreed.

- 4. Case-H-10-038. 147 Gonzales Road, #8. Downtown & Eastside Historic District. Kenneth Francis, agent for Nancy Mammel, proposes to construct a 6' high steel fence with stuccoed pilasters on a non-contributing property. (David Rasch).**

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

BACKGROUND & SUMMARY:

147 Gonzales Road Unit 8 was constructed recently in the Territorial Revival style. The building is listed as non-contributing to the Downtown & Eastside Historic District.

The HDRB conditionally approved a project to remodel the property that included the installation of a spa at the northwest side of the property enclosed with a 6' high coyote fence with 6' 4" high stuccoed pilasters.

Now, the applicant proposes to amend the approval by removing the spa and constructing a 6' high steel fence with stuccoed pilasters in the area to enclose a dog yard. The fence would harmonize with existing wrought iron on the property and on the adjacent property. The stucco will match existing

conditions.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2 (D) General Design Standards and (E) Downtown & Eastside Historic District.

Mr. Katz said in the drawing it looked like the fence went up hill. Mr. Rasch agreed.

Present and sworn was Mr. Kenneth Francis who had nothing to add to the staff report.

Ms. Rios asked to see the sample.

Mr. Francis said they would use pre-weathered steel. There were others along the river.

Mr. Acton asked if the function was a dog run.

Mr. Francis said she was just concerned about coyotes getting to her little dogs. It dropped down along the side and this helped by putting the fence beside her house. That was her concern; not a dog run.

Mr. Acton noted that the geometry was right angled. So this transition was an anomaly with the structure and might be better to be level than sloping and would serve its purpose just as well if it was level with the terrace wall with the carriage wall to the right of it. He asked what it would be if he made it level.

Mr. Francis said it would be about 4.5'. It would lose about 18". Animals could jump fences. He wanted something that felt more contiguous.

Mr. Acton asked what happens on the north side.

Mr. Francis said it folded back and not quite as steep.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H 10-038 per staff's recommendation. Ms. Walker seconded the motion and it passed by unanimous voice vote.

- 5. Case-H-11-047. 100 Block of Camino del Campo – West Side. Westside-Guadalupe Historic District. Duty & Germanas Architects, agent for Santa Fe Civic Housing Authority, proposes to amend a previous approval to construct one and two story residential structures to a maximum height of approximately 13' high. (David Rasch).**

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

BACKGROUND & SUMMARY:

The affordable housing projects on three tracts at the 500 and 700 blocks of West Alameda Street were constructed as multiple family residential units in the early 1960s in a vernacular manner. There is additional street-frontage on San Francisco Street, Camino del Campo, and Las Crucitas Street. The western tract (A & B) consists entirely of pitched roof structures. The eastern tract (C) has a mixture of flat and pitched roof structures. The buildings were listed as non-contributing to the Westside-Guadalupe Historic District.

On January 13 and February 24, 2009, the Board conditionally approved the demolition of existing buildings and construction of 139 residential structures with some height and pitched roof exceptions with the following conditions: that the non-street-frontage structures may not exceed 24' and that the street-frontage structures may not exceed 18'; and that all mechanical units must be placed under the pitched roof or on interiors.

Now, the applicant proposes to amend the approval to construct 28 single and two story units by eliminating two story residential units and adding a two story Community Building at 22' high. The buildings are designed in the Territorial Revival style with brick coping and square posts on the portals. Various earth stucco colors will be used.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D) General Design Standards and (I) Westside-Guadalupe Historic District.

Present and sworn was Mr. Michael Duty, 414 Kiva Court, who said they would duplicate what was done on the other side. All of the 2-story buildings on Alameda were gone and this was the one that remained on the interior of the site - the manager's quarters.

It also differed because it was all flat roofs and had solar PV panels. The other one was geo-thermal and PVs and they didn't get to net zero but got close. On this one they would go with the same approach and increase the pitch of the PV units to get to net zero. It would also be Leeds platinum.

Ms. Mather asked Mr. Rasch if they were just looking at the community building because the rest was approved.

Mr. Rasch said that was in another hand out. He explained it further.

Mr. Duty said they had the entire street frontage in the packet. These were not market units but senior housing. That was a primary issue.

Chair Woods referred to page 16 on the rear elevation and asked if it had a parapet on the portal. The drawing of the front elevation agreed but not the back elevation.

Mr. Duty said the central portion of that elevation where it said typical stucco was original and they increased it by pulling that out. He passed around his copy of the elevation.

Chair Woods asked if this coping was real brick. Mr. Duty agreed.

Ms. Mather wanted to see the overall elevation.

Mr. Duty explained this was a composite of all the elevations. Along West Alameda we joined duplexes so it was what you see on Campos Street. On San Francisco Street it showed the front door of the residential units. This was the rear side. They had doors and porches all along the back and it went down toward the Salvation Army.

Ms. Walker asked if the 2-story would be seen there. Mr. Duty agreed.

Mr. Acton referred to the handed out elevation and asked if that was a wood element.

Mr. Duty said no, it was stucco.

PUBLIC COMMENT

Present and sworn was Ms. Lois Taylor, 124 Duran, who was present to support the project. They had worked closely with the Westside-Guadalupe Association and, as a group, they were very happy with their work.

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

Dr. Kantner asked about the colors.

Mr. Duty said they would use the same color palette of four earth tone colors.

Dr. Kantner clarified that he was asking about the wainscoting.

Mr. Duty said it was a different color wainscoting there for the more Territorial style structures.

Ms. Rios moved to approve Case #H 11-047 per staff's recommendations and on the rear elevation that it be as presented by the applicant. Mr. Acton seconded the motion and it passed by unanimous voice vote.

- 6. Case-H-11-046, 100 Block of Camino del Campo – East Side. Westside-Guadalupe Historic District. Duty & Germanas Architects, agent for Santa Fe Civic Housing Authority, proposes to construct residential units to a height of 23' where the maximum allowable height is 15'. A height exception is requested (Section 14-5.2(D)(9)). (David Rasch).**

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

BACKGROUND & SUMMARY:

The 100 block of Camino del Campo – East Side is a vacant lot in the Westside-Guadalupe Historic District. The applicant proposes to construct 10 multi-family residential units to a height of 23' where the maximum allowable height is 15'. A height exception is requested and the applicant has submitted the required criteria responses below. The buildings are designed in the Spanish-Pueblo Revival style with exposed wooden headers and carved corbels on the portals. Accent shed roofs on portals will be finished with curved clay tile. Two types of metal railings are proposed, one with typical uprights and the other with a diamond mesh that resembles chain link.

i. Do not damage the character of the streetscape;

The proposed reconstruction will improve the streetscape. The previous buildings were very plain, modular buildings that have been razed, leaving an empty site. The new buildings will have portals, window trim and the fencing will be replaced with low stucco finish walls with some entry gates.

Staff response: Staff was in agreement with this response.

ii. Prevent a hardship to the applicant or an injury to the public welfare;

The hardship to the applicant in not granting the exception is a decrease in the number of units that may be built, thereby increasing the per-unit cost of each. This is also an injury to the public welfare since it would reduce the amount of affordable, supportive housing close to downtown.

Staff response: Staff was in agreement with this response.

iii. Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts;

The new units will be increasing the availability of housing types and the overall number of houses in this Historic District. There will be fully accessible units for those with physical impairments.

Staff response: Staff was in agreement with this response.

iv. Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape;

The special circumstance peculiar to these properties is the conflict in the Code concerning the height requirements in the Westside-Guadalupe District and the Code-established method of calculating permitted heights.

Staff response: Staff was in agreement with this response.

v. Are due to special conditions and circumstances which are not a result of the actions of the applicant;

The limit on building height and the conflict in the Code concerning how to determine those heights are not the result of any action taken by the Santa Fe Civic Housing Authority.

Staff response: Staff was in agreement with this response.

vi. Provide the least negative impact with respect to the purpose of this section as set forth in SFCC 14-5.2(A)(1).

There are no historic buildings or areas here to be preserved, but the new units will be built in a manner that evokes and celebrates the historic styles and they will be in general harmony as to the style, form, color, texture and material of the surrounding neighborhood.

Staff response: Staff was not in agreement with this response. The Board may require that the second stories are stepped back from the first stories in a more traditional and harmonious manner.

STAFF RECOMMENDATION:

Staff recommends approval of the height exception as having met the exception criteria with the condition that the second stories may be designed with a step back from the first stories. Otherwise, this application complies with Section 14-5.2(D) General Design Standards and (I) Westside-Guadalupe Historic District.

Ms. Walker asked if the second stories might be set back.

Mr. Rasch said it was not required in this historic district.

Ms. Mather asked for the heights of the new construction.

Mr. Rasch said 24' was what the Board approved. The 2-story in the packet was 23' maximum.

Mr. Duty said this was the last phase of renovations of everything. This was market housing. At one time they had as many as 20 units for market housing. This was phase 4. The structure didn't have the brick coping and was a little more pueblo design. It had resident parking and entry along the street to reflect what had been happening there for a long time.

Ms. Mather said on page 10 it indicated on the site plan 2-story townhouses and one story flat but she didn't see any elevations for one-story.

Mr. Duty explained that it was 2 one-story flats with one above the other.

Ms. Mather thought the railing on the second floor balconies looked different from railings going up.

Mr. Duty said they were showing two different kinds - one wood, one metal. They wanted to differentiate them with a variety to distinguish the different units and you could see on west and east the same differentiation. He thought they would be better off with all metal but using two different designs.

Ms. Walker asked what kind of tile they would use.

Mr. Duty said it was dark red terra cotta - not plastic.

Ms. Rios noticed on page 20 some stucco columns with the railing. He asked if they were using wood corbels with stucco columns.

Mr. Duty clarified that there on the east elevation and the west elevation those were wing walls and not columns. They were full height walls and what was shown was the end of a wall. It was labeled stucco and where unlabeled it was just a wood column.

Chair Woods asked one could not walk from one side of the portal to the other.

Mr. Duty said on the south elevation there was a column in the middle of that portal labeled stucco column and it should be a wood column but he thought they could eliminate that. He proposed to delete that.

Mr. Duty said the lower portal should be deleted also. On the east and west it was the end of a wall but mislabeled.

Chair Woods was concerned about the architecture style and suggested covering the parapet and taking the opportunity there to break up the two-story portal.

Mr. Duty asked if she was suggesting the second floor not have a roof cover.

Chair Woods thought that would be best.

Mr. Duty agreed it would be better. That would be on the center portion of the west elevation and not on the east. It would occur on Campos Street. The east elevation didn't have that condition.

Mr. Acton asked if at the portal on the center unit they had two doors above or one door.

Mr. Duty said it was a door and a window. It would not have a roof over it and they would lower the mass on it.

Mr. Acton suggested it cover only half of it with tile.

Mr. Duty said either suggestion would work. Covering the deck would be nice but they could do either.

It would not create a drainage issue. It would put a little more water on the roof but no leaking problem.

Dr. Kantner said he would prefer one style for the columns.

Mr. Duty had no objection.

There were no speakers from the public regarding this case.

Mr. Duty didn't bring a sample of the tile and could submit a sample to Mr. Rasch - it was an earth tone.

Ms. Mather moved to approve Case #H 11-046 per staff recommendations and accepting the criteria for exception and with the following conditions:

- 1. That the colors for stucco and tile and railings be submitted to staff for approval;**
- 2. Remove the columns at the bottom;**
- 3. In the center west elevation - remove the roof over the second story portal but allowing for it over the doorway;**
- 4. That it have a uniform style of railings.**

Ms. Walker seconded the motion and it passed by unanimous voice vote.

Mr. Duty thanked the Board.

J. NEW BUSINESS

- 1. Case #H-11-042. 1139 Cerro Gordo Road. Downtown & Eastside Historic District. Ramón José López, agent/owner, proposes to construct rock walls, steps, and retaining walls to a maximum height of 3'6" on the rear slope of a contributing property. (Donna Wynant/David Rasch).**

Ms. Wynant presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

1139 Cerro Gordo is a single family structure, constructed in 1928 in the Spanish- Pueblo Revival Style and an addition was built in 1993. The original residence is listed as contributing to the Downtown and Eastside Historic District. An old cabin was built sometime from 1859 to 1900 further up the slope behind where the house was later built.

Many of the old rock retaining walls were built in the 1920s. Mr. Lopez started work to repair the walls to prevent soil erosion on his property and that work expanded to include new walls, stairs, and gabion baskets. He was red-tagged for doing work without a permit. It was then determined that a variance was needed because some of the work was on 30% slopes. Most of the repair work was performed on existing walls near the log cabin. New work included 1,310 sq. ft. of gabion baskets along the west property line, and 1,123 sq. ft. of new walls and steps near the old cabin.

The Planning Commission approved a variance on 5/5/11 to the Terrain Management standards to allow retaining walls on an existing slope cut into a grade over 30%. The variance approval was made subject to the following conditions: that the retaining walls shall not exceed 6' in height in the Escarpment Overlay District; that the applicant obtains approval from the Historic Design Review Board for construction

in the Downtown and Eastside Historic Overlay District; and the applicant obtain a building (grading) permit. It should be noted that the work requested here is near completion except for some final backfilling of walls.

The applicant now requests approval of the following items from the Historic Design Review Board at a maximum height of 3'6" on the rear slope of the property:

- construct rock walls,
- steps, and
- retaining walls

The items requested will not cause the residence to lose its contributing status. The work performed should serve to protect the residence and the old log cabin from damage due to erosion from the steep hillside to the rear of the structures. The proposed walls will also replace stone walls that were laid without cement. Materials used will blend with the existing terrain and the walls will be partially screened with the existing landscaping that was retained with the repair and construction of walls. Materials used included natural stone, river rocks and concrete blocks of a light brown color to closely match existing walls in the same general area. The steps that were installed for easier access to the old cabin were made of the same blocks used for the retaining walls. Hand rails for the stairways are 2" diameter rust colored pipe.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D) General Design Standards and (E) Downtown and Eastside Historic District.

Present and sworn was Mr. López who said he had been working on the walls about 20 years. The previous person died before he finished all the walls. Mr. López thought he made it pretty good to complete the job.

There were no speakers from the public regarding this case.

Ms. Walker moved to approve the application for Case #H 11-042 as presented. Ms. Mather seconded the motion and it passed by unanimous voice vote.

- 2. Case #H-11-043. 607 E. Palace Avenue. Downtown & Eastside Historic District. Schmitt & Associates, Inc., agent for Lee & Jana Reynolds, owners, proposes an historic status review with assignment of primary elevations on a contributing building. (David Rasch).**

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

BACKGROUND & SUMMARY:

607 East Palace Avenue, known as the Pond House, is a two-story single-family residence that was constructed before 1928 in the Territorial Revival style. The building is listed as contributing to the Downtown & Eastside Historic District.

The applicant requests a status review in order to assign primary elevation(s) before a remodeling request is submitted for action.

Aerial photographs show that the north portal and the east solarium are non-historic additions. Character-defining elements do exist on these elevations but they may not be primary due to the alterations. The east elevation had unique character, including the exterior chimney and arched windows; although, the solarium addition is proud of this elevation.

STAFF RECOMMENDATION:

Staff recommends assigning the south, street-facing elevation as primary to this contributing residence. Staff defers to the Board as to whether the east elevation shall be primary or not since there exists historic character along with non-historic alteration.

Mr. Rasch put up on the screen the seven elevations and enumerated them.

Present and sworn was Mr. Carson Schmitt who said he lived next door for 8 years and was very involved in this house for the last 3 years. He had been in it a lot and knew the condition of the house. He had been in design for 36 years and bought this home from the Barkers because he agreed not to change it. And, like his friend, not to sell it. He spent four terms on an HDRB in Oklahoma. He said they were trying to do the least possible change to it. It was original and everything in it needed updating. They would try to add on 300 feet downstairs for bath and a lobby and move the portal a little and add a bath upstairs. It would differ just a little in Territorial and they would try to stay in the colors. There was a solarium that was added over a porch that was not historic and not up to code. It had no heat or insulation and the windows and electric were in bad shape. He saw that house more than anyone else - that side. He would love to have the Board's input on what they were trying to do so the Board would be proud of what they were doing.

He thought the house had 3 stories at one time. It was built before 1928 and had brick long ago. He wanted to keep it like it was now. He didn't know if this was the right meeting to talk about what they wanted to do.

Mr. Katz asked if it would upset what they wanted to do if elevations 1, 2, 4, 5, 6, 7 were primary.

Mr. Schmitt said they wanted to add to elevation 4 and 3. The solarium and 3 were the only ones indicated.

Mr. Rasch said the applicant wanted to not share that with the Board at this meeting.

Mr. Acton agreed with Mr. Katz on the elevations 1, 2, 5, 6 and 7 as primary. The solarium could be done in nice Territorial style.

Ms. Mather said #5 was the living room and there were two windows on either side of the fireplace with

arched tops. She asked if he had any evidence those were original.

Mr. Schmitt agreed. There were radiators under them in the house.

Ms. Mather asked if he had any photos of the front entry way.

Mr. Schmitt had none. They also had a hard time verifying the address - it was so old.

Ms. Mather asked about #7 - entry.

Mr. Schmitt said the interior of the house was very classic so the doors were not territorial or pueblo styles but very much like that picture.

Ms. Mather said the awnings didn't comport.

Mr. Schmitt said they were open to listening.

Chair Woods thought the door frame might be historic.

Ms. Walker noted that the awning was removable. She recommended they read Santa Fé Style by Tom Gordon - Chapter 7.

Mr. Rasch recapped the elevations for the Board.

Mr. Acton said on #7 the first floor had a different relationship to the living room than second floor. It had a different context and he thought they could break it into two.

Mr. Rasch said it needed to be set back 4' to be separate.

Mr. Schmitt said 1 and 2 offered an enormous amount of massing and had bay windows that gave that more importance.

Mr. Rasch read the definition of façade.

Mr. Acton had difficulty with the definition.

There were no speakers from the public regarding this case.

Chair Woods felt the two important façades were 1 and 2 and would be hesitant to assign primary to the others.

Mr. Acton pointed out that they had the option to grant an exception on them.

Chair Woods asked the Board to focus only on what was totally worthy of Historic Preservation.

Ms. Walker moved that the Board designate as primary façades 1, 2, 5 and 6 in Case #H 11-0. Dr. Kantner seconded the motion.

Mr. Acton asked for a friendly amendment to include #7. Ms. Walker agreed but the motion failed to achieve a majority.

Dr. Kantner moved that in Case #H-11-043 the Board designate as primary façades 1, 2 and 5 as primary. Mr. Katz seconded the motion and it passed by unanimous voice vote.

- 3. Case #H-11-044. 103 Catron Street. Downtown & Eastside Historic District. Jeff Seres, agent for El Corazon de Santa Fe Association, Inc. owners, proposes to construct two additions at approximately 962 sq. ft. to match existing height and at 120 sq. ft. to 10' high and a 4'4" high yardwall with a 9' high pedestrian gate on a non-contributing property. (David Rasch).**

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

BACKGROUND & SUMMARY:

103 Catron Street, known as El Corazon de Santa Fe, is a multi-family residential compound that was constructed in the early 2000s in the Spanish-Pueblo Revival style. The buildings are non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to remodel the property with the following three items.

1. The existing clubhouse will be expanded on the west elevation with an approximately 962 square foot addition that will be equal to or lower than existing height and matching existing finishes. The addition will feature a stuccoed pier portal surmounted by a roof deck with metal railings and a wooden trellis and a centered fireplace chimney.

2. The existing trash enclosure near the front gate will be remodeled for a housekeeping space with an approximately 120 square foot stuccoed enclosure with materials and finishes to match existing conditions. The room will feature a wooden trellis to 10' high and a sign on the exterior wall.

3. The rear parking area will be converted to a park with stuccoed yardwalls to approximately 4' high and a wooden bi-leaf pedestrian gate with stuccoed pilasters and sconces and a wooden trellis to approximately 7' high. The park will also contain gravel, flagstone, colored concrete, and a fire pit.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D) General Design Standards and (E) Downtown & Eastside Historic District.

Present and sworn was Mr. Jeff Seres with Terrence Francis, the landscape architect. He said he was here to answer questions.

Ms. Walker asked where the 9' gate was.

Mr. Seres said in his letter he indicated that it was from the grade in the parking area. It was nine feet from that point and overall was 7' 1" at grade.

Mr. Acton thought it was an interesting collection on that portal - the structure with the 3-story deck.

Mr. Seres wanted to use three sections of railings from above and that led to the reason for the opening out the front door.

Ms. Walker noted that on the east elevation and the west elevation there were metal railings that didn't match.

Mr. Seres said they did match existing in style, height and color.

Ms. Mather referred to the 2nd story and asked if the massing on the chimney was not visible from the ground.

Mr. Seres said it probably was not visible.

Ms. Rios asked about the trellis on the west.

Mr. Seres said they with periods of intense heat it would offer some shade. He offered to put a light fabric over it for added shade. The stepping up there was consistent with massing elsewhere on it.

Chair Woods was concerned about the scaling in the way he was having the corbels coming out the end. The building itself had a nice style but to the street it was way too fussy including having the railing up high, etc.

Mr. Seres said the railing or the railing element set into the wall there was set back from the wall. It was not on the same plane but about 7' back.

Chair Woods suggested instead of the portal being layered to have that beam come down - not sitting on top of it. Then the railing would not be so high. She felt that would really help it.

Mr. Seres said the design matched the existing pergolas on the street. There were two second story decks that had that treatment.

There were no speakers from the public regarding this case.

Mr. Katz moved to approve Case #H 11-044 with the condition that it be finished in the style of

the first example with 3x3 boards on top. Dr. Kantner seconded the motion and asked for an amendment that the same design for pergola also be applied to the pergola on top.

Mr. Katz agreed the amendment was friendly and the motion passed by unanimous voice vote.

4. **Case #H-11-045. 614 & 616 E. Palace Avenue. Downtown & Eastside Historic District.** Kevin Hilton, agent for Irma and Scott Brandt, owners, proposes to construct a coyote fence to the maximum allowable height of 58", repair brick coping, and restucco a contributing building in elastomeric material. (David Rasch).

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

BACKGROUND & SUMMARY:

614 and 616 East Palace Avenue is residential duplex that was constructed between 1934 and 1944 in the Territorial Revival style. The building is listed as contributing to the Downtown & Eastside Historic District.

The applicant proposes to remodel the property with the following two items.

1. A 6' high coyote fence at the street-frontage was removed and replaced without permission or a building permit and a stop work order was issued before it could be completed. The irregular top coyote latilla fence will be constructed to the maximum allowable height of 58" and down to 36" within the driveway visibility triangle. Fencing will also be installed along the driveway, to separate the two front yards, and at the SE corner of the building. Three coyote latillas gates will also be installed.

2. The brick coping will be repaired and the building will be restuccoed with elastomeric stucco to match the existing color.

STAFF RECOMMENDATION:

Staff recommends approval of the request to construct the coyote latillas fences and gates but to deny the request to stucco the building with elastomeric stucco. Staff recommends that traditional cementitious stucco should be used on this contributing historic structure.

Ms. Rios surmised it would be lower.

Mr. Rasch agreed and down to 3 at the corner.

Present and sworn was Mr. Kevin Hilton who said that part of the fence that could remain was six feet tall and the part that was taken down was also six feet high. He said he had understood that repairing and replacing didn't need a permit. Much of it came down.

Ms. Rios asked if he was saying the fence was coyote and six feet high.

Mr. Hilton agreed and said it was in the packet.

Ms. Rios asked if he agreed with staff recommendations.

Mr. Hilton said, "If we must."

There were no speakers from the public regarding this case.

Ms. Mather pointed out that staff recommended cementitious instead of blastomeric stucco.

Mr. Hilton said he requested elastomeric because it was a preference of the owner since it lasted longer and many houses adjacent had it. He understood that cementitious was more in keeping with historic but many there were already elastomeric.

Chair Woods asked if the walls were adobe.

Mr. Hilton said it was built of pen tile for most of the house and was not aware of any adobe. Mr. Rasch agreed.

Mr. Acton mentioned that even with cementitious stucco fiberglass could be an additive to allow it to flex with temperature changes. So it was not as different as the owner might think.

Mr. Hilton said the owner was here for most of the meeting but had to leave and requested that if the board denied elastomeric she would like to address it at another time.

Chair Woods asked if he would like it all postponed.

Mr. Hilton said he would not.

Dr. Kantner moved to approve in Case #H 11-045 the fence and gate and postpone the stucco portion to a later meeting. Ms. Mather seconded the motion.

Mr. Acton said he wanted to approve cementitious now.

Chair Woods suggested it could be a staff decision.

Dr. Kantner withdrew his motion.

Dr. Kantner moved to approve in Case #H 11-045 the fence as recommended by staff and if the applicant wishes to use cementitious to have the request reviewed by staff.

Ms. Mather requested a friendly amendment that the maximum height of the fence be as staff recommended. Dr. Kantner agreed that the motion passed by unanimous voice vote.

K. MATTERS FROM THE BOARD

We had a great showing at the awards ceremony. Mr. Rasch did a great job.

Chair Woods thanked the Board for the great showing at the awards ceremony. Mr. Rash did a great job. She also thanked them for a great showing in Las Vegas for the conference.

Ms. Brennan wished that everyone could have been there because of the legal training offered there.

Chair Woods suggested having the national conference here year after next would be huge.

The Board members briefly discussed the content of the Las Vegas conference.

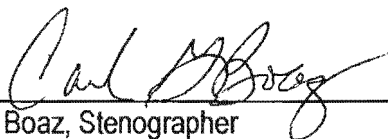
L. ADJOURNMENT

The meeting was adjourned at 8:30 p.m.

Approved by:

Sharon Woods, Chair

Submitted by:



Carl Boaz, Stenographer