



Agenda

DATE 3/20/13 TIME 8:35A
SERVED BY Camille Vign
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HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, March 26, 2013 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, March 26, 2013 at 5:30 P.M.

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: March 12, 2013

E. COMMUNICATIONS

F. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-13-011 511 Webber Street

G. BUSINESS FROM THE FLOOR

H. ACTION ITEMS

1. Case#H-13-002. 318 Delgado Street. Downtown & Eastside Historic District. JenkinsGavin, agents for Nancy Mammel, owner, proposes to remodel a contributing residence by constructing 736 sq. ft. of additions, and replacing the pitched roof finish and converting a non-contributing shed into a single car garage. Two exceptions are requested to construct an addition at less than 10' back from a primary elevation (Section 14-5.2(D)(2)(d)), and to not replace the roof in-kind (Section 14-5.2(D)(6)). (David Rasch).
2. Case #H-13-012 . 60 E. San Francisco/113 E. Water Streets. Downtown & Eastside Historic District. O. Michael Duty, agent for 60 East Corp., owners, proposes to build a second-story dining deck and expand an existing third-story dining deck at this non-contributing commercial building. (John Murphey).
3. Case #H-12-031B. 544 Canyon Road. Downtown & Eastside Historic District. Lorn Tryk, agent for Andrew Hopwood, owner, proposes to replace historic materials on a contributing residential structure, replace a vehicle gate, and construct a 4' high yardwall. An exception requested to replace historic material, Section 14-5.2(C)(1)(c) and Section 14-5.2 (D)(1)(a). (David Rasch).

4. Case#H-12-087. 1299 Upper Canyon Road. Downtown & Eastside Historic District. Kenneth Francis and Sandra Donner, agents for Grant Hayunga, owner, propose to amend a previous Board approval, by raising one portion of the roof to 14' and another to 15', where the maximum allowable height is 15'0", replacing a window, adding skylights, installing evaporative cooler units, building a 11' high freestanding carport, and increasing yard walls from 4' to 6', at this non-contributing residence. (John Murphey).
5. Case #H-13-013. 153 Duran Street. Westside-Guadalupe Historic District. Rihcard Horcasitas, agent for Julie Rodriquez, owner, proposes to designate primary elevation(s) and to remodel a contributing residential structure by replacing non-historic windows and doors and performing other minor alterations. (David Rasch).
6. Case #H-13-014A. 157 Duran Street. Westside-Guadalupe Historic District. Richard Horcasitas, agent for Julie Rodriques, owner, proposes an historic status review and designation of primary elevation(s), if applicable, for the non-contributing residential structure. (David Rasch).
7. Case #H-13-014B. 157 Duran Street. Westside-Guadalupe Historic District. Richard Horcasitas, agent for Julie Rodriques, owner, proposes to remodel the residential structure by replacing non-historic windows and doors, removing non-historic metal awnings, installing a wooden awning, replacing a chain link fence with a coyote fence, and removing a board fence. (David Rasch).
8. Case #H-13-016A. 461 Acequia Madre. Downtown & Eastside Historic District. Gayla Bechtol, agent for Dan & Susan Greenberg, owners, proposes an historic status review for the non-contributing Unit 2 and designation of primary elevations for the contributing Unit 1, and Unit 2 if applicable. (David Rasch).
9. Case #H-13-015. 200 Lincoln Avenue. Downtwon & Eastside Historic District. City of Santa Fe Facilities Division, Jason Kluck, agent/owners, proposes to replace a rooftop mechanical unit on a contributing governmental structure. An exception is requested to maintain public visibility, but to paint the unit to match the stucco color (Section 14-5.2(D)(3)(b)). (David Rasch).
10. Case#H-13-017. 1850 Bandelier Court. Historic Review District. Dale F. Zinn, agent, for Chris Johnson, owner, proposes to amend a previous staff approval by increasing the height of street walls from 5' to 6', at this non-stateded residence. An exception is requested to exceed the maximum allowable for a streetscape yardwall (Section 14-5.2 (D)(9)(a)(ii)(F)). (John Murphey).

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 for more information regarding cases on this agenda.

Persons with disabilities in need of accommodation or an interpreter for the hearing impaired should contact the City Clerk's office at 955-6520 at least five (5) working days prior to the hearing date. Persons who wish to attend the Historic Districts Review Board Field Trip must notify the Historic Preservation Division by 9:00 am on the date of the Field Trip.



Agenda

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B. ROLL CALL

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D. APPROVAL OF MINUTES: March 12, 2013

E. COMMUNICATIONS

F. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-13-002 318 Delgado Street
Case #H-13-011 511 Webber Street
Case #H-13-012 60 E. San Francisco/113 E. Water Streets

G. BUSINESS FROM THE FLOOR

H. ACTION ITEMS

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HISTORIC DISTRICTS REVIEW BOARD
March 26, 2013

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MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

March 26, 2013

A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Districts 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, City Hall, 200 Lincoln, 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. Edmund Boniface
Mr. Frank Katz
Ms. Karen Walker

MEMBERS ABSENT:

Dr. John Kantner [excused]
Ms. Christine Mather [excused]

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Ms. Kelley Brennan, Assistant City Attorney
Mr. John Murphey, Senior Historic 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 second case, Case #H-13-012, was postponed.

Ms. Walker moved to approve the agenda as amended. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES: March 12, 2013

Mr. Boniface requested a change on page 8, middle of the page it should say "metal standing seam" instead of "metal shingles." On page 13, in the fourth paragraph from the bottom, the second sentence should say "for" instead of "if" and "if" to "for."

Chair Woods requested a change on page 10 in the middle where "but" should be changed to "and." In the last sentence of that paragraph should say, "could they then eliminate..."

Mr. Boniface moved to approve the minutes of March 12, 2013 as amended. Ms. Rios seconded the motion and it passed by majority voice vote with all voting in favor except Mr. Katz who abstained.

E. COMMUNICATIONS

Mr. Rasch reminded the Board that the Heritage Preservation Awards for 2013 would be on Thursday, May 30th at the NPS Building on Old Santa Fé Trail from 6-9 p.m. He would hand out nomination forms probably at the next HDRB meeting.

He explained that every year awards were given for projects that were completed within the last few years for historic preservation, for compatible new construction, for the Mayor's award for excellence in new construction or individuals or events, the Sara Melton award for sensitive maintenance. OSFA and HSFF were cosponsors who also gave awards.

Ms. Walker asked if there could be no nominees for a particular award category. Mr. Rasch agreed.

Ms. Rios asked if he would be the one giving the awards this year.

Mr. Rasch said he was open to anything including not being the emcee.

F. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #H-13-011 511 Webber Street

There were no requests to change the findings of fact and conclusions of law.

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

G. BUSINESS FROM THE FLOOR

There was no business from the floor.

Chair Woods announced to the public that anyone wishing to appeal a decision of the Board could file the appeal to the Governing Body within fifteen days after date of the approval of the Findings of Fact and Conclusions of Law.

H. ACTION ITEMS

1. **Case#H-13-002. 318 Delgado Street.** Downtown & Eastside Historic District. JenkinsGavin, agents for Nancy Mammel, owner, proposes to remodel a contributing residence by constructing 736 sq. ft. of additions, and replacing the pitched roof finish and converting a non-contributing shed into a single car garage. Two exceptions are requested to construct an addition at less than 10' back from a primary elevation (Section 14-5.2(D)(2)(d)), and to not replace the roof in-kind (Section 14-5.2(D)(6)). (David Rasch).

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

BACKGROUND & SUMMARY:

318 Delgado Street is a single-family residence that was constructed before 1928 in the Bungalow Style. An addition, or perhaps two additions, on the rear is visible on a 1960 aerial photograph. The north addition area has small high-placed windows and the south addition area looks to be an enclosed porch. A vernacular free-standing shed was constructed at the rear SW corner of the property at an unknown date between 1960 and 1967. On January 22, 2013, the HDRB confirmed the historic status of both structures within the Downtown & Eastside Historic District as non-contributing for the shed and contributing for the residence with the east and north elevations designated as primary.

On March 12, 2013, the HDRB postponed action on this application which proposed too many alterations which would have compromised the historic status of the residence. Now, the applicant proposes to remodel the property with the following six items.

1. The existing green-colored asphalt-shingled finish on the gable roofed historic front porch will be replaced with a "medium bronze"-colored metal shingle finish. An exception is requested to replace a roof not in-kind (Section 14-5.2(D)(6)) and the required exception responses are at the end of this report.
2. A 643 square foot addition will be constructed on the rear, west elevation. The addition will be 3' lower than the existing residence ridgeline and set back from the primary north elevation by 2' 7".

An exception is requested to place an addition at less than 10' back from a primary elevation (Section 14-5.2(D)(2)(d)) and the required exception responses are at the end of this report. Raised decks will be constructed on the west and south sides of the addition. The decks will have wooden balustrades.

3. The existing roof finish will be altered and the character of the rear portion of the building may be altered. Two options are proposed for this area.
Option 1 will remove the shed roof treatment and replace it with a stretched out hip roof.
Option 2 will retain the shed roof treatment.
The green-colored asphalt-shingles will be changed to a "medium bronze"-colored metal shingle.

An exception is requested to replace a roof not in-kind, as in item 1 above.

4. The primary elevation windows will be repaired and preserved. All other windows will be replaced to meet the 30" rule where applicable. On the south, non-primary elevation window opening dimensions and locations will be altered, while still maintaining at least a 3' corner.
5. The shed will be converted into a single-car garage. The height will change from 8' 2" to 11' 6" where the maximum allowable height is
6. The buildings and yardwalls will be restuccoed with El Rey cementitious "Sahara".

EXCEPTION TO REMOVE HISTORIC MATERIAL, ROOFING

(I) Do not damage the character of the district

The proposed metal shingle roof is similar to those seen throughout the historic downtown and surrounding neighborhood; therefore, it will not damage the character of the district. In addition to metal shingle roofs, there are many examples of other types of metal roofs, including standing seam metal roofs.

Staff response: Staff is in agreement with this statement.

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

Asphalt shingles are difficult to maintain and require regular replacement. Metal shingles provide greater longevity and ease of maintenance and are also more attractive.

Staff response: Staff is in agreement with the maintenance and longevity statement, but disagrees that about what is more attractive. Preservation and outward harmonious appearance are our objectives, not to desire what is more attractive.

(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

Improving property with higher quality materials to better maintain historic dwellings is critical to preserving the quality and character of the Historic Districts.

Staff response: Staff is in agreement with this statement.

EXCEPTION FOR AN ADDITION LESS THAN 10' FROM A PRIMARY ELEVATION

(I) Do not damage the character of the streetscape

The proposed addition is not publicly visible and therefore will not affect the character of the district. An addition with a 10-foot step back would lack balance on the narrow lot and would not harmonize well with the rest of the house. Furthermore, the design of the addition is consistent with the architectural vocabulary of the existing structure.

Staff response: Staff agrees with this statement.

(ii) Prevent a hardship to the applicant or an injury to the public welfare

Due to the narrowness of the building and the lot, a 10-foot step back from the north elevation would render the addition very difficult to design without consuming the width of the lot and bringing the addition within close proximity to the existing shed.

Staff response: Staff agrees with this statement.

(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 ability to expand existing dwellings and modernize their floor plans is critical to preserving the residential character and vitality of the Historic Districts.

Staff response: Staff agrees with this statement.

(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 subject dwelling is unusually narrow at just 31'-3" wide. Therefore, a ten foot step back greatly limits the available width for an appropriate addition. Furthermore, the lot itself is 50 feet wide, so the rear of the building is the only portion of the property that can accommodate an addition.

Staff response: Staff does not agree with this statement. Examination of other lots within the applicable streetscape shows that there are many lots that are similar in dimensions, therefore this is not a special condition or circumstance...

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

The dimensions of the house and the lot were established in 1928 when the house was built and are therefore not a result of the actions of the applicant.

Staff response: Staff agrees with this statement.

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

As stated above, the addition will not be publicly visible. The provided 2'-0" foot step back satisfies the intent of the Code within the constraints of the structure and the land. Furthermore, the addition as designed is more in harmony with the architecture of the existing dwelling.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff believes that the exception request to change the roof finish from asphalt shingle to metal shingle has been met, but that the exception to place an addition at less than 10' from a primary elevation has not been met because criterion 4 does not state the special condition or circumstance that is usual to this lot in this streetscape. Otherwise, staff recommends approval of the application as complying with Section 14-5.2(D) General Design Standards and (E) Downtown & Eastside Historic District, with roof style Option 2 recommended if the Board grants approval of the addition step back, as this would preserve the unique character of the roof form. Option two also reduces the height of the proposed chimney.

Ms. Walker asked if Mr. Rasch had seen the proposed metal shingles.

Mr. Rasch said it might be what the Board saw on the building next door but slightly darker in color.

Present and sworn was Ms. Jennifer Jenkins, 130 Grant Avenue, Suite 101, who said they made several modifications to the plans at the Board's direction. They were retaining the front portal with no proposed modification. Instead of the previously proposed standing seam metal roof, they were now asking for an exception to use metal shingles as the Board suggested at the last meeting. The addition would be a flat roofed addition as opposed to mirroring the pitch of the original structure. And concerning the two options for the roof at the rear of the house they preferred option 1 to slightly extend the hip of the roof over the recent shed addition to honor the form of the original 1920 structure. She was asking for the Board's support for Option 1.

Regarding the exception to reduce step back from the north elevation to accommodate the addition, she said they needed to retain vehicle access to the rear of the lot. There was an old shed they wanted to convert to a garage and maintain the existing driveway. She believed the two-foot setback met the intent of the code and it was not publicly visible.

Chair Woods said the Board appreciated that the applicant heard their concerns.

Ms. Rios agreed. It was important to keep their historic homes and not lose that history.

Chair Woods preferred Option 2 because she had a big concern about the tall chimney. In option 1 they would have to keep the ten-foot chimney visible and it would have an impact.

Ms. Jenkins said if the Board was that concerned about it, she would eliminate the fireplace.

Mr. Katz thought it was hard with a house that seemed very contained and then add on with something different. He was disturbed in Option 2 that they would end up having the original house, then the back porch, then the addition and that made it look more as a hodge-podge than with option 1 which retained at least the shape of the original roof.

Chair Woods was also concerned on the addition with the five repeated windows. There was no doubt that the addition was differentiated from the historic part but there was nothing like those five windows in the original house in size and form.

Ms. Jenkins asked if the Board would prefer to mirror the window at the end below the chimney.

Chair Woods said it was the repeated pattern of five windows exactly the same. Perhaps a change there could come back to staff. The design mimicked a warehouse design.

Ms. Jenkins said she would be happy to work with Mr. Rasch on it.

Mr. Katz suggested perhaps a double-hung window style would be more appropriate for the bedroom area.

Ms. Colleen Gavin said they would look at double-hung windows. These were used at the private areas of bedroom, bathroom and closets

Ms. Rios asked how many of the five she would propose to change.

Ms. Gavin said they would change the first three.

Ms. Rios asked how high up the chimney stack protruded in Option 1 and to describe the public visibility of it.

Ms. Gavin said in Option 1 the chimney would not be publicly visible unless the person actually entered the property and looked down the driveway because it would be behind the existing structure.

Ms. Rios asked if it would only be visible to the neighbors on the south. Ms. Gavin agreed.

Chair Woods disagreed. She thought with the roof sloped, the chimney would be seen from the street.

Ms. Walker pointed out that on the east elevation it clearly showed the chimney to the public.

Ms. Gavin went to the floor plan the access stairs that went down to the basement on the revised plan. That was the only place where they could get down where the mechanical room was located. Originally they had the fireplace in the other corner in the dining room space but because the slope prohibited basement access in another location, they had to move it to the edge of the building. But they would eliminate the fireplace if that would make the project more approvable.

There were no speakers from the public regarding this case.

Mr. Boniface said the drawings were a little confusing to him. On the proposed south elevation the chimney should be at the corner and asked if the chimney would go right down through the roof if it was at the corner. Ms. Gavin agreed and said it obviously was a drafting error.

Mr. Boniface said on the west elevation it looked like they still had a gabled roof on there.

Ms. Gavin explained that was the existing elevation shown at the top of the page.

Mr. Boniface agreed with Mr. Katz on extending the hip roof. It seemed to reinforce the idea of the separation between existing building and the new addition.

Chair Woods reminded the Board to note the exception criteria if accepting the exception request.

Ms. Rios moved to approve Case #H-13-002 per staff's recommendations with following conditions:

- 1. All exception requests were met by the applicant;**
- 2. Option 1 would be used;**
- 3. Eliminate the chimney;**
- 4. On the north elevation, the first three windows will be double-hung windows.**

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

- 2. Case #H-13-012. 60 E. San Francisco/113 E. Water Streets. Downtown & Eastside Historic District. O. Michael Duty, agent for 60 East Corp., owners, proposes to build a second-story dining deck and expand an existing third-story dining deck at this non-contributing commercial building. (John Murphey).**

This case was postponed under Approval of the Agenda.

3. **Case #H-12-031B. 544 Canyon Road.** Downtown & Eastside Historic District. Lorn Tryk, agent for Andrew Hopwood, owner, proposes to replace historic materials on a contributing residential structure, replace a vehicle gate, and construct a 4' high yardwall. An exception requested to replace historic material, Section 14-5.2(C)(1)(c) and Section 14-5.2 (D)(1)(a). (David Rasch).

Chair Woods recused herself from consideration of this case and left the room.

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

BACKGROUND & SUMMARY:

544 Canyon Road is a single-family residence that was constructed in the Spanish-Pueblo Revival style sometime in the 1930s to 1940s. A free-standing garage is associated with the original residence. In the 1980s, the garage was converted to a studio. In the 1990s, the studio was converted to a guest house. At that time, the doors and windows were replaced and a second story was added. The residence is listed as contributing and the free-standing guest house is listed as non-contributing to the Downtown & Eastside Historic District. The north and south elevations of the main residence are designated as primary.

On May 8, the HDRB granted approval to remodel the guest house of this property and on August 14, 2012, the HDRB granted approval to remodel the main residence. Now, the applicant proposes to amend the previous approval with the following three items.

1. The portals on both the north and south primary elevations have rotted wood elements, but some elements are not up to 30% deterioration of each element to require repair rather than replacement in-kind. An exception is requested to remove historic material that is not beyond repair (Section 14-5.2(C)(1)(c) and (D)(1)(a)) and the required exception responses are at the end of this report.
2. The non-historic yardwall pilasters and bileaf wooden vehicle gate will be altered to widen the opening to 14' while maintaining the existing wall height. The stained wooden frame and board gates will be arched without providing any visual access to the contributing resources beyond the wall and gate. Sconces are indicated at the flanking pilasters, but a design or description was not provided.
3. A 4' high yardwall will be constructed between the garage and residence to separate the driveway from the rear yard. An arched wooden pedestrian gate that mimics the design of the vehicle gates will be installed.

(C)(1)(c) Regulation of Contributing Structures in the Historic Districts

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure shall be preserved.

(D)(1)(a) General Design Standards for All H Districts, General

The status of a contributing structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its contributing status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

(D)(5)(b) General Design Standards for All H Districts, Other Architectural Features

For all façades of contributing structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities.

EXCEPTION TO REMOVE HISTORIC MATERIAL

- I. Do not damage the character of the district.

The proposed replacement of the portal beams, posts, and corbels will not damage the character of the district. The replacement material will be visually identical to the original material. Moreover, this replacement will give us the opportunity to have transparent stained wood members as they originally were rather than brown-painted members that are concealing wood putty, rotten wood, and cement filler.

Staff response: Staff is in agreement with this response.

- ii. Are required to prevent a hardship to the applicant or an injury to the public welfare.

The proposed replacement is required to prevent a hardship to the applicant. It will be impossible to repair beams and posts and still maintain adequate structural strength. The condition of the members in question was a result of failed attempts at maintenance by the former owner(s), not the present owner, who only recently purchased the property with latent defects.

Staff response: Staff is in agreement with this response, although there are proven preservation techniques that can be used to retain some of the sound historic material.

- 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 proposed replacement will strengthen the unique heterogeneous character of the City. The replacement is a feasible way to return the portals to their original look and eliminate structural deterioration.

Staff response: Staff is in agreement with this response.

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to remove historic material and otherwise recommends approval of this application which complies with Section 14-5.2© Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District with the condition that the vehicle gates shall have some form of visual access to the contributing resources beyond and that the sconce design shall be approved by staff before a construction permit application is submitted.

Ms. Walker asked if the applicant had provided a fenestrated gate to have visual access to the contributing resource.

Mr. Rasch had not seen a drawing of the gate.

Present and sworn was Mr. Lorn Tryk, 206 Mackenzie Street. He brought drawings of the gate showing fenestration and distributed copies to the Board members. He explained he raised the center stile higher and replaced the solid board with 2x2 slats to make them open panels.

Ms. Walker asked for the distance from ground to the lower edge of fenestration.

Mr. Tryk said it was 4'.

Vice-Chair Rios asked him to describe the sconces.

Mr. Tryk said they had not yet chosen those but would work with staff on the design of them.

Mr. Boniface asked if Mr. Tryk had seen anything else on the property to inform the gate fenestration.

Mr. Tryk said the shutters were very simple re-grooved board and the gate there was not historic. Basement vents and parapet vents were simple wood grills. So the only item with any pattern was Betty Stewart's railing on the guesthouse but that was not characteristic of the original house. He was trying to keep it very simple.

Ms. Walker asked about the gate finish.

Mr. Tryk said it would be stained the same color as the front and back doors of the house which was a medium brown stain.

Vice-Chair Rios asked if there would be anything visible on the roof. Mr. Tryk said nothing would be visible.

There were no speakers from the public regarding this case.

Ms. Walker moved to approve Case #H-12-031B; accepting the exceptions to remove historic material with the following conditions:

- 1. That the vehicular gate be fenestrated above four feet from the ground;**
- 2. That the sconces go to staff for approval;**
- 3. That the gate be stained to match the front and back doors of the main house;**
- 4. That there be no rooftop visibility.**

Mr. Boniface seconded the motion and it passed by unanimous voice vote.

Chair Woods returned to the bench following the vote.

4. **Case#H-12-087. 1299 Upper Canyon Road.** Downtown & Eastside Historic District. Kenneth Francis and Sandra Donner, agents for Grant Hayunga, owner, propose to amend a previous Board approval, by raising one portion of the roof to 14' and another to 15', where the maximum allowable height is 15'0", replacing a window, adding skylights, installing evaporative cooler units, building a 11' high freestanding carport, and increasing yard walls from 4'to 6', at this non-contributing residence. (John Murphey).

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

BACKGROUND AND SUMMARY:

Constructed in 1973, by its owners, artists Lynette and George Wooliver, the house is a one-story, stucco-clad residence designed in Spanish-Pueblo Revival style. It is noncontributing to the Downtown and Eastside Historic District.

Project

On November 13, 2012, the Board approved an application to remodel the house. Now the applicant has requested a review of proposed revisions and items not introduced at the earlier hearing. These include the following:

North

Construct a 560 sq. ft. addition in the void of the northwest corner. The original application proposed a parapet height of 14'-0". The revision proposes an increase to 15'-0", the maximum height for the lot.

New item: Remove existing window across "Hogan" façade and replace with decorative art glass design; rough opening will not change.

South

The original application proposed raising a portion of the Master Bedroom roof from 9'-6" to 12'-0". The revision proposes an increase to 15'-0", the maximum height for the house.

Skylights

New item: Replace existing bubble skylights with low profile units. The existing skylights above the Master Bedroom are partially visible from the street. It's expected with the higher parapets and the lower profile of the replacements, the new skylights will not be visible from the street.

Carport

New item: Construct an 11'-0"-high free-standing carport. The structure will feature wood posts, beams and corbels, and will be capped with a stuccoed parapet. The parapet will be finished with El Rey cementitious "Buckskin" stucco to match the house.

Yard Walls

New item: Increase stuccoed and coyote-topped yard walls at west side of house from 4'-0" to 6'-0." The alteration will include removing the coyote portion and replacing with exposed adobes.

STAFF RECOMMENDATION:

Staff recommends approval of this application, as it complies with Section 14-5.2 (D)(9), General Design Standards (Height, Pitch, Scale and Massing), and (E), Downtown and Eastside Historic District.

Present and sworn was Ms. Sandra Donner who had nothing to add to the staff report.

Mr. Katz thought the bedroom didn't have a very high parapet and asked how much higher the ceiling in the bedroom was from the parapet above it.

Ms. Donner said they wanted to increase the interior ceiling height which was about 8' 3" now and wanted to go to 11' 6". So the parapet should be at least 18". Nothing would be visible from the street at that point.

Chair Woods didn't think an 18" parapet would cover everything.

Ms. Donner said explained the goal was to have the bearing of the vigas at 10' 6". In the front bedroom they had 10" vigas and in the back bedroom they had 12" vigas so she thought they could accommodate that by going a little higher and covering everything.

Chair Woods said they could ask for a two-foot parapet but not to increase the overall height. That might mean slightly lowering the ceiling.

Ms. Donner thought they could do that. That was reasonable

There were no speakers from the public regarding this case.

Mr. Katz moved to approve Case #H-12-087 with the condition that the distance from ceiling height to parapet height in the master bedroom would be increased but the height of the parapet would remain the same. Mr. Boniface seconded the motion. Chair Woods asked if the motion could say the distance from ceiling to top of parapet would be a minimum of 24" but the overall height would stay the same as requested on the application. Mr. Katz agreed with the clarification and the motion passed by unanimous voice vote.

5. **Case #H-13-013. 153 Duran Street.** Westside-Guadalupe Historic District. Richard Horcasitas, agent for Julie Rodriguez, owner, proposes to designate primary elevation(s) and to remodel a contributing residential structure by replacing non-historic windows and doors and performing other minor alterations. (David Rasch).

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

BACKGROUND & SUMMARY:

153 Duran Street is a single-family residence that was constructed in a vernacular manner between 1934 and 1940. An addition was constructed on the north elevation and an awning was installed over the west elevation entry door after 1985. There are no historic windows. The building is listed as contributing to the Westside-Guadalupe Historic District and the west elevation may be considered as primary. Character-defining elements embodied on this elevation include the wall-dominated façade with two openings, the simplified massing, and the hipped roof with overhanging eaves.

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

1. All windows, aluminum sliders, will be replaced with divided-lite clad wood windows in the color "Hartford Green." On non-primary elevations some opening dimensions and locations will be altered with some openings proposed to be infilled with stuccoed wall.
2. The existing door on the west, proposed primary elevation, will be removed and replaced with a window at the same location, height, and width. This meets the code citation for primary elevations (14-5.2(D)(5)(a)(I)) General Design Standards, Windows and Doors on Primary Elevations: "No opening shall be widened or narrowed."
3. The non-historic awning over the entry door on the west elevation will be removed.
4. The asphalt shingle roof will be replaced in-kind in the color "slate."
5. The building will be restuccoed with El Rey "Suede" and the wooden details will be painted a "tan" color.

STAFF RECOMMENDATION:

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

Ms. Rios asked if Mr. Rasch was indicating that the Board needed to designate primary façades.

Mr. Rasch agreed and recommended the west (street-facing) elevation as primary.

Chair Woods noted the application said the asphalt shingles would be replaced in-kind in the color slate. But in the elevations on page 10 it said roll roofing with integral canales. It was on the proposed west elevation. The staff report and what the application presented were not the same.

Also, rolled roofing with integrated canales on a pitched roof would not work and it was not replacing the roof in-kind.

Mr. Rasch agreed it must be in-kind or it would need an exception.

Present and sworn was Mr. Richard Horcasitas, 228 South St. Francis who said he felt there was a little error on that with the architect. He had not done the drawings. What was on there now was a rolled roofing but there were shingles on the west hip. They wanted to take it all to shingles. He had carried through the note from the existing to the proposed and didn't update that note.

Ms. Rios asked him what type of shingles he was proposing.

Mr. Horcasitas said they would be asphalt shingles and showed the Board a sample.

Ms. Rios asked if he was proposing cementitious stucco. Mr. Horcasitas agreed.

Chair Woods asked if he had a sample of Hartford Green, noting that he had a lot of it on this proposal. Mr. Horcasitas agreed and showed it to the Board.

Chair Woods felt with the fence being painted green also that there was a lot of green there.

Mr. Horcasitas said his discussions with the applicant about that resulted in a suggestion to paint the fence tan to soften it up.

There were no speakers from the public regarding this case.

Mr. Katz asked if there would be a problem on the west elevation, if the Board designated it as primary, with taking out the doors and windows.

Mr. Rasch thought not. The window was not historic and by replacing the window with a door in the same opening dimensions it would meet code as long as they didn't change the header height.

Mr. Katz asked if the primary elevation was just the southern portion of the west façade.

Mr. Rasch said the door by the portal was where the non-historic addition was.

Chair Woods asked if the Board should cite what was historic and what was not historic.

Mr. Rasch pointed out the part of the west elevation he recommended to be primary.

Mr. Katz moved to approve Case #H-13-013 with the condition that the roof would be asphalt shingles and not rolled roofing; designating the historic portion of the west façade to be primary and that the fence would be painted tan and not green. Ms. Rios seconded the motion with the condition that the stucco would be cementitious. Mr. Katz accepted the amendment as friendly and the motion passed by unanimous voice vote.

- 6. Case #H-13-014A. 157 Duran Street.** Westside-Guadalupe Historic District. Richard Horcasitas, agent for Julie Rodriguez, owner, proposes an historic status review and designation of primary elevation(s), if applicable, for the non-contributing residential structure. (David Rasch).

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

BACKGROUND & SUMMARY:

157 Duran Street is a single-family residence that was constructed at an unknown date after 1945 but before 1963. The historic massing remains but the historic windows have been replaced and non-historic metal awnings are installed over the door and windows on the south elevation. The awning treatment does not detract from the historic integrity of the building as they are easily reversed. The building is listed as non-contributing to the Westside-Guadalupe Historic District and the south elevation may be considered as primary. Character-defining elements embodied on this elevation include the wall-dominated façade with three openings and the simplified massing.

14-12 Definitions "CONTRIBUTING STRUCTURE"

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

STAFF RECOMMENDATION:

Staff recommends an historic status upgrade from non-contributing to contributing due to the historic date of construction, good historic integrity, and a good relationship of the building to the streetscape and the Westside-Guadalupe Historic District with similar smaller homes of vernacular character and with the south elevation recommended as primary.

Chair Woods asked Mr. Horcasitas regarding the north elevation that the parapet stopped and it was a shed roof whether he knew if historically it was like that or was changed in order to get the roof to drain better. She pointed out that was not usually an historic feature.

Mr. Horcasitas had no idea. It was a very simple little house and many simple little houses had evolved to something else.

There were no speakers from the public regarding this case.

Chair Woods considered the shutters not historic and they might want to cite that they were no worthy of preservation if the structure was upgraded.

Ms. Rios moved in Case #H-13-014A to upgrade the structure from non-contributing to contributing, designating the south elevation as primary and indicating that the awnings on the house were non-historic. Ms. Walker seconded the motion and it passed by unanimous voice vote.

7. **Case #H-13-014B, 157 Duran Street.** Westside-Guadalupe Historic District. Richard Horcasitas, agent for Julie Rodriguez, owner, proposes to remodel the residential structure by replacing non-historic windows and doors, removing non-historic metal awnings, installing a wooden awning, replacing a chain link fence with a coyote fence, and removing a board fence. (David Rasch).

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

BACKGROUND & SUMMARY:

157 Duran Street is a single-family residence that was constructed at an unknown date after 1945 but before 1963. The historic massing remains but the historic windows have been replaced and non-historic metal awnings are installed over the door and windows on the south elevation. The awning treatment does not detract from the historic integrity of the building as they are easily reversed. The building is listed as contributing with the south elevation as primary.

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

1. All windows, aluminum sliders, will be replaced with divided-lite clad wood windows in the color "Hartford Green." On non-primary elevations some opening dimensions will be altered.
2. The existing door on the south, proposed primary elevation, will be removed and replaced with a 4-panel door at the same location, height, and width and stained "Dark Walnut" in color.
3. The non-historic awnings over the entry door and the two windows on the south elevation will be removed and a wood awning will be installed over the door and adjacent window.
4. The non-historic metal awning on the west elevation will be replaced with a wood awning.
5. The building will be restuccoed with El Rey "Suede" and the wooden details will be painted a "tan" color.

6. The chain link fence on the north lotline will be removed and replaced with a 6' coyote fence with irregular tops.
7. The board fence between 153 and 157 will be removed.

STAFF RECOMMENDATION:

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

Ms. Walker referred to the coyote fence and clarified that none of the individual latillas could exceed six feet in height. Mr. Horcasitas agreed.

Mr. Horcasitas (previously sworn) agreed with the status upgrade and with the staff report for this part of the case.

Mr. Boniface referred to the proposed wood awnings over the door and windows. He asked if there would be any roofing above that.

Mr. Horcasitas said they planned to use the shingle material that they used on the other house. The awnings would be rough-sawn wood.

Chair Woods asked if they were proposing these awnings just because there were awnings there already.

Mr. Horcasitas said no. The south elevation needed the awnings.

Chair Woods asked if he would be willing to have the awning just over the door and not stretch it to include the window. Mr. Horcasitas agreed.

Ms. Walker was very happy to have those ugly metal awnings gone.

There were no speakers from the public regarding this case.

Mr. Katz moved to approve Case #H-13-014B with the condition that the awning be only over the door. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

8. **Case #H-13-016A. 461 Acequia Madre.** Downtown & Eastside Historic District. Gayla Bechtol, agent for Dan & Susan Greenberg, owners, proposes an historic status review for the non-contributing Unit 2 and designation of primary elevations for the contributing Unit 1, and Unit 2 if applicable. (David Rasch).

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

BACKGROUND & SUMMARY:

461 Acequia Madre Unit 1 was constructed before 1940 in the Territorial Revival style with brick coping on the parapets and wooden pedimented wood surrounds on doors and windows. A yardwall and pedestrian gate at the southeast corner of the residence was constructed at an unknown later date. The residential structure is listed as contributing to the Downtown & Eastside Historic District and the south, street-facing elevation may be considered as primary.

461 Acequia Madre Unit 2 was constructed from approximately 1902 to 1935 with three sections, the middle section being the oldest, and it is now representative of the Spanish-Pueblo Revival style. The structure is at least 50 years old and maintains good historic integrity with character-defining details including undulating rounded walls and parapets, wall-dominated massing, and wooden windows and doors. He also confirmed by aerial photography that in 1967, that north portion of that L-shaped building is an addition that is non-historic.

14-12 DEFINITIONS, CONTRIBUTING STRUCTURE

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

STAFF RECOMMENDATION:

Staff recommends that the publicly-visible south elevation of Unit 1 shall be designated as the primary elevation and recommends an historic status upgrade from non-contributing to contributing for Unit 2 with the east elevation designated as primary.

Present and sworn was Ms. Gayla Bechtol, 1813 Hano Road, who added that the southernmost part of the east elevation should not be considered part of the primary façade because of the changes that had happened there that could be seen from the 1940 era photo that it was a portal and filled in in the 1970's and the windows added in the 1980's. She clarified that the parapet was there as part of the structure but it was a storage area and the openings were not historic.

Mr. Rasch said that was not part of the primary elevation he recommended as east.

She agreed with Mr. Rasch on the south elevation of Unit 1 to be primary.

Chair Woods referred to that front wall in which Mr. Rasch had found out something.

Mr. Rasch said Katherine Colby's report noted a modification by the gate on her inventory forms. She didn't give a date for it. She didn't even mention the rear addition.

Ms. Bechtol said she didn't mention the front addition either. She asked if Mr. Rasch had any aerial photos in his power point.

Mr. Rasch didn't and asked if she wanted to use the overhead projector.

Mr. Rasch said it looked like that angled yardwall and pedestrian gate didn't appear to be there in the 1967 aerial. And it looked like the front room was just a rectangular area and then a yard going into the back.

Ms. Bechtol said that was the 1969 aerial.

Ms. Rios asked if on Unit 2 Mr. Rasch agreed with Ms. Bechtol on the southern portion.

Mr. Rasch agreed with her that it was a historic footprint but not a historic elevation.

Mr. Katz asked Ms. Bechtol if she would have heartburn if the historic portion of the west façade were primary also.

Ms. Bechtol said all the windows and doors were changed in the 1980's when the previous owner changed them all out. Whether the opening was original or not she didn't know but the fireplace was there in the historic photographs. She explained that she would have to include that one as an exception when they came back if it was considered primary.

There were no speakers from the public regarding this case.

Chair Woods was still confused. They were considering both units being contributing with Unit 1 having the south façade be primary but not including the angled pedestrian gate and yardwall. And on Unit 2 the east would be primary but not including the old shed.

Mr. Rasch agreed - the northern two-thirds of the east façade.

Mr. Boniface moved in Case #H-13-016A that the publicly visible south elevation of Unit 1 be designated as the primary elevation and upgrade from non-contributing to contributing and Unit 2 with east elevation designated as primary with the exception that the southern one-third portion not be primary and the angled gate on the south elevation of unit 1. Ms. Rios seconded the motion with the addition that the pedestrian gate also be considered non-historic. Mr. Boniface agreed and the motion passed by unanimous voice vote.

9. Case #H-13-015. 200 Lincoln Avenue. Downtown & Eastside Historic District. City of Santa Fé

Facilities Division, Jason Kluck, agent/owners, proposes to replace a rooftop mechanical unit on a contributing governmental structure. An exception is requested to maintain public visibility, but to paint the unit to match the stucco color (Section 14-5.2(D)(3)(b)). (David Rasch).

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

BACKGROUND & SUMMARY:

200 Lincoln Avenue, known as Santa Fé City Hall, was constructed in 1953 in a simplified Spanish-Pueblo Revival style. The building is listed as contributing to the Downtown & Eastside Historic District.

The applicant proposes to remodel the building by removing a large mechanical unit on the roof and replace it with a similar unit. The mechanical unit and associated ductwork will be visible from the three surrounding public streets; Federal Place; Lincoln Avenue; and Marcy Street. An exception is requested to allow the equipment to be visible (Section 14-5.2(D)(3)(b)) and the required exception criteria are at the end of this report. The equipment will be painted to match the stucco color.

14-5.2(D)(3)(b) General Design Standards for All H Districts, Rooftop Appurtenances

For contributing buildings solar collectors, clerestories, decks, or mechanical equipment if publicly visible shall not be added.

EXCEPTION TO INSTALL PUBLICLY-VISIBLE ROOFTOP EQUIPMENT.

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

It does not damage the character of the district. The new [equipment] has a net result of being less obtrusive than the old unit due to the shape and design of the unit itself and painting it to match the stucco color of the existing building reduces its visual impact on the streetscape.

Staff response: Staff agrees with this statement.

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

It is required to prevent a hardship to the applicant as a significantly less visible unit would cost approximately \$40,000 in additional city funds and it has been installed specifically to prevent injury to the public welfare.

Staff response: Staff agrees with this statement.

(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.

It does strengthen the heterogeneous character of the City by reducing its visual impact to the greatest extent feasible while providing a vital function to help maintain the health and wellbeing of the residents of

the historic districts and the public in general who visit or work at city Hall.

Staff response: Staff agrees with this statement; apparently the roof is not capable of supporting a screen wall.

STAFF RECOMMENDATION:

Staff recommends approval of the exception to install publicly-visible rooftop equipment on this contributing historic structure (Section 14-5.2(D)(3)(b)) with the condition that the unit and associated visible ductwork shall be painted to match the stucco color.

Ms. Walker asked Mr. Rasch if he had considered red -tagging the City since they proceeded to do this work without approval.

Mr. Rasch said he would be written up if he did.

Mr. Jason Kluck said he had the color sample if the Board wished to see it.

Ms. Rios asked if the replacement was made without approval for life safety concerns. Mr. Kluck agreed.

There were no speakers from the public regarding this case.

Ms. Walker moved in regard to Case #H-13-015, in lieu of a red tag, to approve it, accepting the exception criteria had been met to install visible rooftop equipment with the condition that the equipment and associated ductwork would be painted to match the stucco color and any additional equipment would come before this Board for approval prior to installation. Ms. Rios seconded the motion.

Mr. Kluck agreed with the conditions and said the City didn't anticipate any additional equipment.

The motion passed by unanimous voice vote.

Chair Woods excused herself from the meeting and Vice-Chair Rios chaired the remainder of the meeting.

- 10. Case#H-13-017. 1850 Bandelier Court.** Historic Review District. Dale F. Zinn, agent, for Chris Johnson, owner, proposes to amend a previous staff approval by increasing the height of street walls from 5' to 6', at this non-statused residence. An exception is requested to exceed the maximum allowable for a streetscape yardwall (Section 14-5.2(D)(9)(a)(ii)(F)). (John Murphey).

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

BACKGROUND AND SUMMARY:

Constructed in 1982, 1850 Bandelier Court is a one-story, stucco-clad single family residence located at the end of a cul-de-sac. It started as a Spanish-Pueblo Revival style house, but in 2010 received a major makeover, altering the front façade to the Territorial Revival style. It is non-statused to Historic Review District.

Project

The owner received administrative approval to construct a 5'-0" stucco-clad front yard wall on October 22, 2012. (The 5'-0" height was based on a previous streetscape calculation for the cul-de-sac, which includes only one other street-facing wall).

The owner is now requesting to increase the height to 6'-0" to provide more privacy. The applicant has applied for an exception to build a wall higher than the maximum allowable streetscape height, under Section 14-5.2 (D)(9)(a)(ii)(F)(see below).

Design

The constructed wall consists of sections of stucco-clad block wall interrupted by brick-capped 6'-9" pilasters. The dog-legged wall extends 50'-0", enclosing the front yard.

The current proposal consists of simply extending the wall height by a 1'-0", to where it would reach the first course of the brick pilaster caps. The finished wall would be stuccoed with a traditional El Rey cementitious "Adobe" to match the house.

Exceptions

I) The proposed exception "Does not damage the character of the streetscape;

The proposed exception of one foot on this project will have little or no impact on the overall neighborhood streetscape, historic design styles or historic fabric of the Santa Fe's various historic districts. There are several examples of taller walls (possibly more than 6'-0" in the sun mountain road area within 300-600 feet of this property).

Staff Response: Given that the house sits on a short cul-de-sac with only five residences, the streetscape is limited. Within this streetscape, there is one street-facing wall. Adding another street-facing wall will somewhat change the character of the cul-de-sac, but will not damage the streetscape. The design of the wall matches the design of the associated house and is harmonious with the other houses within the streetscape.

Staff agrees with this statement.

(ii) The proposed exception “Prevents a hardship to the applicant or an injury to the public welfare.

The wall as it has been built to conform to the five foot height regulation creates a hardship for the Owners in that it does not allow sufficient privacy in the front yard and windows on the bedroom side of the house.

Staff Response: Staff agrees with this statement.

(iii) The proposed exception;” 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;

The design options for the city continues to thrive when a variety of wall design and patterns occur along the streetscape. The proposed design reinforces the use of brick coping and stucco finishes as decorative features in yard walls.

Staff Response: Staff agrees with this statement.

(iv) The proposed exception “Is 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 33-year-old house location and unique public walking trail along the north boundary was created in the original design. The relationship of the walking trail and visual access from the road creates a unique situation that continues the lack of privacy in the front yard and into windows along this unique aspect of this house.

Staff Response: Staff has verified the house sits adjacent to a walking trail, with its north property line directly abutting the trail. From this perspective, it could be determined that privacy is compromised by its proximity to the trail.

Staff agrees with this statement.

(v) The proposed exception; “Is due to special conditions and circumstances which are not a result of the actions of the applicant;

The relationship of the road and a unique public easement along the bedroom side of the house is unique to this particular house and not the making of the current owner.

Staff Response: Staff agrees with this statement.

(vi) The proposed exception; “ Provides the least negative impact with respect to the purpose of

this section as set forth in Subsection 14-5.2(A)(1).

The impact of this exception on subsection 14-5.2(A) (1) carries little or no impact with respect to the purposes of the ordinance.

Staff Response: Of methods of increasing privacy, a harmoniously designed wall presents a logical solution and arguably, the least negative impact.

Staff agrees with this statement.

Staff believes the applicant has met the exception under Section 14-5.2 (D)(9)(a)(ii)(F).

STAFF RECOMMENDATION:

Staff recommends approval of this application, as it complies with Section 14-5.2 (D)(9), General Design Standards (Height, Pitch, Scale and Massing), and (F), Historic Review District. Staff believes the applicant has met the exception to build a wall above the maximum street wall height, under Section 14-5.2 (D)(9)(a)(ii)(F).

Present and sworn was Mr. Dale Zinn, Post Office Box 756 who had nothing to add.

Ms. Walker thought it would look better because it needed that extra course to come to the top of the pilaster. She asked if he was doing an ongoing remodel on this property.

Mr. Zinn said this was a very homely pueblo revival 1985 house that had gorgeous views of Sun Mountain.

Ms. Walker suggested if he did any major remodeling it would be interesting to discuss the skinniness of the posts on the portal. Mr. Zinn said the portal was recently built.

There were no speakers from the public regarding this case.

Mr. Boniface agreed this would make the house look better.

Mr. Boniface moved in Case #H-13-017 to approve the application as submitted, accepting the criteria for the exception had been met. Ms. Walker seconded the motion and it passed by unanimous voice vote.

I. MATTERS FROM THE BOARD

There were no matters from the Board.

J. ADJOURNMENT

Mr. Katz moved to adjourn the meeting. Ms. Walker seconded the motion and it passed by unanimous voice vote.

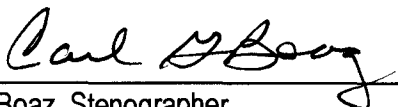
The meeting was adjourned at 6:50 p.m.

Approved by:



Sharon Woods, Chair

Submitted by:



Carl Boaz, Stenographer