



Agenda

CITY CLERK'S OFFICE

DATE 9/18/13 TIME 9:10a

SERVED BY Carmelle Veyl

RECEIVED BY [Signature]

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, September 24, 2013 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, September 24, 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: September 10, 2013
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-13-077 911 Don Gaspar Avenue
Case #H-13-078 131 Romero Street/Camino la Familia
Case #H-13-079 66-70 E. San Francisco Street

- F. COMMUNICATIONS
- G. BUSINESS FROM THE FLOOR
- H. ACTION ITEMS

1. Case #H-12-003. 204 E. Santa Fe Avenue. Downtown & Eastside Historic District. Russ Hume, agent for Stephen & Gail Walker, owners, proposes to amend a previous approval to remodel a significant residence. (David Rasch).
2. Case #H-13-079B. 66-70 E. San Francisco Street. Downtown & Eastside Historic District. Jeff Seres, agent for Greer Enterprises, owners, proposes to remodel a contributing commercial building. Two exceptions are requested to remove historic material (Section 14-5.2 (D)(1)(a)) and to alter opening dimensions (Section 14-5.2 (D)(5)(a)(i and ii)). (David Rasch).
3. Case #H-13-080. 777 Acequia Madre. Downtown & Eastside Historic District. Martinez Architecture Studio, agent for Paul and Karen Galindo, owners, requests a historic status review and selection of primary facades for the contributing residence and blacksmith shop and noncontributing shed. (John Murphey).
4. Case #H-13-081A. 843 E. Palace Avenue, Unit A. Downtown & Eastside Historic District. Cody North, agent for 843 EPA LLC, owner, requests a historic status review of this non-contributing residence. (John Murphey).

5. Case #H-13-081B. 843 E. Palace Avenue, Unit A. Downtown & Eastside Historic District. Cody North, agent for 843 EPA LLC, owner, request remodeling which will include demolition of walls, replacement of windows and raising of parapets to 11'6", below the maximum allowable 14' height, for this non-contributing residence. (John Murphey).
6. Case #H-13-082. 304 Camino Cerrito. Downtown & Eastside Historic District. Cody North, agent for 1020 CNYN LLC, owners, request a historic status review for this noncontributing residence. (John Murphey).
7. Case #H-13-083. 801 Old Santa Fe Trail (Unit A). Downtown & Eastside Historic District. Architectural Alliance, Inc., agent for Signe Bergman & Jerry Marshak, owners, proposes to construct a 173 sq. ft. carport to a height of 8'9" in front of a significant studio. (David Rasch).
8. Case #H-13-086A. 918 Acequia Madre, C. Downtown & Eastside Historic District. Martinez Architecture Studio, agent for David Muck and Cole Martelli, owners, requests a historic status review of this non-statused residence. (John Murphey).
9. Case #H-13-086B. 918 Acequia Madre, C. Downtown & Eastside Historic District. Martinez Architecture Studio, agent for David Muck and Cole Martelli, owners, requests a review of a proposal to demolish this non-statused residence. (John Murphey).
10. Case #H-13-087. 209 Delgado Street. Downtown & Eastside Historic District. Karen Walker, agent for Deborah Meyer Doe, requests a historic status review to downgrade this contributing residence. (John Murphey).
11. Case #H-13-084. 145 East Alameda Street. Downtown & Eastside Historic District. Barbara Rice, agent for Triple R Builders, L.P., owner, proposes to construct a 5,600 sq. ft., 19'10" high, where the maximum allowable height is 14'1" roof structure over the courtyard and deck of this non-contributing commercial structure. An exception is requested to exceed the maximum allowable height (Section 14-5.2(D)(9)). (John Murphey).
12. Case #H-13-085. 100 N. St. Francis Drive. Westside-Guadalupe Historic District. Basham & Basham P.C., agents for TKJ Inc., owners, proposes to install a telecommunications tower and antennas with related equipment in an 8' high stuccoed wall enclosure. A waiver is requested to locate the site at less than the required 64' setback from the adjoining lot line. (Section 14-6.2 (E)(5)(k)). (David Rasch). (POSTPONED TO NOVEMBER 12, 2013).

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

CITY CLERK'S OFFICE

DATE 9-5-13 TIME 4:20pm

SERVED BY Camille Vige

RECEIVED BY [Signature]

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, September 24, 2013 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, September 24, 2013 at 5:30 P.M.

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: September 10, 2013
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-13-077 911 Don Gaspar Avenue
Case #H-13-078 131 Romero Street/Camino la Familia
Case #H-13-079 66-70 E. San Francisco Street

- F. COMMUNICATIONS
- G. BUSINESS FROM THE FLOOR
- H. ACTION ITEMS

1. Case #H-05-061A. 540 E. Palace Avenue. Downtown & Eastside Historic District. Aaron Bohrer, agent for Meem Santa Fe LP, owner, proposes to construct a 6' high stuccoed yardwall on the west lot line with river rock stone bases on stuccoed pilasters and window openings filled with latillas. (David Rasch).
2. Case#H-07-102. 540 E. Palace Avenue (Unit E). Downtown & Eastside Historic District. Aaron Bohrer, agent, for Meem Santa Fe LP, owner, proposes to amend a previous approval to construct a single-family residence by replacing patio doors with windows, replacing a bedroom window with a door, and installing rooftop mechanical equipment and a stuccoed screen wall. (David Rasch).
3. Case #H-05-061B. 540 and 540A E. Palace Avenue. Downtown & Eastside Historic District. Aaron Bohrer, agent for Meem Santa Fe LP, owner, proposes to remodel a contributing residential structure including the construction of a 120 sq. ft. portal, enclosure of the portal in front of the garage, and installation of a roof-mounted mechanical unit and stuccoed screen wall. An exception is requested to exceed the 50% footprint rule (Section 14-5.2 (D)(2)(d)). (David Rasch).
4. Case #H-12-003. 204 E. Santa Fe Avenue. Downtown & Eastside Historic District. Russ Hume, agent for Stephen & Gail Walker, owners, proposes to amend a previous approval to remodel a significant residence. An exception is requested to exceed the maximum allowable height (Section 14-5.2 (D)(2)(e)(i)). (David Rasch).

5. Case #H-13-079B. 66-70 E. San Francisco Street. Downtown & Eastside Historic District. Jeff Seres, agent for Greer Enterprises, owners, proposes to remodel a contributing commercial building. Two exceptions are requested to remove historic material (Section 14-5.2 (D)(1)(a)) and to alter opening dimensions (Section 14-5.2 (D)(5)(a)(i and ii)). (David Rasch).
6. Case #H-13-080. 777 Acequia Madre. Downtown & Eastside Historic District. Martinez Architecture Studio, agent for Paul and Karen Galindo, owners, requests a historic status review and selection of primary facades for the contributing residence and blacksmith shop and noncontributing shed. (John Murphey).
7. Case #H-13-081A. 843 E. Palace Avenue, Unit A. Downtown & Eastside Historic District. Cody North, agent for 843 EPA LLC, owner, requests a historic status review. (John Murphey).
8. Case #H-13-081B. 843 E. Palace Avenue, Unit A. Downtown & Eastside Historic District. Cody North, agent for 843 EPA LLC, owner, request remodeling which will include demolition of walls, replacement of windows and raising of parapets to 11'6", below the maximum allowable 14' height, for this non-contributing residence. (John Murphey).
9. Case #H-13-082. 304 Camino Cerrito. Downtown & Eastside Historic District. Cody North, agent for 1020 CNYN LLC, owners, request a historic status review for this noncontributing residence. (John Murphey).
10. Case #H-13-083. 801 Old Santa Fe Trail (Unit A). Downtown & Eastside Historic District. Architectural Alliance, Inc., agent for Signe Bergman & Jerry Marshak, owners, proposes to construct a 173 sq. ft. carport to a height of 8'9" in front of a significant studio. (David Rasch).
11. Case #H-13-086. 918 Acequia Madre, C. Downtown & Eastside Historic District. Martinez Architecture Studio, agent for David Muck and Cole Martelli, owners, requests a historic status review and a review of the proposed demolition of this non-statused residence. (John Murphey).
12. Case #H-13-087. 209 Delgado Street. Downtown & Eastside Historic District. Karen Walker, agent for Deborah Meyer Doe, requests a historic status review to downgrade this contributing residence. (John Murphey).
13. Case #H-13-084. 145 East Alameda Street. Downtown & Eastside Historic District. Barbara Rice, agent for Triple R Builders, L.P., owner, proposes to construct a 5,600 sq. ft., 19'10" high, where the maximum allowable height is 14'1" roof structure over the courtyard and deck of this non-contributing commercial building. An exception is requested to exceed the maximum allowable height (Section 14-5.2(D)(9)). (John Murphey).
14. Case #H-13-085. 100 N. St. Francis Drive. Westside-Guadalupe Historic District. Basham & Basham P.C., agents for TKJ Inc., owners, proposes to install a telecommunications tower and antennas with related equipment in an 8' high stuccoed wall enclosure. A waiver is requested to locate the site at less than the required 65' setback from the adjoining lot line. (Section 14-6.2 (E)(5)(k)). (David Rasch).

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

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HISTORIC DISTRICTS REVIEW BOARD
September 24, 2013

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MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

September 24, 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, Santa Fé, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

H Ms. Sharon Woods, Chair
H Ms. Cecilia Rios, Vice Chair
H Mr. Bonifacio Armijo
H Mr. Frank Katz
H Ms. Christine Mather
H Ms. Karen Walker

MEMBERS ABSENT:

Mr. Edmund Boniface [excused]

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Mr. John Murphey, Senior Historic Planner
Ms. Kelley Brennan
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. Katz moved to approve the agenda as presented. Ms. Rios seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES: September 10, 2013

Ms. Rios requested a change on page 11, 2nd sentence to delete "was" at end of the sentence.

Ms. Mather requested a change on page 9, second paragraph up from the bottom where it should say "painting" instead of "pinking."

Ms. Walker moved to approve the minutes of September 10, 2013 as amended. Mr. Katz seconded the motion and it passed by unanimous voice vote.

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-13-077 911 Don Gaspar Avenue

Case #H-13-078 131 Romero Street/Camino la Familia

Case #H-13-079 66-70 E. San Francisco Street

There were no amendments to the Findings of Fact and Conclusions of Law.

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

F. COMMUNICATIONS

There were no communications.

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 the date the Findings of Fact and Conclusions of Law for that case were approved by the Board.

H. ACTION ITEMS

1. **Case #H-12-003. 204 E. Santa Fé Avenue.** Downtown & Eastside Historic District. Russ Hume, agent for Stephen & Gail Walker, owners, proposes to amend a previous approval to remodel a significant residence. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

204 East Santa Fé Avenue is a single-family residence that was constructed in brick by 1912 in the Neoclassical Revival style. A small wood-sided porch on the south elevation was constructed sometime between 1958 and 1966. The building is listed as significant to the Don Gaspar Area Historic District. A free-standing carport was constructed at an unknown non-historic date at the rear and now demolished.

On February 14, 2012, the Board approved remodeling the property including the construction of a 577 square foot addition that was 6" lower than the adjacent parapet height and two exceptions were granted to place the addition on a primary elevation and at less than 10' back from the east elevation.

Now, the applicant requests an amendment to the approval with the following five items:

1. Due to a drafting error and/or a grade change the height of the addition is approximately 1' taller than approved. The solution proposed is to remove the brick coping from the east elevation parapet which would lower the east elevation parapet to 9" below the existing adjacent parapet. Also, as a consequence of the construction, steps are proposed at the west elevation of the addition.
2. The window on the east elevation will be relocated 6' south of the approved location. No other changes will be made to this window.
3. The windows on the addition will have pedimented surrounds.
4. The coping design will be altered slightly to further distinguish it from the original coping.
5. The exterior light design appears to be a Prairie-style box lantern with black metal and white windows.

STAFF RECOMMENDATION:

Staff recommends that the Board approve the amended exception requests for the addition and that otherwise this application complies with Section 14-5.2(C) Regulation of Significant Structures, (D) General Design Standards, and (H) Don Gaspar Area Historic District.

Questions to Staff

Ms. Mather asked Mr. Rasch to point out where the steps were.

Mr. Rasch showed where they were as built but said they didn't show on the elevation
Ms. Mather understood they would not remove the coping on the west.

Mr. Rasch agreed and also the south coping would not be removed; just the east.

Ms. Mather asked if the west elevation was two feet lower than the original building.

Mr. Rasch said the addition on a significant building "shall be six inches lower." On this building, the south elevation where the addition was attached had a shed roof that was so low that if it was lower, it wouldn't work. So they were looking at the parapet height on the east elevation and the west elevation. That was where the addition was supposed to be six inches lower but because it was about a foot taller, it wasn't lower than the shed roof but the parapet was six inches lower as required.

Ms. Mather asked if it was lower on the addition.

Mr. Rasch said no, it was a foot taller on all sides.

Ms. Rios asked if it would impinge on the original house historic status.

Mr. Rasch didn't think so because the addition was distinguishable.

Mr. Katz was puzzled about the parapet and asked they would just be removing the parapet on the east if all of it was too high.

Mr. Rasch explained that the Code says, "It shall be six inches lower than the existing adjacent parapet work where it connects." Since it didn't connect on the west elevation, that wasn't in violation.

Chair Woods was confused about what happened. She asked if this was built to the plans that this Board approved. The plans that were approved showed it lower and she remembered the discussion at that meeting. She was concerned because of those windows below and some kind of second story but this wasn't going to work. They went back and forth at the meeting and the Board had been assured that this was going to work. So to make it work, she asked if it didn't get built as approved and now they were seeing it after the fact on a significant building.

Mr. Rasch wasn't sure but said what happened was the contractor said they were keeping the same floor level and since that was where it started then required steps on the west and the entire addition to be one foot taller. So it was all either a drawing error and/or a slope error but the contractor kept the floor level and worked from that.

Mr. Armijo asked if this was something the applicant brought up for something the inspector found.

Mr. Rasch said it was found at the inspection. Mr. Rasch had considered having Land Use Department approve it administratively but Mr. O'Reilly said it was a little too much and this Board needed to see it.

Ms. Mather was confused about this elevation. She noted in looking at the as built floor plan and the approved floor plan on page 11, there was a two step down into the master bedroom.

Mr. Katz said it was a two step up from the bedroom.

Chair Woods agreed and added it also showed it going down to the door and not showing it on the same floor level.

Mr. Rasch agreed.

Applicant's Presentation

Present and sworn was Mr. Steven Walker, 204 E. Santa Fé Avenue who had nothing to add to the staff report.

Questions to the Applicant

Chair Woods asked him what happened.

Mr. Walker said they had to install six helical piers and steel beams and three foot walls of concrete to stabilize while excavating and it affected the construction. They just hit a lot of construction issues with the ground there. To hide the steel beam they ended up with the higher floor level. He was upset when the construction contractor told him. The contractor didn't want to show up at this meeting. He believed that removing the coping on the east side would put them within code limits. Their neighbor was upset about removing the brick coping. But the east side would be in the driveway and hidden.

Ms. Mather understood their solution or the one proposed was just to remove coping on east side. Mr. Walker agreed.

Ms. Mather felt it the addition should all either have coping or none at all.

Mr. Walker agreed that it did look better with coping. The east side was not publicly visible. He said he would do whatever the Board wanted.

Mr. Armijo asked where the addition stepped down.

Mr. Rasch pointed out where the addition stepped down and the coping matched.

Mr. Armijo asked about canales.

Mr. Walker said most of the parapet was only 3-6" above the roof and there were photos of it in the packet.

Mr. Rasch referred the Board to page 15.

Ms. Rios asked how much he was adding in height with the coping.

Mr. Walker didn't know but said they went one course less than the plan to try to keep within height. Originally they proposed 4 courses and the contractor left one out.

Chair Woods was concerned that what the Board was concerned about at that meeting was exactly what happened. When it was brought to the Board, we felt the addition would overwhelm the height. We talked about it at length. So she was very frustrated. It wasn't built as the Board approved. Removing the east coping was just a tip of the hat to the code.

She thought if they just had one course of coping on the addition, they would keep the parapet consistent and it would lower it somewhat. She didn't think stopping and starting the parapet would work. The coping looked pretty big.

Mr. Walker said that was fine with him. He thought the building actually looked lower from the street from the parapets of the original building.

Mr. Rasch referred to page 20, where the Board could see the east side. There was no coping and it runs south without coping so he asked if the Board wanted one course of coping all the way around.

Mr. Katz wondered if it would look better without any coping.

Chair Woods said the applicant was concerned about hiding the pipes on the roof on the east side.

There were no speakers from the public regarding this case.

Mr. Armijo said one other solution would be to bring the coping all the way down to the roofline and then it would be complete.

Chair Woods said the goal was to get him within code.

Mr. Walker said that would be much more complicated and expensive.

Mr. Armijo said that was something the contractor should have considered to begin with.

Chair Woods suggested they might give alternatives in the motion.

Action of the Board

Ms. Mather moved to approve Case #H-12-003 with the condition that in order for the parapet on the new addition to be within code that the applicant either remove two courses of brick and continue one course all the way around or take the brick coping off, taking the parapet down and reinstalling the coping. Ms. Walker seconded the motion and it passed by unanimous voice vote.

Chair Woods told Mr. Walker he had a choice.

- 2. Case #H-13-079B. 66-70 E. San Francisco Street.** Downtown & Eastside Historic District. Jeff Seres, agent for Greer Enterprises, owners, proposes to remodel a contributing commercial building. Two exceptions are requested: to remove historic material (Section 14-5.2 (D)(1)(a)) and to alter opening dimensions (Section 14-5.2 (D)(5)(a)(i and ii)). (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

66-70 East San Francisco Street, previously known as J.C. Penny's and Dunlap's and now known as Plaza Galleria, was originally constructed in the Spanish-Pueblo Revival style in 1955. The building is listed as contributing to the Downtown & Eastside Historic District with the north elevation designated as primary excluding the ground floor non-historic storefront windows and doors. Also, the 1967 J.G. Meem Spanish-Pueblo Revival portal fronts the north façade on City property.

The applicant proposes to remodel the property and adjacent City property with the following four items.

1. The north elevation, second floor will be remodeled. The two historic windows will be removed from the white-stuccoed recesses and reused in the central element of the façade flanking the wooden grille. The white-stuccoed recesses will be removed and infilled with 6' deep recessed portals and six sliding glass doors on both sides of the façade. The sliding glass doors are not traditional as required by Section 14-5.2(E)(2)(e). Divided lites are not required for glazing under the portal. Two exceptions are requested to remove historic materials (14-5.2(D)(1)(a)) and to alter openings on a primary elevation (14-5.2(D)(5)(a)(i and ii)) and the required exception criteria responses are at the end of this report.
2. A 569 square foot addition will be constructed on the roof behind the front façade and Spanish Colonial parapet and matching or lower than the existing height. The addition will include an elevator, stairway, and restrooms with a 41 square foot portal at the elevator. The addition will be stuccoed to match the existing conditions.
3. The north elevation, ground floor will be remodeled. The display cases and entry doors will be removed and replaced with new doors and windows with reconfigured access doors into the front lease

spaces. The storefront windows on the west side of the entry will be removed and replaced with triple sliding glass doors. The sliding glass doors are not traditional as required by Section 14-5.2(E)(2)(e). Divided lites are not required for glazing under the portal.

4. The Meem portal will be utilized by the new restaurant with a City lease agreement. The stuccoed parapets will be raised to meet code at 3' 6" above the roof deck. (About 2' increase). This portal will have no other visible alterations.

**EXCEPTION TO REMOVE HISTORIC MATERIAL (14-5.2(D)(1)(a))
AND ALTER OPENINGS ON A PRIMARY ELEVATION (14-5.2(D)(5)(a)(i and ii))**

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

The existing walls proposed to be removed are currently set back approximately 1'-0" from the façade center element and are painted white. There are false viga ends protruding from these walls. There are also 2 windows in each wall. The character defining element of this façade is the center wall with its higher curved parapet which will remain. Two of the windows removed are proposed to be reinstalled in this center portion to either side of the existing center window. The existing viga ends will be supported by a new beam and corbels and new vigas will be added under what will be new proposed recessed portals 6'-0" deep with six new doors to access a proposed roof top deck seating area. The parapet at the front of the portal is proposed to be raised to 3'-6" above the finished roof deck for safety. The re-use of the existing windows and new beam and corbel elements are in character of the district. Keeping the center portion of the existing façade will maintain the predominant character defining element of the existing façade, and the proposed changes are harmonious with other buildings along the plaza, therefore no damage will occur to the character of the district.

Staff response: Staff agrees with this statement.

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

The applicant seeks to provide expanded amenities along the south side of the plaza for community members and visitors to enjoy their visit to the downtown. The second floor mezzanine space, due to its present configuration as it was built to meet the J. C. Penny's store needs, is substantially underutilized, which is a hardship related to the physical condition of the property not created by the applicant. The purpose of the application is to increase the commercial square footage on the Plaza, which will benefit the public welfare and the economic vitality of the downtown. The second floor mezzanine space had the potential of being one of the property's best features, as Santa Fé visitors will obtain substantial enjoyment from viewing the Plaza and enjoying the charm of downtown Santa Fé. Removal of the walls and installation of six doors on each side will allow access to a proposed rooftop deck, which will add to the liveliness and a new way to experience the Plaza. This new rooftop deck will encourage more people to use the downtown and the Plaza. Granting the exception is necessary to avoid the existing hardship addressed above.

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 existing Plaza Galleria is commercial / retail use. The proposed alterations will allow for new commercial uses that add to and create a full range of options for expanded uses. The design options include the new beam, corbels, and vigas, recessed portals, re-use of historic windows, and raising of the parapet and keeping it solid to minimize

character defining changes. New and expanded commercial use opportunities will help to ensure that residents can continue to reside within the Downtown historic district.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff recommends that the Board approve the exceptions to remove historic material and to alter openings on a primary façade. Otherwise, staff defers to the Board as to whether or not the application complies with Section 14-5.2(C), Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

Questions to Staff

Ms. Rios recalled at the last meeting that the Board had indicated the second story facing the Plaza was a primary character defining portion. Mr. Rasch said that was correct.

Ms. Rios asked if removing those character-defining windows and relocating them, would damage the contributing status.

Mr. Rasch said at the time, he was okay with the remodel but now that he had looked at the building entirely and with the south elevation being so altered and non-Santa Fé Style design, and the Meem portal hiding half of the historic façade, that second floor façade was probably the last remnant visible to the public. So he believed the remodel was not as sensitive as it could be. For example, instead of placing six sliding glass doors in that white recess using those window openings and creating doors there. Although the way they answered the exception criteria they met the criteria for removing historic material but it was not as sensitive as it could be.

Chair Woods questioned if it was the last remaining original portion, if it would retain historic status.

Mr. Rasch said probably not.

Chair Woods reasoned that by the code rules, a building could not lose its historic status and that was not asked for in the exceptions. Mr. Rasch agreed.

Ms. Walker said sliding glass doors were not in character in this district. Then the staff report said no glazing required division under a portal. She felt those were two separate things. The sliding glass doors could be rejected but didn't change the fact that they could have undivided lights under a portal.

Mr. Rasch agreed and on page 4 he underlined two sentence in the code citation. Sliding glass doors were not old Santa Fé style. It then says, "except under portals."

Ms. Walker asked on the question of an injury to public welfare if their argument was that it would make

more people want to shop and by not making it as easier to get in or out of this building it would be an injury to the public welfare.

Mr. Rasch said it would not make it easier to get in and out.

Ms. Walker felt they had not answered that criterion then.

Mr. Katz asked what made it a portal.

Mr. Rasch said it was at least 4' deep.

Mr. Katz asked what they were proposing.

Mr. Rasch said they were proposing 6' deep.

Chair Woods said the applicant was proposing to create a portal, thus allowing him by code to have undivided lights whereas there was not presently a portal on the second story historic façade.

Mr. Rasch said the white areas would be removed and six foot deep portals put in their place.

Mr. Katz asked if that plane where the white walls were now was moving back then.

Mr. Rasch agreed it would move back 6'.

Chair Woods asked where on the ground floor these sliding glass doors were.

Mr. Rasch pointed out where they proposed to redo the entry, leave the left side as was but put sliding glass doors on the right side and it wouldn't be symmetrical anymore.

Mr. Katz asked if that would be the same problem.

Mr. Rasch said that was non-historic material.

Mr. Katz asked if it still needed to have windows or doors of the old Santa Fé styles.

Mr. Rasch agreed.

Mr. Katz asked then how they could do sliding doors there.

Chair Woods explained that was their exception request.

Mr. Rasch agreed and on both floors.

Ms. Rios said this building was 50 years old or older. Mr. Rasch agreed.

Presentation of the Applicant

Present and sworn was Mr. Jeff Seres, Box 9308, who said they included photographs through time. On page 9 in the packet you could see the second floor portal and rooftop area open. That was from 1869-1871 and they were thinking of re-establishing that amenity.

Chair Woods said she didn't see sliding glass doors on the photo.

Mr. Seres said he was talking about the portal. By moving the walls back they could have a balance between interior and exterior. They were looking for light into the interior space and balance with the open seating area.

As Mr. Rasch pointed out raising the parapet on the Meem portal would be required for safety and that would cut off some visibility of the second floor. They also proposed at the false vigas to put a beam and have new vigas there.

He said they were open for discussion regarding the openings. They were clearly interested in making the space more usable and allow seating outside. That was the issue to discuss for what the board sees as acceptable on this.

He added that French doors would be acceptable to them. His first thought on that, after hearing the Board's concern, was to keep the other four windows so they didn't lose that material and then putting just two pairs of French doors on that existing plane in between those windows on either side. And that would give them the access needed in a nice six-foot opening out to the deck, which was similar to what they did next door.

Next door the old Woolworth's façade was almost exactly the same as this one and was completely removed for the Five and Dime and rooftop deck for Marble Brewing - that building has French doors out to rooftop.

Questions to the Applicant

Ms. Rios asked him to describe what was proposed for the south side.

Mr. Seres said it was all behind the 20' deep second floor with a block of space for accessible circulation with the elevator and a new stair for egress from the second floor. The existing stairwell has to go through the retail space below as well as for accessible bathrooms to be put on the second floor. That stairwell was the only access to the second floor now. There was another two-story element on the south side for mechanical space.

Chair Woods asked if from the opposite side of plaza you wouldn't see the elevator there behind that

center portion.

Mr. Seres said it was 36' back so he was not sure where it could be seen but the elevator was not counted for height.

Chair Woods agreed but it could affect primary massing if it could be seen publicly.

Mr. Seres said since it was 36' back from the curb so it wouldn't look like it was part of that façade even if it could be seen from a distance away.

Mr. Katz suggested if the Board delayed this, it would be helpful to have a mock up on where the elevator would be located and looked like.

Mr. Seres pointed out that the Board recently approved a taller elevator enclosure on top of the First National Bank.

Chair Woods said it was good that Mr. Seres brought up precedent because the city attorney said the Board had to consider each one on its own basis. Adding elevators on top and sliding glass doors on the Plaza were both of great concern to her.

Mr. Seres understood the sliding glass doors were out.

Ms. Walker said the second story façade was the whole story of that building - the essence of that structure. The proposal squishes it and makes it very busy and fussy. It loses that simplicity on the last remaining part that looked like a western movie design so she asked if he could bring a simpler design.

Mr. Seres said they were discussing that now. He would leave the two windows on either side and simply open up the existing white walls with a pair of doors on either side.

Ms. Mather said the building that the Board designated as contributing was the 1955 J. C. Penny's building and not the 1869 that does not exist. It was the 1955 building. She was very concerned and not sure the criteria have been met for changing the size of the openings and moving the openings on a building the Board just designated contributing. She appreciated his willingness to work on it more to avoid change beyond a reasonable amount.

Mr. Seres countered that the 1871 building was on the plaza and this proposal would not be unique for that site.

Ms. Mather wished they were preserving the 1871 building but someone tore down the 1871 building long ago.

PUBLIC COMMENT.

Present and sworn was Ms. Stefanie Beninato, P. O. Box 1601 who said she was opposed to granting an exception on that second floor façade. She didn't think it was a hardship to just want more space there with a portal for a restaurant. Economics wasn't supposed to drive hardship to open up the second floor. This was the building you were trying to preserve so she agreed with Board members' comments that the proposed plan was incredibly busy and boring to have the same on top and bottom. They could get more light by flat skylights behind the parapet. They could make the existing windows into doors but to move the façade back under a portal and put in more openings would destroy its character. The city and Board have bent over backwards to allow large windows on the plaza ground floor.

She said after Gerald Peters said the Woolworth's would not change, he then radically changed it. That shouldn't be a precedent for the Board to follow.

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

Action of the Board

Chair Woods polled the Board members before a motion so Mr. Seres would have a clear understanding of the Board's concerns.

Ms. Mather said her concern was not just the windows but removal of those walls that would affect the status.

Ms. Rios said it was contributing so the second story should not change at all. This was chipping away with historic fabric.

Ms. Walker said the Board couldn't lose the status and it shouldn't be a burden on the public or the owner or destroy harmony.

Mr. Katz liked utilizing the second floor for a restaurant there. That would enhance the plaza but the furthest he would go was to allow replacing the windows with doors. With the parapet raised, it would block the doors at the bottom.

Mr. Armijo was also concerned that changes there would alter the status of the building. He agreed with Mr. Katz on the windows becoming doors with true divided lights and with the elevator shaft being visible.

Chair Woods said- the ordinance legally bound the Board in Section 14- 5.2 to preserve general harmony of historic design. The Board had to preserve distinctive features, and craftsmanship. They were talking about the last intact remaining historic façade. When we look at the rest of plaza buildings, if we lose our historic integrity of the plaza it was the failure of the Board. She didn't believe the applicant met the exception criteria. And her concern was also if they could see the mass of that elevator shaft behind that center arch. If the Board decided to postpone, she suggested they might ask for story poles.

She was also concerned with sliding glass doors which the Board didn't even allow in historic residential areas, let alone on the plaza.

Mr. Seres thought he could reduce the elevator height. They were talking about a false historic on this façade with false vigas. He brought up 1871 because it was one historic era.

He asked if the Board would consider the four window openings to be extended as doors and change the lower level to pairs of French doors.

Chair Woods said they would need to see drawings and they wanted to make sure it remained historic. She was just asked to do the same kind of restoration on vigas on Canyon Road.

Mr. Katz moved to postpone Case #H-13-079B to the next meeting with new drawings and request that the elevator height be mocked up to see what it would look like. Ms. Mather seconded the motion and it passed by unanimous voice vote.

3. **Case #H-13-080. 777 Acequia Madre.** Downtown & Eastside Historic District. Martínez Architecture Studio, agent for Paul and Karen Galindo, owners, requests a historic status review and selection of primary façades for the contributing residence and blacksmith shop and noncontributing shed. (John Murphey).

Ms. Walker left the room.

Mr. Murphey gave the staff report as follows:

BACKGROUND AND SUMMARY:

Arranged along a bend of the Acequia Madre, the subject house is a one-story, rectangular plan, pitched roof dwelling. Originally constructed in 1928 of adobe, it exhibits a modest expression of the Spanish-Pueblo Revival style across its front portal; otherwise it's vernacular in form and ornamentation. Behind the house is an adobe rectangular plan structure, the former owner's blacksmith/workshop. Situated at the back of the property is a small flat-roof frame shed. The home's front yard and part of the east side yard are framed by a low block wall topped with wrought-iron panels and lamps made by the owner. The house and blacksmith/workshop are contributing to the Downtown and Eastside Historic District; the shed is noncontributing

Project

The applicant requests a review of status for the three structures and a designation of primary façades.

Historical Overview

In the memory of the former owner's son, the southern half of the house dates to 1928, when his father, Benjamin B. Alarid, (1902-1983), built the pitched structure on a long, narrow lot stretching from the acequia to Canyon Road. Alarid inherited this lot from his father, Serefino Alarid, who lived at 710 Canyon Road.

Benjamin started his career, training as a blacksmith at a shop his uncle ran at the corner of Shelby and Waters streets. In the 1930s, Alarid, then a mechanic for the State Highway and Transportation Department, occupied the house with his wife Josefita P. (1903-2005) and several children. The 1940 census indicates Alarid had reached a level of assistant foreman, making a salary of \$1,200.00. Six children lived in the house, including twins, ranging in age from five to fourteen-years-old. The house was valued at \$5,000.00.

According to the son, Benjamin B. Alarid Jr., an addition was made to the north side of the house in the 1940s, creating a bedroom, utility room and a kitchen, moving the latter from earlier part of the home. This portion of the house, like the earlier, was placed under a pitched roof. Sometime later, a portal was added to the front of the house. This included the rounded arch, and potentially the picture window. A 1958 aerial photograph shows the complete footprint of the current house.

Primary Façades

All the non-street elevations, with their historic double-hung and casement windows, show a uniform vernacular design retaining a high degree of integrity. The frontal port is the only elevation that reveals some architectural consideration, with the rounded parapet and wood posts. For this reason, staff recommends the south elevation, #3, as a primary façade. Of the side elevations, the east, #2, contains the most representative window fenestration, with an array of double and triple-set casements and double-hung wood windows.

Recommended Primary Façades: #2 and 3.

Blacksmith/Workshop

Behind the house is a mostly adobe-constructed, rectangular plan building. It was here that Alarid had a blacksmith shop where he and sons forged ironworks, including ornamentation used on the property. It was additionally used a garage and repair shop. The workshop is sheltered by a shed roof and fenestrated at each elevation. The east elevation has a post-1958 shed-roof addition with fixed windows; the other elevations include original double-hung wood windows.

Primary Façades

The most architecturally distinct elevation is the front, south-facing façade, with its tall parapet and symmetrical arrangement of wood-plank sliding doors and double-hung windows. The other elevations show little distinction with many of the windows in poor condition.

Recommended Primary Façade: #3.

Shed

Constructed at an unknown date, this small building near the northwest corner of the property originally functioned as a horse barn. It is made of a wood-frame with a cementitious exterior; its fenestration consists of hinged wood plank doors, a wood pedestrian door and fixed wood frame windows. After the horses were removed, Alarid converted it into a storage shed, altering some of its construction. While more than 50-years-old, and representing vernacular building traditions, it does not help "to establish and maintain the character" of the historic district.

STAFF RECOMMENDATION:

Staff recommends maintaining the contributing status of the house, designating elevations #2 and 3 the primary façades. Staff recommends maintaining the contributing status of the blacksmith/workshop, designating elevation #3 as the primary façade. Staff additionally recommends maintaining the noncontributing status of the shed, finding it does not meet the definition of a Contributing Structure.

Questions to Staff

Ms. Mather asked regarding the porch built in 1950's if the staff believed the round parapet was built at that time.

Mr. Murphey thought so and hoped Mr. Alarid could clarify it. The aerial showed a rounded shadow at that location.

Ms. Rios asked if the east was the primary façade. Mr. Murphey agreed.

Ms. Rios asked if it still had a casement window.

Mr. Murphey agreed. It was for the bathroom. On the workshop he recommended south as the primary façade.

Mr. Katz asked for the primary façade definition.

Mr. Rasch read the definition.

Applicant's Presentation

Present and sworn was Mr. Richard Martinez, P. O. Box 925, who said they requested the designation because they'd like to replace elements of the front porch. Chair Woods cautioned him that the Board was only discussing status issues, and not what they were going to do in the future on this house. At that time, he could go to the specifics of what they wanted to do.

Mr. Martínez said there were structural problems on the porch and the front façade that would require replacement. Canvas covered those now and painted - both the beams and the columns. On the side elevation on the front half there were casement windows with wood frame that were more significant than those on the back façade. They were wood double-hung windows and not the same vintage of design with the front façade. So if the east was made primary, perhaps it could distinguish front from back.

Present and sworn was Ms. Karen Galindo, 1100 Governor Dempsey, who said they bought the house because they love it. She said they had done other renovation projects and her husband was on the HDRB in Austin when they lived there.

She said they would like to retain the blacksmith shop. Their intentions were to maintain its historic integrity and she felt the street was beautiful.

Present and sworn was Mr. Juan Hamilton, 710 Canyon Road which was originally part of the Alarid property. The house he lived in was built in 1880. And he looked down on the subject property from his second story window.

Chair Woods asked if he was part of the public speaking for or against this project or if he was part of the application.

Mr. Hamilton agreed he was part of the public.

Chair Woods said he would call on Mr. Hamilton later.

Questions to the Applicant

Ms. Rios asked if that portal was built in 1958.

Mr. Martínez said it showed in the 1958 photos of the house and also the wall was there at that time.

Ms. Rios asked if all iron work was put on the wall at that time.

Mr. Martínez said the lamps were put on later but the iron work was from 1958.

Mr. Murphey agreed the aerials showed the ironwork.

Ms. Rios asked about the comments made about the east elevation.

Mr. Martínez said the two windows in the bathrooms were much different than the windows in the back. He briefly explained the floor plan. In the middle of the house was an adobe wall that evidently was exterior at one time.

Ms. Rios asked if that was all built in 1928.

Mr. Martínez said the entire house was shown in 1958 and he didn't know which was built before.

Ms. Mather understood the walls and front porch were 1958 and he believed the ironwork on the porch was also from the 50's.

Mr. Martínez said there was no reason not to think so.

Ms. Mather asked about the concrete wall in back.

Mr. Martínez didn't know. The porch has a pitched roof and the parapet seems to respond to the pitch.

Mr. Murphey said the 1958 aerial showed that wrap around the wall from the north side.

Chair Woods asked what the portal looked like before 1948.

Mr. Alarid was sworn when the applicant was sworn but did not identify himself. He said the building had no portal there in 1928. The portal was put in later but he didn't remember what year it was. The portal had exposed vigas but his dad cut them off when they rotted and put a new face on there. It has been there over 50 years.

Mr. Alarid wondered about the garage doors because when Mr. Rasch saw the house 4-5 years ago he had said we couldn't remove those doors. But he didn't hear about the doors at this meeting.

Chair Woods asked what he could tell the Board about those doors.

Mr. Alarid said they were historical but didn't know why they couldn't be replaced. He thought they did the job already and wondered why they couldn't use that.

Chair Woods said that would be in the next case.

The Alarid's were the only family that ever lived in that house. He hoped the new owners would make it as beautiful as his family thought it was.

PUBLIC COMMENT

Mr. Juan Hamilton, 710 Canyon Road (previously sworn), said his house was built in 1880. His concern was what one would see on the other side of the property. He was not clear what would be changed on the back shed or if the elevation would change.

Chair Woods explained to him that his comment could be made in the next case which would address what they proposed to do and right now the Board was only considering its historic status.

Ms. Stefanie Beninato (previously sworn) said these buildings were Santa Fé vernacular although the portal looked a little heavy. The primaries recommended by staff seemed appropriate to her. What was once been a blacksmith shop had doors that made it unique and attractive. She hoped the Board would designate that elevation as primary. Perhaps behind the doors they could make a more durable insulated wall to use it.

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

Action of the Board

Mr. Armijo asked if these walls and ironwork were part of the designation.

Chair Woods said only the building was published for review and she assumed they couldn't consider the walls and ironwork. Ms. Brennan agreed.

Ms. Mather said Mr. Martínez brought up the significant window difference from front to back and wondered if the #3 façade should be modified.

Mr. Murphey said the front windows were casement windows and the back windows were double-hung. They both represented the history of the building so they could not split it. If primary, Mr. Martínez could come back with an exception.

Ms. Rios moved to approve in Case #H-13-080 that the house remain contributing with south and east façades as primary; that the blacksmith shop be contributing with the south façade as primary and that the shed in back be non-contributing and could be demolished. Mr. Armijo seconded the motion and it passed by unanimous voice vote.

4. **Case #H-13-081A. 843 E. Palace Avenue, Unit A.** Downtown & Eastside Historic District. Cody North, agent for 843 EPA LLC, owner, requests a historic status review of this non-contributing residence. (John Murphey).

Mr. Murphey gave the staff report as follows:

BACKGROUND AND SUMMARY:

Located near the end of a dirt lane off East Palace Avenue, the subject property is an approximately 850 sq. ft. one-story adobe house. Constructed before 1960, the vernacular dwelling has a modest Spanish-Pueblo Revival appearance and is noncontributing to the Downtown and Eastside Historic District.

Project

The applicant requests a review of the dwelling's noncontributing status.

Historical Overview

The small adobe dwelling sits at the end of a narrow private drive that was once informally called Lovato Lane, after the family that once dominated the area. It sits at the southern tip of the former family compound of linear dwellings. In the 1920s, as many as six distinct family units identified with the Lovato surname were located in the area, with a house occupied by Apolonio Lovato, the apparent patriarch of the family.

According to family history, the subject dwelling was once attached to the house to the east. At some point, Mr. Frank Lovato, the owner of the majority of the property to the north, convinced his brother, Salomon, to remove a few feet of wall to create the narrow driveway that exists today.

The subject property, occupied by Salomon, a laborer, and his wife, Elvira and several children, took on its present configuration by 1960. Its interior consisted of essentially three adobe walled rooms with interior partitions and a bump-out extending into the driveway. The bump-out, made of separate shed-roof extensions, created a closet and mostly likely a new or expanded bathroom.

When surveyed in 1985, the house had 6- and 8-light wood casement windows and glass-and-wood-panel doors. These have been replaced with horizontal aluminum sliding windows and solid doors. Only one steel "crank-out" casement window at the bathroom remains.

In 2010, the Board gave approval to remodel the majority of the Lovato compound north of this structure. With the remodeling the once-family compound lost its historical association and vernacular design.

Evaluation of Historical Status

The dwelling represents a vernacular building tradition but does not add to the district in regard to "architectural design qualities." Though it most likely occurred before 1960, the family legend of severing it from the house to the east altered its original design and integrity. With the 2012 remodeling of most of the Lovato compound, the surviving dwelling lost its historical context and association. In this regard, staff believes the dwelling should maintain its noncontributing status.

STAFF RECOMMENDATION:

Staff recommends maintaining the dwelling's noncontributing status to the Downtown and Eastside Historic District, as it does not meet the definition of a Contributing Structure.

Applicant's Presentation

Present and sworn was Mr. Cody North, 107 E Lupita, who had nothing to add to the staff report.

Questions to the Applicant

Ms. Rios asked if Mr. North agreed with staff recommendations.

Mr. North said he did. He did the remodel to the north and the family told him about all of the remodels.

There were no speakers from the public regarding this case.

Action of the Board

Mr. Katz moved in Case #H-13-081A to accept the staff recommendation and maintain the structure as non-contributing. Ms. Mather seconded the motion and it passed by unanimous voice vote.

5. **Case #H-13-081B. 843 E. Palace Avenue, Unit A.** Downtown & Eastside Historic District. Cody North, agent for 843 EPA LLC, owner, request remodeling which will include demolition of walls, replacement of windows and raising of parapets to 11'6", below the maximum allowable 14' height, for this non-contributing residence. (John Murphey).

Mr. Murphey gave the staff report as follows:

BACKGROUND AND SUMMARY:

Located near the end of a dirt lane off East Palace Avenue, the subject property is an approximately 850 sq. ft. one-story adobe house. Constructed before 1960, the vernacular dwelling has a modest Spanish-Pueblo Revival appearance and is noncontributing to the Downtown and Eastside Historic District.

Project

The applicant requests review of a remodeling project, to include demolition of walls, replacement of windows and door and increasing parapet heights.

Exterior Demolition

To make the driveway code compliant, the applicant is requesting demolition of several feet of the bumped-out east elevation, which would include removing the closet and part of the bathroom. The origin of this un-fenestrated elevation is unknown but was in place by 1960.

Parapet Extensions

The applicant proposes to increase ceiling heights, which would involve raising the parapets approximately

1'-8" to a height of 11'-6" (AFF), below the maximum 16'-0" height for the address.

Fenestration

The remodeling plans calls for the replacement of windows and doors. In some instances this will include reconfiguration of existing openings and creating new openings. New windows will be two-over-two divided-light casement units in a green, "Green Tea Leaf" cladding.

Miscellaneous

The traditional rear pedestrian entry at the northeast corner will receive a shallow shed-roof portal supported in part by a wood post.

The entire house will be finished with El Rey's cementitious stucco in the company's "Sahara" color, a color approved by the Board. The company's "Bamboo" color, a color also approved by the Board, will be used as accent at the portal. Exterior lights are proposed as faux-tinwork canisters placed at door entries.

STAFF RECOMMENDATION:

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

Questions to Staff

Ms. Rios asked for the color of the window frames.

Mr. Murphey said they would be Green Tea Leaf and the applicant had a color sample.

Ms. Mather pointed to the exterior alterations on the east elevation to the far left shown on page 12 where she saw narrow long pieces beneath the canales and wondered what they were.

Mr. Rasch showed that the elevation was at an oblique angle.

Applicant's Presentation

Mr. North (already sworn) had nothing to add to the staff report.

Mr. Armijo asked if the wall was exposed block.

Mr. North said on the west elevation it was exposed block with coyote on top. It was existing and painted. He didn't propose to do anything on it. It was really on the neighbor's property.

Mr. Armijo asked what roof material would be used on the portals on the east.

Mr. North said the roof would be standing seam Galvalume.

Ms. Mather said at the proposed windows on east it looked like the added window had a surround that projected or not.

Mr. North said it was just a vinyl clad window.

Ms. Mather asked if the window would have true divided lights. Mr. North agreed.

Ms. Mather noted it looked like stone on the parapet and asked if that would go away.

Mr. North agreed. It was river rock.

Ms. Rios asked if there would be nothing protruding from roof. Mr. North agreed.

Chair Woods asked if it would have heating ducts on the roof.

Mr. North agreed but the HVAC would be in a mechanical room with a boiler. No ducting would be seen. There was not a lot of room in that compound to step back enough to see anything.

Chair Woods noticed lots of different windows - 2 over 2, 4 over 2 and some three across - with lots of division patterns in the windows. The north showed 4 over 2, on the west were 2 over 2's, the east had a horizontal window and on the north there were three verticals.

Mr. North said all the north was existing. The high clerestory on the north seemed to have 3 sections and no one would ever see that window. The bathroom could be a 2 over 2 if the Board felt that was better. That was the most visible elevation.

There were no speakers from the public regarding this case.

Mr. Armijo asked if the new windows were vinyl or clad.

Mr. North corrected himself that they would be clad.

Action of the Board

Ms. Mather moved to approve Case #H-13-081B per staff recommendations with colors and stucco and window patterns as stated by the applicant.

Ms. Rios seconded the motion and requested an amendment to have lighting go to staff. Ms. Mather agreed the amendment was friendly and the motion passed by unanimous voice vote.

6. **Case #H-13-082. 304 Camino Cerrito.** Downtown & Eastside Historic District. Cody North, agent for 1020 CNYN LLC, owners, request a historic status review for this noncontributing residence. (John Murphey).

Mr. Murphey gave the staff report as follows:

BACKGROUND AND SUMMARY:

Situated near the corner of Camino Cerrito and Canyon Road, the house is a one-story, stucco-clad, roughly 1,335 sq. ft. single-family residence designed in the Spanish-Pueblo Revival style. Its fenestration is a mix of wood double-hung and steel casement windows, most likely aligning to its different construction phases. The architectural style is expressed through the rounded parapets, earth-tone stucco and wood entry portal, the most distinctive feature of the house. Behind the house is a stucco-on-frame building, mostly likely a former garage, and a gabled storage shed. The house and garage are noncontributing to the Downtown and Eastside Historic District; the shed has no status.

Project

The applicant requests a review of historic status for the three structures.

Historical Overview

Constructed in c.1950, the house began as a rectangular plan, to which were constructed additions prior to 1960, bringing it to its current footprint, including the two outbuildings to the rear. The first city directory entry for the house in 1951 lists John G. and Mary A. Romero as its occupants. John worked as a warehouseman at Southwest Distributing Company. From subsequent entries, it appears the Romero's lived in the house until 1958, after which time the directories have no listing until the 1970s.

Evaluation of Historical Status

House

The house represents a vernacular interpretation of the Spanish-Pueblo Revival style. It most likely began as a simple rectangle footprint, to which were added rooms. These additions were fenestrated with common window and door designs of the period. These features are now 50-years-old. As a whole, the house "helps to establish and maintain the character" of the Downtown and Eastside Historic District.

Primary Façades

The most architecturally characteristic aspect of house is the street-facing portal, elevations # 2 and 3. While elements of the portal may be of a more recent vintage (though there is no information proving this

one way or the other), the portal itself appears to have been in place by 1960.

Elevations # 1 and 8 present intact fenestration of the home's assumed 1950s construction, and include double-hung wood windows and a wood panel door. Other elevations reveal fenestration typical of later periods; while historically congruent, they play a secondary role characterizing the architectural style and historic integrity of the house.

Recommended Primary Façades: #1, 2, 3 and 8.

Garage (Shop)

This structure is a simple wood frame, stucco veneer building. Its centered north elevation opening suggests it may have been used as a shop or small garage. This opening is filled with fixed glass and a pedestrian door. Non-historic fixed-glass windows are found on east and south elevations. While more than 50-years-old, the structure does not retain integrity or help "to establish and maintain the character" of the historic district.

Recommended Noncontributing.

Shed

To the south of the shop is a gable-front structure with a shed-roof extension. The gabled structure is partially finished with cement stucco; the shed-roof portion is wood. Both sit on the ground without foundations. While more than 50-years-old, and representing vernacular building traditions, they do not help "to establish and maintain the character" of the historic district."

Recommended Noncontributing.

STAFF RECOMMENDATION:

Staff recommends designating the house contributing to the Downtown and Eastside Historic District, finding it meets the definition of a Contributing Structure. Staff additionally recommends designating elevations #1, 2, 3 and 8 the primary façades. Staff recommends designating the former garage/shop and shed noncontributing, as they do not meet the definition of a Contributing Structure.

Questions to Staff

Ms. Mather noted on façade #2 and #3 that the bump-out was on #3 and if staff wanted to include that because it was character defining.

Mr. Murphey said it completes the portal.

Ms. Mather added that #4 did not.

Ms. Rios asked if the wall wasn't part of the application. Mr. Murphey said no.

Applicant's Presentation

Mr. North had a question on #8. He had Ra Patterson look at it. He had hoped it was not primary because it was so close to the addition. He was hoping for a reconsideration of that. He thought they had to be back 10'. That was an addition on that west side.

Mr. Murphey said he was looking at it from code but the addition was there in 1960.

Mr. North said he was following Mr. Patterson's suggestions. They were under the assumption that the north elevation (#1) and #2, #3, and #4 would be primary and were hoping for the exception of that portal because it was taken from other houses. The corbel didn't match and plywood held it to the house. We could hold to the vernacular look of it with more cohesive elements.

Questions to the Applicant

Mr. Armijo asked if 2 and 3 were part of the building or the portal.

Mr. Murphey said they were part of the portal and the wall plane.

Mr. Murphey said he agreed some with Mr. North about primary elevations.

Mr. Armijo thought that window was awfully close to the corner.

Mr. Rasch said that was allowed if not on a primary elevation. You could by code put a window close to an interior corner but an outside corner.

Chair Woods clarified that although staff gives recommendations, it was the Board's decision for what was necessary for preservation. We hear the applicant's concerns also and make our decision. Also we don't know if the big window was historic.

PUBLIC COMMENT

Ms. Stefanie Beninato (previously sworn) said it was common to put in picture windows in the 1950's. She agreed with Mr. Armijo about #4. To her it should be that whole part there by the wall that should be primary. Regarding the back part, the additions by 1960 were historic and could be primary. It would be nice with these historic walls that when status was being considered the walls be designated at the same time as the whole review process rather than piecemeal.

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

Action of the Board

Chair Woods said Mr. Murphey had made his recommendation but the Board needed to decide as a board.

Ms. Mather moved in Case #H-13-082 to designate the house and garage as contributing and the shed as noncontributing and on the house that façades 1, 2, 3, and 4 be designated primary. Mr. Armijo seconded the motion and asked for an amendment that the portal be excluded from that designation.

Ms. Mather said since it was historic so she didn't accept the amendment as friendly.

Chair Woods asked about the picture window.

Ms. Mather believed bungalows of this period had picture windows.

The motion without amendment passed by unanimous voice vote.

7. **Case #H-13-083. 801 Old Santa Fé Trail (Unit A).** Downtown & Eastside Historic District. Architectural Alliance, Inc., agent for Signe Bergman & Jerry Marshak, owners, proposes to construct a 173 sq. ft. carport to a height of 8'9" in front of a significant studio. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

801 Old Santa Fé Trail, Unit A is a single-family residence and a free-standing studio that was constructed before 1928 in the Territorial Revival style. Both buildings are designated as significant to the Downtown & Eastside Historic District.

The applicant proposes to construct a 173 square foot carport to a height of 8' 9" in front of the studio. The carport is designed in a simplified manner with wooden members painted a sage green to match the woodwork on the studio and residence.

STAFF RECOMMENDATION:

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

Questions to Staff

Ms. Mather didn't see the carport related to the property and found that a little difficult to imagine how it related.

Mr. Rasch referred to page 12 and pointed out that on the significant residence it had a simplified portal in keeping with the design of the carport.

Mr. Rasch got her point.

Applicant's Presentation

Present and sworn was Mr. Eric Enfield, 612 Old Santa Fé Trail who pointed out the picture in the packet and said he made sure the beam was above the garage doors that the Board asked to remain. They were still on it and just left open to reveal the glazing. The applicant wanted to attach it but Mr. Enfield advised him that would not be approved by the Board. So he pulled it away from the structure and didn't do anything to the garage.

He added that all the adjacent neighbors supported it.

Questions to the Applicant

Mr. Armijo asked what the setback was.

Mr. Enfield said it was five feet and explained that with 5' it didn't need fire rating.

There were no speakers from the public regarding this case.

Action of the Board

Ms. Rios moved to approve Case #H-13-083 per staff recommendations. Ms. Mather seconded the motion and it passed by unanimous voice vote.

8. **Case #H-13-086A. 918 Acequia Madre, C.** Downtown & Eastside Historic District. Martinez Architecture Studio, agent for David Muck and Cole Martelli, owners, requests a historic status review of this non-statused residence. (John Murphey)

Mr. Murphey gave the staff report as follows:

BACKGROUND AND SUMMARY:

Situated near the end of a private dirt lane, 200' from Acequia Madre, the subject property is an approximately 700 sq. ft., single-story adobe residence constructed in the late 1940s in the vernacular Spanish-Pueblo Revival style. Roughly L-shape in plan, it is constructed of adobe, measuring up 18 inches in wall thickness. The parapets are irregular in height and shape; corners of walls are rounded. Fenestration is a mix of historic and non-original doors and windows, some topped with wood lintels. It is

non-statused to the Downtown and Eastside Historic District.

Project

The applicant requests a review of historic status for the house.

Historical Overview

Interviews conducted with family members during a 1992 survey placed the origin of the property with Serefino Vigil (b.1858), who owned a large tract of land south of the acequia. According to the interviews, the house was built in the late 1940s by Jose and Carmel Ortiz. Based on aerial photographs, the house took on its current footprint by 1958. When surveyed, it was not old enough to be considered for contributing status. The surveyor, however, found it to be in good condition with only a minor degree of remodeling. Currently, it is classified non-statused on the City's GIS map.

Evaluation of Historical Status

The house represents a vernacular interpretation of the Spanish-Pueblo Revival style. It most likely began as a simple rectangular footprint, to which rooms were added. The most recent owners updated the house with new plumbing and windows and doors. The 1992 survey documents three-over-one double-hung wood windows throughout, which have been replaced in some instances (south elevation) with new single-light units. Overall the house has retained its massing, material and design. As a whole, it "helps to establish and maintain the character" of the Downtown and Eastside Historic District.

Primary Façades

The most architecturally characteristic aspect of house is the northwest corner with its play of massing. Two of the four openings on this corner do not have original units. The other elevations are without architectural character.

Recommended Primary Façades: #4, 5, 6, 7 and 8.

STAFF RECOMMENDATION:

Staff recommends designating the house contributing to the Downtown and Eastside Historic District, finding it meets the definition of a Contributing Structure. Staff additionally recommends designating elevations #4, 5, 6, 7 and 8 as the primary façades.

Questions to Staff

Ms. Rios asked how many designated buildings were in the 5 districts now.

Mr. Rasch said there were 6,000 buildings in the districts and about 3,000 to 4,000 were designated

either contributing or significant.

Ms. Mather said on façade #8, looking at the survey from 1992 it looked like a window that had some divisions and now was not divided. That was that a concern in designating primary elevations.

Mr. Murphey recognized that concern.

Applicant's Presentation

Mr. Martínez didn't believe this façade contributed in any way to the streetscape. There were contributing ones across the driveway. He believed it was important to note that it was definitely not included in contributing buildings when it was surveyed.

Mr. Murphey explained that in both of those surveys it was not 50 years old.

Questions to the Applicant

Ms. Rios said there were a lot of buildings that haven't been surveyed but that didn't mean they were not eligible. She thought Mr. Murphey had shown it should have a historic status.

Mr. Armijo said he grew up in that neighborhood and agreed.

There were no speakers from the public regarding this case.

Action of the Board

Mr. Katz in Case #H-13-086A moved to accept the staff recommendation and designate façades 4, 5, 6 and 7 as primary. Ms. Rios seconded the motion and it passed by unanimous voice vote.

9. Case #H-13-086B. 918 Acequia Madre, C. Downtown & Eastside Historic District. Martínez Architecture Studio, agent for David Muck and Cole Martelli, owners, requests a review of a proposal to demolish this non-statused residence. (John Murphey).

Ms. Mather moved to postpone Case #H-13-086B because no exceptions had been requested. Ms. Rios seconded the motion and it passed by unanimous voice vote.

10. Case #H-13-087. 209 Delgado Street. Downtown & Eastside Historic District. Karen Walker, agent for Deborah Meyer Doe, requests a historic status review to downgrade this contributing residence. (John Murphey).

This case was postponed by the applicant.

11. **Case #H-13-084. 145 East Alameda Street.** Downtown & Eastside Historic District. Barbara Rice, agent for Triple R Builders, L.P., owner, proposes to construct a 5,600 sq. ft., 19'10" high, where the maximum allowable height is 14'1" roof structure over the courtyard and deck of this non-contributing commercial structure. An exception is requested to exceed the maximum allowable height (Section 14-5.2(D)(9)). (John Murphey).

Mr. Murphey gave the staff report as follows:

BACKGROUND AND SUMMARY:

Located at the corner of East Alameda and Shelby Street, the subject property is a one-story, two-sided structure creating a courtyard between two buildings: 149 East Alameda and 221 Shelby Street. Other than the simple pedestrian entries at the north and south, the structure is not fenestrated. It includes a roof deck with wood railing and small rooms on the interior serving as a showroom for a home furnishings business. The structure was built in c.1983 with modifications made in 2001 and 2004. It is noncontributing to the Downtown and Eastside Historic District.

Project

The applicant requests a review of a project to build a roofed structure over the courtyard and deck.

In order to shelter the courtyard and deck, the applicant is proposing to build a steel-supported trussed "arbor" covering approximately 5,600 sq. ft. The trusses would be obscured by a stuccoed parapet running along the perimeter. Stucco would also be applied to the exterior support columns. The structure, at 19'-10" requires an exception to the determined 14'-1" maximum height for the address.

Exception Responses

An exception is requested to build above the maximum allowable height (Section 14-5.2(D)(9)).

- (i) *Do not damage the character of the streetscape.*

Answer: Our trestle will enhance the streetscape. We will have stucco that matches the building and it will have a definite southwestern look. From our photos, you can see we have a nice dark wood railing with stucco wall below, so a stucco trestle above would tie it all in. It would have the look and feel of historic Santa Fé.

Staff Response: The East Alameda Street streetscape is made of a disparate array of short (12'-4") and tall (40"-0") commercial buildings. The Shelby Street streetscape presents a similar mix of heights. While the proposed structure does fall within this range, it could potentially increase the visual mass of the immediate corner of the

two streets and overwhelm the building at 221 Shelby Street.

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

Answer: Nothing will cause injury or hardship...in fact, by covering our courtyard, it will allow the handicap public the enjoyment of the patio courtyard and keep the elements of the weather out. We also have handicap restrooms which is important for our visitors.

Staff Response: Staff believes the applicant did not understand the intent of the question.

- (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.*

Answer: The character of the building will be in accordance with other buildings in the area and will complement the Historic style. All of the buildings around the courtyard are much higher, and our trestle would blend in better with those buildings than current look. It would produce a better harmony for the entire streetscape.

Staff Response: The question is not germane to the application. The proposed structure does allow the applicant to maximize their property by applying a design option that is compliant with the standards of the Downtown and Eastside Historic District.

- (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.*

Answer: We have a large open courtyard where we sell art and food. A covered area would allow us to have the courtyard open longer in the season—enhancing the business climate as well as creating more jobs for the local residents.

Staff Response: The proposed structure would allow the applicant to maximize the use of the courtyard and dining deck. The current open design presents a “special condition” that limits the use of the property.

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

Answer: Not Applicable

Staff Response: The applicant purchased a property that until recently was used for outdoor storage.

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

Answer: The look of the courtyard will have a positive impact. The stucco will blend in perfectly with the rest of the building and the street scene. By increasing the use of the courtyard by the public, we will be generating more business for the city and more options for tourists and local residents.

Staff Response: The proposed treatment complies with the design standards of the Downtown and Eastside Historic District.

In regard to questions that were directly answered, staff believes the applicant has met the exception.

Conclusion

While the proposed design is district-compliant, it creates the impression of a building and its implied mass—a visual heaviness exacerbated by the parapet's height and “weight.” Staff recommends redesigning the structure to lessen this impression.

STAFF RECOMMENDATION:

Staff recommends approval of the application, as it complies with Section 14-5.2 (D)(9), General Design Standards (Height, Pitch, Scale and Massing), and the standards of the Downtown and Eastside Historic District, Section 14-5.2 (E), with the recommendation that the structure be redesigned to lessen its heavy appearance. Staff believes the applicant has met the exception to build above the maximum allowable height (Section 14-5.2(D)(9)).

Questions to Staff

Chair Woods said the ordinance said in the exception process that all six criteria had to be met and on three of them staff responded that the response was not applicable or misunderstood. So she felt the applicant did not meet the exception criteria.

Ms. Brennan agreed with that interpretation.

Mr. Murphey said there was one criterion where the applicant didn't understand and another was not germane and for the other criteria the applicant responded correctly.

Ms. Mather noted that the application mentioned that the trestle would be covered.

Mr. Murphey thought it might be semantics and it was not solid wood covering.

Ms. Rios asked what was the height of the existing structure was including the roof deck.

Mr. Murphey said GIS gave it at 10' 3" without the railing.

Ms. Rios asked staff to read the definition of structure.

Mr. Rasch read the definition for the Board.

Applicant's Presentation

Present and sworn were Ms. Barbara Rice and Mr. Ken Rice, 949 Alameda.

Ms. Rice said what they had was a two-story building. The first floor was for shopping and dining and stairs to second floor with dining and proposing to put a trestle above it. We have handicapped accessible bathrooms and just want a roof structure in case of inclement weather.

Questions to the Applicant

Ms. Mather was confused about it. She saw in the applicant's letter on page 9 and from it she assumed there was a roof over the entire courtyard area.

Mr. Murphey said he had understood the trestle would be wood beams and there would not be solid wood over it.

Ms. Mather asked if it would be covered.

Ms. Rice agreed that a metal roof would be installed over all of it.
Chair Woods asked if that would be a pitched roof over it.

Mr. Murphey said he didn't understand that there would be a roof over it.

Chair Woods didn't believe the pitch was pitched enough.

Mr. Armijo said at least a 5:12 pitch was needed.

Chair Woods said a 2:12 pitch was not sufficient. She asked if this application met requirements to approve a pitched metal roof.

Mr. Rasch said the Board had considered a few cases in this district where it was pitched. When it was concealed by a parapet, it did not need a pitch calculation.

Chair Woods said she believed it didn't work without having it exposed on two side and it didn't meet streetscape requirements. All of it was a concern.

Mr. Ken Rice said he didn't understand what Chair Woods was saying.

Chair Woods said on the south elevation, the metal roof was not hidden from the public. This was a huge structure and then a false western front on the west elevation and nothing for the east elevation at this point. She didn't know of another exposed metal roof on Alameda nearby. She didn't catch it until they said they had a metal roof.

Mr. Murphey said he met with the architect twice and a roof was never discussed. He had no idea it would have a metal roof on top.

Chair Woods asked how that impacted the staff report.

Mr. Murphey said his concern had been the design of the parapet but now it was something new.

Mr. Rasch thought it would have to be postponed.

Mr. Murphey said a pitched roof analysis was done and resulted that this could not be pitched. That was why the architect wanted to do parapets.

Chair Woods concluded that no drainage was possible.

Chair Woods explained to the applicants that their architect didn't mention a metal roof. Staff has to take into consideration what other metal roofs were on the streetscape and if it was even allowed.

She said it appeared that the public could see it on the south elevation. That was a concern. There were other concerns and she could have each member voice their concerns.

Mr. Armijo explained that when you have a pitched roof and a box around it you have to figure out how to drain it. There was nothing to show what was going on with it.

Mr. Katz said the problem he had with the proposal was that it would look like a straight two story façade on the south and west. It needed to be stepped back on the south and west perhaps having the roof only covering the courtyard and the back two portions.

Ms. Rios believed this was just not in harmony with the streetscape. The existing building had no fenestration and just looked like a big block of cement with a railing and what they proposed was more negative and the height would exceed the maximum by 5'.

Ms. Mather was concerned about the overall harmony of the building with other buildings around it. It would look less like a courtyard and more like a building and without fenestration that was not harmonious with or without the roof.

Chair Woods said right now this was not a two-story building but a one-story building with a roof deck. She didn't know how much they would go putting the two-story mass above the first story. But the ordinance calls for setbacks for any second story. By just going up with roofing you were introducing a second story so she had a lot of concerns.

Ms. Rice said all the buildings around them were two-story and they were the only one with just one - story. To her that didn't look harmonious.

Chair Woods said she could have a second story but she couldn't do it without a setback. So between the metal roof for the second story and no setback, they were not within the ordinance.

Mr. Rice said there were none that had second floor setbacks.

Chair Woods pointed out one in the picture displayed. There needed to be an assessment of what was around them. There were one-story buildings on parts of Alameda. A streetscape analysis would be required.

Mr. Katz said the whole wall makes sense but it didn't look like a courtyard with that railing. There were problems with it.

Mr. Rice asked if the Board was saying it was not possible at all.

Chair Woods said putting on a roof without setbacks wouldn't work. She said she had asked the members to share their concerns specifically so you would not waste your money on a design that couldn't be approved. Staff could help you with those drawings.

There were no speakers from the public regarding this case.

Action of the Board

Mr. Armijo moved to deny the application in Case #H-13-084 because it didn't comply with the requirements of the Ordinance. The motion died for lack of a second.

Ms. Mather moved to postpone Case #H-13-084 until the application could be brought back with designs that met the ordinance. Mr. Katz seconded the motion and it passed by unanimous voice vote.

- 12. Case #H-13-085. 100 N. St. Francis Drive.** Westside-Guadalupe Historic District. Basham & Basham P.C., agents for TKJ Inc., owners, proposes to install a telecommunications tower and antennas with related equipment in an 8' high stuccoed wall enclosure. A waiver is requested to locate the site at less than the required 64' setback from the adjoining lot line. (Section 14-6.2 (E)(5)(k)). (David Rasch). (POSTPONED TO NOVEMBER 12, 2013).

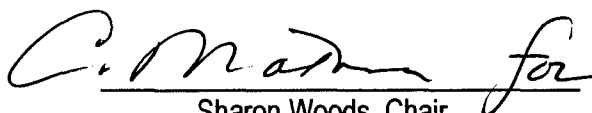
I. MATTERS FROM THE BOARD

There were no matters from the Board.

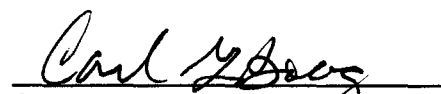
J. ADJOURNMENT

The meeting was adjourned at 8:00 p.m.

Approved by:


Sharon Woods, Chair

Submitted by:


Carl Boaz, Stenographer

