



Agenda

DATE 7/1/08

TIME 4:00pm

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AMENDED

HISTORIC DESIGN REVIEW BOARD FIELD TRIP**TUESDAY, JULY 08, 2008 – 12:00 NOON****HISTORIC PRESERVATION DIVISION, 2ND FLOOR CITY HALL****HISTORIC DESIGN REVIEW BOARD MEETING****TUESDAY, JULY 08, 2008 – 5:30 PM****CITY COUNCIL CHAMBERS****A. CALL TO ORDER****B. ROLL CALL****C. APPROVAL OF AGENDA****D. APPROVAL OF MINUTES**
June 10, 2008**E. COMMUNICATIONS****G. BUSINESS FROM THE FLOOR****H. ADMINISTRATIVE MATTERS**

1. Informational Study Session for 515 Cerrillos Road. Historic Transition District. Martinez Architecture Studio, agent for WIV Co., proposes to construct a 9,427 sq. ft. building to a height of approximately 36' where the maximum allowable height is 15'6".

I. NEW BUSINESS

1. Case #H-08-071. 303 E. Berger Street. Don Gaspar Area. Edward Aldworth, owner/agent, proposes to demolish an approximately 60 sq. ft. non-contributing shed and construct an approximately 120 sq. ft. shed to a height of 8' where the maximum allowable height is 13'11". (Marissa Barrett)
2. Case #H-08-072. 1141 E. Alameda Street, Lot 2. Downtown & Eastside Historic District. Liaison Planning Services, agent for Jay Parks, proposes to construct a 2,342 sq. ft. residence to a height of 13'6" and an 846 sq. ft. studio and garage to a height of 13' where the maximum allowable height is 15'8" and construct a 4'2" high courtyard. (David Rasch)
3. Case #H-08-073. 1141 E. Alameda Street, Lot 3. Downtown & Eastside Historic District. Liaison Planning Services, agent for Jay Parks, proposes to construct a 2,999 sq. ft. residence to a height of 14'8" and a 340 sq. ft. studio to a height of 13'1" where the maximum allowable height is 15'4" and construct a 4'4" high courtyard wall and a 5' high lot line wall. (David Rasch)
4. Case #H-08-074. 301 Palace Avenue. Downtown & Eastside Historic District. Rad Acton, agent for Susan Barrett, proposes to remodel a non-contributing building by altering doors and windows, rehabilitating brick coping re-stucco, and construct a wrought iron fence to the maximum allowable height of 6'. (Marissa Barrett)

J. MATTERS FROM THE BOARD**K. ADJOURNMENT**

For more information regarding cases on this agenda, please call the Historic Preservation Division at 955-6605. Interpreter for the hearing impaired is available through the City Clerk's Office upon five (5) days notice.

If you wish to attend the July 08, 2008 Historic Design Review Board Field Trip, please notify the Historic Preservation by 9:00 am on Tuesday, July 08, 2008.

SUMMARY INDEX OF
THE HISTORIC DESIGN REVIEW BOARD MEETING
July 8, 2008

ITEM	ACTION	PAGE
Call to Order	Convened at 5:30	1
Roll Call	Quorum Established	1
Approval of Agenda	Approved as amended	2
Approval of Minutes June 10, 2008	Approved as amended	2
Communications	None	2
Business from the Floor	Discussion	2-4
Administrative Matters		
1. Study Session on 515 Cerrillos Road	Discussion	4-10
2. Wall and Fence Guidelines	Discussion	10
New Business		
1. Case #H 08-071 303 E. Berger Street	Postponed	10
2. Case #H 08-072 1141 E. Alameda Street, Lot 2	Approved with conditions	10-12
3. Case #H 08-073 1141 E. Alameda Street, Lot 3	Approved with conditions	13-14
4. Case #H 08-074 301 E. Palace Avenue	Postponed for posting corrections	14
Matters from the Board	Discussion	15
Adjournment	Adjourned at 9:45	15

MINUTES OF THE
CITY OF SANTA FE
HISTORIC DESIGN REVIEW BOARD

July 8, 2008

A. CALL TO ORDER

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

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms Sharon Woods, Chair
Mr. Dan Featheringill
Ms. Cecilia Rios
Ms. Deborah Shapiro
Ms. Karen Walker

MEMBERS ABSENT:

Mr. Jake Barrow
Mr. Robert Frost

OTHERS PRESENT:

Ms. Marissa Barrett, Senior Historic Planner
Mr. David Rasch, Historic Planner Supervisor
Ms. Kelley Brennan, Asst. City Attorney
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 requested that the Wall and Fence Guidelines be added to the agenda under Administrative Matters and corrected the caption for Case #2 to add the word "wall" after courtyard.

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

D. APPROVAL OF MINUTES

June 10, 2008

Ms. Shapiro requested the following correction to the minutes:

On page 41 in the motion, 4th ¶ should read "...with a white awning over the door and a white metal gate."

Ms. Walker requested the following corrections to the minutes:

On page 12 near the top - "She thought they were great but some ~~none~~ of them looked like Scottsdale."

On page 38 - "...the Code required it ~~in~~ to not be in the same plane."

Ms. Rios moved to approve the minutes of June 10, 2008 as amended. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

E. COMMUNICATIONS

None.

F. BUSINESS FROM THE FLOOR

Ms. Stefanie Beninato, 605½ Galisteo was sworn. She asked that members of the Board be present at the appeal tomorrow night to be ready to answer questions. She said she told the City Attorney something and the minutes said something different.

She also asked Mr. Rasch to enforce that skylights be low profile but Mr. Rasch wanted to play games with it.

On the email she said there were no awning windows but she meant casement windows.

She explained that she did tours in that area. On 301 E Palace, the posted notice said the hearing would be July 10th, not July 8th. She said she tried to alert City Clerk but they didn't know what she was talking about.

Ms. Brennan said if the notice gave the wrong date, the applicant should not be here tonight.

Chair Woods asked if the applicant was present. The applicant was not present. She noted they were basing this on Stefanie Beninato's testimony.

Ms. Barrett agreed to call them.

Ms. Rios asked if Ms. Brennan could respond to the claim of ex parte communication. She said she had been approached by Ms. Beninato and others this week. She didn't want to be rude to people and understood they had concerns.

Ms. Brennan clarified that if the subject was a matter to come before the Board then a Board member could not discuss it. If it was a matter coming to the City Council it was permissible to speak.

Present and sworn was Ms. Marilyn Bane, 622½ Canyon Road, who addressed two matters.

The first issue was about the HDRB approval of the color yellow in the cuts of the ADA ramps. She objected to them because there was a disparity. The color used elsewhere was all terra cotta. On Canyon Road they were all bright yellow. She asked the Board to revisit that. It appeared to be a discrepancy.

The second issue was to thank the Board for the wonderful green bollards on the Plaza and Old Santa Fe Trail. There was yellow tape around them right now. Perhaps the Board could ask Public Works to have green reflective tape instead.

Chair Woods recalled the Board voted on that and noted that the timing for reconsideration was important and had to be made by the mover of the motion.

Ms. Brennan agreed and promised to look into it.

Mr. Rasch agreed that the Board did vote on yellow to provide high visual contrast.

Chair Woods said it was confirmed that the date posted was incorrect and the case should be postponed.

Mr. Featheringill moved to reconsider the agenda. Ms. Rios seconded the motion and it passed by unanimous voice vote.

Mr. Featheringill moved to amend the agenda, postponing Case #H 08-074. Ms. Rios seconded the motion and it passed by unanimous voice vote.

Ms. Rios asked if the City continued to use the yellow for the detection plates.

Mr. Rasch said they had blanket approval from the HDRB on it and the same with the concrete color. Terra cotta might be more expensive but maybe they could work on a change.

G. ADMINISTRATIVE MATTERS

- 1. Informational Study Session for 515 Cerrillos Road.** Historic Transition District. Martínez Architecture Studio, agent for WIVCO, proposes to construct a 9,427 sq. ft. building to a height of approximately 36 where the maximum allowable height was 15' 6".

Present and sworn were Mr. Don Wiviott and Mr. Richard Martínez.

Mr. Wiviott said he had been campaigning for about a year. He said he appreciated the chance to listen to the Board's feedback and thanked them for working with them and for approving three of their four buildings. He explained that they had modified the fourth building. The concern was about floating so they corrected it by creating a new horizontal plane to prevent light from below and by creating the appearance of step massing by adding portals. That also lessened the Streamlined Moderne style.

There were no speakers from the public regarding this case.

Chair Woods announced a short break to give the public an opportunity to view the model and renderings.

Mr. Wiviott said the Luna Building that was Contributing and the reason nothing was under it was because when they did the slope under it, they discovered it had been filled it in with concrete.

Ms. Shapiro referred to the east elevation where she was concerned about one set of windows that look like sliders without mullions. (Page 29.)

Mr. Martínez said they would have mullions.

Ms. Shapiro thought the portals on the east elevation look cantilevered.

Mr. Martínez explained that there were three types on the east elevation (sheet number 4). There were some with posts underneath, some with columns underneath and some with brackets that did not have columns under them. There were bracketed portals on the building right now. Those had a roof with a fascia.

Ms. Rios asked which district this was in.

Mr. Rasch said it was the Historic Transition District.

Ms. Rios noted there were industrial buildings there. She asked the applicant what the Territorial elements were.

Mr. Martínez said there was brick coping around the top and parapetted portals. It was in the brown color on the boards. It had white trim on the windows as shown to be set back on the elevation. They would not have pediments but trim around the windows.

Some of the portales would have parapets with stucco. Some of them were cantilevered with painted white metal trim to match the windows.

Ms. Rios asked him to compare the size and massing from previous model.

Mr. Martínez said the eight residential units had not changed. The footprint was larger because of the portales around the building. It had the same units and same footage inside. The exception requested was the same as before. They put terraces around the whole building so the parking was completely enclosed all the way around the building.

Ms. Walker asked what the white space was on page 30.

Mr. Martínez said it was parking.

Mr. Featheringill said where previously it floated, now they had the low long structure for parking but still had a long narrow building sticking out of the top of it. The open doors were a little obtrusive. The rest looked very well.

At the request of staff, the following portion was transcribed verbatim.

Chair Woods	First, I want to thank you Don for coming back and for coming back with the intention of wanting to work with us and hope that you and Richard understand that it has always been the Board's intention to work with you. And, so if there's anything that we're doing, in any way, that you find is not helpful, please let us know immediately and we will address it. Okay?
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Ms. Walker Madam Chair, can we see those pictures before they go?

Chair Woods Is there more to look at up here on these renderings?

Mr. Martínez I just realized that Don hadn't mentioned, we have the rendering as well. This is the view from the corner of Cerrillos and Manhattan. And one thing I want to mention is, the long aspect of the building really is between buildings, so it's very hard to see that long façade. We've drawn those long façades, but they exist behind buildings...hallways. Okay?

Chair Woods Thanks. So, Don, the couple things I always had problems with this project in general is...I tend to like...less is more. And these...it's always been more is more. Let's try every window...we've got three different kinds of portals, we've got steel, we've got wood, we've got [inaudible] we've got this, we've got that. And it feels like there's always a lot going on. And if it could become...you know, we've got every possible size window and mullion...muntin pattern when you look at this thing, and I think the project is really complex.

 You've got a lot going on on that lot, and I think it would help everything if it could be simplified a bit. So there's not every possible size pane of window, and size window. There is just...even within masses, that they somehow had some kind of symmetry and stayed the same. I just think it would help your project. And, again, that's nothing... it's like, Dan, this is a little more personal than it is ordinance. And I hope that's okay here.

Mr. Wiviott You're a design review board. [laughter]

Chair Woods And it's hard to tell, I mean, sometimes you have French doors, sometimes it almost looks like you have sliders. You've got a lot going on. If you could use...if you could connect some of these portals together, you're gonna mitigate the mass.

 You're gonna have the building look more like it's stepped back, as opposed to having these little portals stuck every so many feet. If they could come together somewhat, you're gonna have this building look more like it's stepped back, instead of little...and if they're pergolas, because I know roofed portals count as lot coverage. You know, if they're pergolas, that's okay, too, because they'll read as mass.

 I'm not sure about these doors out on the face, because it always

looks a little goofy to me to have a portal, but then not put the door under the portal.

Mr. Wiviott I agree. I just think it's the constraint of the modeling. We could have a reveal.

Chair Woods Well, they're out here, as opposed to under the portal, and if you've got a portal right next to the door, why not put the door under the portal? Because that's why the portal is there: to protect the door.

I personally...I don't vote, I do render my opinion occasionally, or...what's the word we use? On the field trip? Oh, none of those I used are appropriate? [laughter] Sorry. We were having vocabulary on the field trip today. [laughter] I would be much more amenable to the height if you were willing to work on what we had already approved so that other building doesn't look floating.

When you look at the elevations...we missed it because there are yard walls in front of them, and we missed it. So, and I would be fine, again, with a pergola. It's just...you know, so there's some way of...my biggest bug about this project has been the hovering.

Mr. Wiviott Okay.

Chair Woods So, that would be.... And then, I would also request when you guys do come back for us to look at it, that we have really accurate colors going on....to what you're doing. And I don't think we need three different colors, on one building of windows.

You know, that we can start to pull this thing together, and that we really show a building... 'cause, it was so hard to follow. As complex as this project is with three different buildings, that we had blue over here on this one, and green, and then we went to this. And we could not follow what this thing looked like. So, that would be really helpful.

And things like colors of stucco, colors of trim, colors of brick, colors of windows, so we have an idea overall. And we don't expect everything to match, but just that has it all pulling together.

Mr. Wiviott You want to see some conformity between the buildings.

Chair Woods Well, harmony. And I understand those are your colors, and again, the colors look...but again, there's so many.... I mean, how many windows do you have on this thing? And doors, and portals?

What's going where, I guess is what is hard to follow.

Mr. Wiviott [inaudible] color chart.

Chair Woods Well, not just a color chart, but accurate drawings that show us what is happening where. And I think that the more we can make this thing understandable, I think the more we can get through and work with you. So, those are my...Deborah?

Ms. Shapiro I just have a couple more questions. In terms of the edges of all of this, I know you had mentioned that it was territorial. So, are these all going to be hard edges?

Mr. Martínez Well, the language of territorial is sharper corners, not completely sharp corners. They'll be rounded, but they won't be big rounds, like...

Ms. Shapiro Like four-inch reveals is too much.

Mr. Martínez Four-inch reveals is too much, right. But they'll be like quarter round...quarters in the roundness of the corners, so that they have the territorial style.

Ms. Shapiro And in terms of stucco color, and, like, the posts on the portals, are they gonna be natural? I mean, I think Sharon has a really good point about the harmony of the building, and the amount of different sized windows. I mean, if you just take one third of the building, you've got, on one side, five different windows on the top floor.

Mr. Wiviott Right, if we're doing white trim on the buildings, you're talking about posts that line up with the territorial motif, if you're talking about white, square columns?

Ms. Shapiro Oh, I'm not necessarily, but I'm just talking about the harmony in it.

Ms. Rios But that is what is more appropriate in a territorial style building.

Ms. Shapiro Right.

Chair Woods Anybody else? Yes, Karen.

Ms. Walker I still would like to see the balance of these sketches. Are there more sketches in here?

Mr. Martínez [inaudible]

Ms. Walker Oh, okay. Thank you.

Chair Woods Mr. Rasch, did you have something you wished to add?

Mr. Rasch Yes, just very quickly, Madam Chair, when it comes back for formal action, if you could please provide the 11x17s, because it's such a large building, and when it's small, it's hard for the Board to see. And I would also ask the Board, are there any other specific details that you would like to see called out in a larger format, than the overall elevations on an 11x17. For instance, but not a good example, the design of the brick coping, you know, is it running, or.... Are there any specific details you'd also like to see?

Ms. Shapiro Lighting.... Maybe a landscape plan.

Chair Woods That's out of our purview, though.

Ms. Shapiro Doesn't it have to do with Streetscape harmony?

Chair Woods Pretty much out of our purview. I mean, if they'd like to bring it to us, that's great, but we can't rule on it. I'd rather see the building without trees in front of it. Then I can see what's going on.

Mr. Martínez [inaudible, away from microphone] exterior lighting

Chair Woods Yes, absolutely, exterior lighting. And, you know, I think the colors, the details, the bricks, you know, if you could pull it together for us, that'd be great. And again, I really appreciate you guys coming. Thank you very much.

Mr. Wiviott Thank you, very much.

Mr. Martínez And the screen, and the solar on the roof, it could work?

Chair Woods I think at this point, nobody...I mean, everybody gave you your comments, okay? So, anyone else wish to add anything?

Ms. Rios One, just, last little thing. On Building E, bring the different options you want to present to us, since you are willing to make a change on those.

Mr. Martínez Okay.

Ms. Rios Thank you.

Chair Woods Okay. And again, Thank you gentlemen very much, and did the Board give you what you needed tonight?

Mr. Wiviott I think so. We'll come back. With what you've suggested, and we'll try to do what you want.

Chair Woods Okay. Is there anything else you need from us?

Mr. Wiviott I think that's it.

Chair Woods Okay. Thank you very much. We really appreciate it.

2. Wall and Fence Guidelines

Ms. Walker said members had received emails on converting the guidelines to an ordinance. Mr. Barrow sent some suggestions. She proposed doing a photo show of examples of historic gates, walls, openings. And start on it at the next meeting.

Ms. Shapiro said she and Mr. Barrow would meet next Tuesday at 5:00 to go out and shoot pictures for five Tuesdays.

Ms. Walker asked if they could have pictures at the next meeting. She offered to do the east side and also go to the history museum on it.

Ms. Rios asked Ms. Walker to send an email to the Board.

H. NEW BUSINESS

1. **Case #H 08-071** 303. E Berger Street. Don Gaspar Area Historic District. Edward Aldworth, owner/agent, proposes to demolish an approximately 60 sq. ft. non-contributing shed and construct an approximately 120 sq. ft. shed to a height of 8' where the maximum allowable height was 13' 11". (Marissa Barrett)

The Board postponed this hearing for posting corrections.

2. **Case #H 08-072** 1141 E. Alameda Street, Lot 2. Downtown & Eastside Historic District. Liaison Planning Services, agent for Jay Parks, proposes to construct a 2,342 sq. ft. residence to a height of 13' 6" and an 846 sq. ft. studio and garage to a height of 13' where the maximum allowable height was 15' 8" and construct a 4' 2" high courtyard wall. (David Rasch)

Ms. Walker recused herself from this case.

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

BACKGROUND & SUMMARY:

"1141 East Alameda Street, Lot 2 is a 9,380 square foot vacant lot that is located off from a private street and behind Lot 1 in the Downtown & Eastside Historic District.

"The applicant proposes to construct a 3,352 square foot residence with a detached studio and garage to a height of 13' 6" where the maximum allowable height is 15' 8" as determined by a radial calculation.

"The building is designed in the Spanish-Pueblo Revival style with exposed wooden headers, canted parapets, and portals and pergolas with viga posts, carved corbels and header beams. The parapets will screen roof-top mechanical equipment.

"The two-car garage will feature carriage-style vehicular doors with lower panels and upper windows that will be painted "off white."

There are two non-traditional elements which will not be publicly visible. A bay window extension will be on the west side of the second bedroom. The pitched roof accent material was not submitted. Also, there will be an angled French door entry into the nook under the front pergola.

"Finishes will be cementitious stucco in sand texture with the color 'Pueblo' with 'sage green' trim on true divided light windows and doors, and gray- stained exposed wood. All other exposed metal or plastic will be painted to match the stucco color.

"A 5' high stuccoed CMU yardwall will be constructed on the lotline between Lots 1 and 2. A 4' 2" high courtyard wall will be constructed on the north side with a 24" high brown river rock wainscot and a low wooden pedestrian gate.

STAFF RECOMMENDATION:

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

Ms. Rios asked about public visibility.

Mr. Rasch said lot 2 was behind lot 1 and the applicants didn't own lot 1 and once built on, this residence would not be visible.

Present and sworn were Mr. Jay Parks and Ms. Delores Vigil who had nothing to

add.

Chair Woods commented that Mr. Parks did beautiful work but one element she was struggling with was the angled door. Otherwise it was traditional and that would seem easy to straighten out.

Mr. Parks asked if she were talking about the back of the house. He said they could do that and bring the French doors to the patio. He was agreeable to give up the bay window if it didn't fit.

Ms. Rios asked if the river rock appearance would be like the one on Acequia Madre.

Mr. Parks said they would use old rock of different sizes.

Ms. Rios asked if the house would be adobe.

Mr. Parks said it would.

Ms. Shapiro said they noticed this beautiful apricot tree.

Mr. Parks said it was at the edge of the portal and he planned to keep it.

Ms. Rios asked if there would be any rooftop equipment.

Mr. Parks said they would have mechanicals on the roof hidden by parapets and skylights hidden by parapets.

There were no speakers from the public regarding this case.

Ms. Rios said she was okay with the bay windows.

Chair Woods asked what the roof of the bay window would be.

Mr. Parks said it would be non reflective metal but didn't have a color yet.

Ms. Shapiro moved to approve Case #H 08-072 per staff recommendations and the conditions that he square up the door, have irregularities on the river rock wainscot, and save the apricot tree.

Ms. Rios seconded the motion with the added condition that the roof on the bay be non-reflective metal. The motion passed by unanimous voice vote. Ms. Walker did not vote, having recused herself.

3. **Case #H 08-073** 1141 E. Alameda Street, Lot 3. Downtown & Eastside Historic District. Liaison Planning Services, agent for Jay Parks, proposes to construct a 2,999 sq. ft. residence to a height of 14' 8" and a 340 sq. ft. studio to a height of 13' 1" where the maximum allowable height was 15' 4" and construct a 4' 4" high courtyard wall and a 5' high lot line wall. (David Rasch)

Ms. Walker recused herself from this case.

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

BACKGROUND & SUMMARY:

"1141 East Alameda Street, Lot 3 is a 9,480 square foot vacant lot that is located off from a private street and behind Lot 1 in the Downtown & Eastside Historic District.

"The applicant proposes to construct a 3,430 square foot residence with a garage and a detached studio to a height of 14' 8" and 13' 1" respectively where the maximum allowable height is 15' 4" as determined by a radial calculation.

"The building is designed in the Spanish-Pueblo Revival style with exposed wooden headers, canted parapets, and portals and pergolas with viga posts, carved corbels and header beams.

"Finishes will be cementitious stucco in sand texture with the color Adobe with blue trim on true divided light windows and doors, and natural-stained exposed wood. All other exposed metal or plastic will be painted to match the stucco color.

"A 5' high stuccoed CMU yardwall will be constructed on the lotline between Lots 2 and 3. A 4' 4" high courtyard wall will be constructed on the north side with a 24" high brown river rock wainscot and a low wooden pedestrian gate.

STAFF RECOMMENDATION:

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

Ms. Vigil (previously sworn) had nothing to add.

Ms. Shapiro asked about visibility.

Ms. Vigil said it was not visible from Alameda. It was furthest from the road to the west. One could see the guest house while driving up the drive.

Ms. Shapiro asked if it would have a vehicle gate.

Ms. Vigil said it would not.

Ms. Rios thought the header on the north appeared uneven over the windows.

Mr. Parks said it was computer errors.

Chair Woods asked how high the west window was off the ground.

Mr. Parks said it was 11'. The windows on top were to be more of a transom looks. Chair Woods suggested that a two foot upper would help.

Mr. Parks agreed to lower it to ten feet.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H 08-073 per staff recommendations and the conditions that the west window be lowered to ten feet and the building have no visible rooftop appurtenances. Mr. Featheringill seconded the motion.

Chair Woods noted the Board did not clarify colors.

Mr. Rasch clarified that the colors were in the report.

Ms. Rios added a condition that the river rock be similar to the design on Lot 2. The seconder agreed to the condition and the motion passed by unanimous voice vote. Ms. Walker did not vote, having recused herself.

Ms. Walker rejoined the bench at this time.

- 4. Case #H 08-074, 301 Palace Avenue. Downtown and Eastside Historic District. Rad Acton, agent for Susan Barrett, proposes to remodel a non-contributing building by alternating doors and windows, rehabilitating brick coping, re-stucco, and construct a wrought iron fence to the maximum allowable height of 6'. (Marissa Barrett)**

This case was postponed to next meeting because of an incorrect meeting date on the public notice.

Ms. Brennan said staff would photograph the notices to insure the dates were accurate.

I. MATTERS FROM THE BOARD

Ms. Shapiro shared the roofing system that Mr. Martínez used in which the solar was adhered to the roof. She saw it demonstrated at a home show and thought it was amazing. She shared the brochure.

Ms. Brennan spoke to the email Ms. Rios provided. Ms. Beninato has appealed the permits and the Board's decision. No Board decisions were among the appeal for tomorrow. She has raised numerous issues on inspections but no violations have been found. Many of her complaints have no appeal rights. There were 145 points in her case before Council. On many, there were reasonable explanations.

Chair Woods said she would not be there because she was not on the Board then. She offered to write a letter saying it was an enforcement issue.

Ms. Rios thought she should do it on behalf of the Board.

Chair Woods said she would but added that it was not an H Board issue.

J. ADJOURNMENT

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

The meeting was adjourned at 6:46 p.m.

Approved by:

Sharon Woods, Chair

Submitted by:


Carl Boaz, Stenographer