



Agenda

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, October 22, 2013 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, October 22, 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: October 8, 2013

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-13-079B	66-70 E. San Francisco Street	Case #H-05-061B	540 & 540A E. Palace Avenue
Case #H-13-087	209 Delgado Street	Case #H-13-043	924 Canyon Road, Units 5 & 7
Case #H-05-061A	504 E. Palace Avenue	Case #H-13-088	638 Camino del Monte Sol
Case #H-07-102	540 E. Palace Avenue (Unit E)	Case #H-13-091	1001 E. Alameda Street

F. COMMUNICATIONS

G. BUSINESS FROM THE FLOOR

H. ACTION ITEMS

1. Case #H-13-048. 703 Alto Street. Westside-Guadalupe Historic District. Carolyn Sigstedt, agent/owner, proposes to amend a previous approval by installing snap-on muntins rather than simulated divided lites, installing a new window on a non-primary elevation and making other changes on a contributing and non-statused property. (David Rasch).
2. Case #H-12-089. 613 W. San Francisco Street. Westside-Guadalupe Historic District. Martinez Architecture Studio, agent for Paul and Suzanne Petty, owners, proposes to remodel a contributing residential structure by constructing an approximately 365 sq. ft. of additions, replacing the pitched roof, replacing a portal, finish the existing addition in stone, face a chain-link fence with coyote latillas, install a coyote vehicular gate, and other site work. Two exceptions are requested to alter opening dimensions on a primary elevation (Section 14-5.2(D)(5)(a)(i)) and to exceed the 50% footprint rule (Section 14-5.2(D)(2)(d)). (David Rasch).
3. Case #H-13-089A. 833 E. Palace Avenue. Downtown & Eastside Historic District. Thomas Lechner, agent for Neil Sechan & Matthew Messner, owners, proposes an historic status review of a contributing residential building. (David Rasch).

4. Case #H-13-089B. 833 E. Palace Avenue. Downtown & Eastside Historic District. Thomas Lechner, agent for Neil Sechan & Matthew Messner, owners, proposes to relocate the entry door, construct a 20" high coyote fence on a stuccoed wall, and to install a steel vehicle gate and fence extension to match existing height. (David Rasch).
5. Case #H-13-090. 1469 Canyon Road. Downtown & Eastside Historic District. Chateau Construction, agent for Megan Hill, owner, proposes to relocate an existing 220 sq. ft. non-statused Japanese tea house to an undeveloped lot and build a 392 sq. ft. addition onto the non-statused. (John Murphey).
6. Case #H-13-092. 505 Apodaca Hill. Downtown & Eastside Historic District. Michael Grant, agent for Iscah Carey, owner, proposes a remodeling project, including partial demolition, construction of a 350 sq. ft. addition, raising parapets to 11'7" below the highest existing parapet, and making other changes to this non-contributing residence. (John Murphey).
7. Case #H-13-093. 644 W. San Francisco Road. Westside-Guadalupe Historic District. Spears Architects/James Horn, agent for James A. Sleeper, owner, proposes to remodel a kitchen, increasing its foot print by 62 sq. ft., of this non-contributing residence, (John Murphey).
8. Case #H-13-095. 321, 325, 329 W. San Francisco Street. Downtown & Eastside Historic District. Lloyd & Associates Architects, agent for Colombus Capital dba 1640 Hospital Dr., LLC, owners, proposes to demolish non-contributing structures and requests a preliminary hearing to construct approximately 11,000 sq. ft. in four structures with a potential height exception. (David Rasch).
9. Case #H-13-058. 451 Camino del Monte Sol. Downtown & Eastside Historic District. Robin Gray, agent for BarkmanFamily LTD Partnership, owner, proposes to build an approximately 217 sq. ft. addition, raise a parapet to match an existing height, demolish a carport, and lower a portion of existing wall and build a new street wall at this contributing residence. An exception is requested to place an addition less than 10 feet back from a primary elevation (Section 14-5.2(D)(2)(d)). (John Murphey).
10. Case #H-13-094A. 1027 W. Houghton Street. Don Gaspar Area Historic District. Staff, proposes primary elevation(s) designation for a contributing residential building. (David Rasch).
11. Case #H-13-094B. 1027 W. Houghton Street. Don Gaspar Area Historic District. Architectural Alliance Inc., agent for Todd Ringler & Deborah Thompson, owners, proposes to construct a 328 sq. ft. addition and a 173 sq. ft. pergola to match existing height on a contributing residential building. An exception is requested to place an addition on a primary elevation (Section 14-5.2 (D)(2)(d)). (David Rasch).

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.