



# Agenda

*\*AMENDED\**

CITY CLERK'S OFFICE

DATE 3-5-08 TIME 10:05 am

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## HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, MARCH 11, 2008 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2<sup>ND</sup> FLOOR CITY HALL

## HISTORIC DESIGN REVIEW BOARD MEETING

TUESDAY, MARCH 11, 2008 – 5:30 PM

### CITY COUNCIL CHAMBERS

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES and FINDINGS/CONCLUSIONS

MINUTES: February 12, 2008

FINDINGS/CONCLUSIONS: H-06-103. 718 Gregory Lane  
H-06-104. 714 Gregory Lane  
H-08-008. 610&612 Miller Street and 431 Camino de las Animas  
H-08-005. 554 San Antonio Street  
H-08-006. 556 San Antonio Street  
H-08-012. 110 E. Buena Vista Street  
H-08-015. 818 Camino Atalaya  
H-08-016. 808 Galisteo Street  
H-08-017. 124 Park Avenue  
H-08-018. 1030 Camino San Acacio  
H-08-011. 603 1/2A Paseo de Peralta  
H-08-013. 111 N. St. Francis Drive  
H-08-014. 612 Gomez #5

E. COMMUNICATIONS

F. BUSINESS FROM THE FLOOR

G. ADMINISTRATIVE MATTERS

H. OLD BUSINESS

1. Case #H-07-084. 417 & 419 E. Palace Ave. Downtown & Eastside Historic District. Christopher Purvis, agent for Tommy Gardner & Darlene Streit, proposes to alter a previous approval by constructing a 2,540 sq. ft. commercial building to a height of 13'8" where the maximum allowable height is 18'10" and to remodel 20' of a streetscape yardwall on a significant and contributing property. An exception is requested to create an opening in the historic wall where one doesn't exist (Section 14-5.2 D, 5 a, ii). (David Rasch)
2. Case #H-08-007. 50 E. San Francisco St. Downtown & Eastside Historic District. Architectural Alliance, agent for Romero Rose Co, proposes to alter a previous approval by remodeling store front windows and doors on a non-contributing building. An exception is requested to exceed the 30" glazing rule (Section 14-5.2 E, 1, c). (David Rasch)

3. Case #H-07-130. 613 Canyon Rd. Downtown & Eastside Historic District. Paul Vigil, owner/agent, proposes to remodel a non-contributing building by replacing windows with wall infill, infilling a portal, replacing a coyote fence, and constructing an ADA-compliant ramp. (David Rasch)

## **I. NEW BUSINESS**

1. Case #H-08-021. 600 Armijo St. Downtown & Eastside Historic District. Stefan Merdler, agent for Jack and Judy Bryan, proposes to remodel a non-contributing building by increasing a small portion of the building to 12' in height where the maximum allowable height is 15'9", constructing a fireplace and replacing windows. (Marissa Barrett)
2. Case #H-08-023. 355 Hillside. Downtown & Eastside Historic District. Richard Horcasitas, agent for Jack Stamm, proposes to construct an approximately 2,280 sq. ft. single family addition and attached garage to a height of 15'6" where the maximum allowable height is 16'2". (Marissa Barrett)
3. Case #H-08-024. 311 Washington. Downtown & Eastside Historic District. Hoopes & Associates, agent for Karl and Mary Susan Horn, proposes to construct two small additions totally approximately 220 sq. ft., to replace non-historic windows and a pedestrian gate, and to make other repairs to a non-contributing building. (David Rasch)
4. Case #H-08-025. 828 Camino del Poniente. Downtown & Eastside Historic District. Ragins Research and Planning, agent for M. Mieto proposes to construct an approximately 422 sq. ft. addition to a non-contributing guesthouse to a height of 15' where the existing is 12'6", and the maximum allowable height is 17'3". (Marissa Barrett)
5. Case #H-08-026. 12 Montoya Circle. Downtown & Eastside Historic District. Christopher Purvis, agent for Larry Widmer, proposes to construct an approximately 499 sq. ft. addition to a height of 11'6" where the maximum allowable height is 16'2" to a contributing building. (Marissa Barrett)
6. Case #H-08-027. 522 Calle Corvo. Downtown & Eastside Historic District. John T. Midyette, agent for Nancy Ziegler Nodelman, proposes to construct an approximately 28 sq. ft. mechanical room, construct an approximately 143 sq. ft. pergola to a height of 10'6" where the existing height is 11'6", alter openings, and remove Territorial trim on a non-contributing building. (Marissa Barrett)
7. Case #H-08-028. 481-491 Arroyo Tenorio. Downtown & Eastside Historic District. John T. Midyette, agent for Don DeSanctis and Karen Mancini, proposes to construct an approximately 332 sq. ft. addition and an approximately 463 sq. ft. portal addition below the existing height of 12' to a non-contributing residence, alter openings, infill a garage door and create a new opening on a non-contributing garage, and to construct a mechanical vehicle gate to a height of 5' where the maximum allowable height is 6'. (Marissa Barrett)
8. Case #H-08-030. 125 Daniel St. Westside-Guadalupe Historic District. Eric Enfield, agent for Tom McGraw and Linda Rivera, propose to construct an approximately 168 sq. ft. portal to a height of 10'2" where the existing is 11' and alter and create new openings to a contributing building. An exception is requested to construct an addition to the primary façade (Section 14-5.2 D, 2, E). (Marissa Barrett)
9. Case #H-08-019. 320-324 Galisteo St. Historic Transition District. Dale Zinn, agent for Barker LTD., proposes to construct an approximately 130 sq. ft. addition to a height of 10' where the existing height is 24'6" and to alter openings on a non-contributing building. (Marissa Barrett)
10. Case #H-08-029. 801B Old Santa Fe Trail. Downtown & Eastside Historic District. Ken Kuhne DBA Biomes, agent for Rod Borgen, proposes to construct a 144 sq. ft. portal to 9' high, alter several doors and windows, and construct a 6' high coyote fence on a non-contributing property. (David Rasch)

## **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 March 11, 2008 Historic Design Review Board Field Trip, please notify the Historic Preservation by 9:00 am

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**CITY OF SANTA FE**  
**HISTORIC DESIGN REVIEW BOARD**

Santa Fe, New Mexico  
March 11, 2008

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<b>ITEM</b>	<b>ACTION TAKEN</b>	<b>PAGE(S)</b>
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5. <b><u>Case #H 08-026</u></b> 12 Montoya Circle	Approved with conditions .....	22-24
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**MINUTES OF THE**  
**CITY OF SANTA FE**  
**HISTORIC DESIGN REVIEW BOARD**

**March 11, 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  
Mr. Robert Frost  
Ms. Cecilia Rios  
Ms. Deborah Shapiro  
Ms. Karen Walker

**MEMBERS ABSENT:**

Mr. Jake Barrow [excused]

**OTHERS PRESENT:**

Ms. Marissa Barrett, Senior Historic Planner  
Mr. David Rasch, Historic Planner Supervisor  
Ms. Kelley Brennan, Assistant 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 was on file in the Historic Planning Department.**

**C. APPROVAL OF AGENDA**

**Mr. Featheringill moved to approve the agenda as published. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

#### **D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS**

##### **MINUTES:**

**February 12, 2008**

Ms. Shapiro requested the following changes to the minutes:

On page 21, 2<sup>nd</sup> line from bottom, Ms. Shapiro, maybe you could add to the front or north elevation.

On page 22, sixth line, what the depth of the reveal would be on the windows.

Ms. Rios requested the following changes to the minutes:

On page 30, 2<sup>nd</sup> paragraph, the word "this" should be deleted.

**Ms. Rios moved to approve the minutes of February 12, 2008 as corrected. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

##### **FINDINGS/CONCLUSIONS:**

<b>H-06-104</b>	718 Gregory Lane
<b>H-01-104</b>	714 Gregory Lane
<b>H-08-008</b>	610 & 612 Miller and 431 Camino de las Animas
<b>H-08-005</b>	554 San Antonio Street
<b>H-08-006</b>	556 San Antonio Street
<b>H-08-012</b>	110 E. Buena Vista
<b>H-08-015</b>	818 Camino Atalaya
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<b>H-08-011</b>	603½A Paseo de Peralta
<b>H-08-013</b>	111 N. St. Francis
<b>H-08-014</b>	612 Gomez #5

**Mr. Frost moved to approve the Findings of Fact and Conclusions of Law for the above cases as presented and corrected in the handouts at the meeting. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

## **E. COMMUNICATIONS**

Mr. Rasch said the Findings of Fact and Conclusions of Law resolution was adopted last year. He explained that they would be presented at the meeting following the action on the cases. He said they hoped eventually to be able to do them during the hearing of the case.

Chair Woods thanked staff for their work on this because it made things much easier. She explained that motions needed to clearly state the conditions in the motions.

Ms. Shapiro asked if the applicant would receive this also and a cover letter.

Mr. Rasch said it used to be that the appeal started 7 days after the hearing but now it would start once the findings were adopted, signed by the Chair, the City Attorney, and the City Clerk and then filed in the City Clerk's office. The findings have the same information and would be in place of the approval letter.

Chair Woods said her goal was to try to get it as quickly as possible and hopefully at the hearing itself. She thought they would need a couple of meetings to deal with it.

Mr. Eric Enfield was sworn in and asked if the applicant would get to review it before signature.

Chair Woods explained that they were just a repeat of the motion and suggested that the applicant jot the conditions down when the motion was made.

Mr. Rasch added that the code citations were added to the conditions.

Ms. Brennan said applicants could also offer their own.

Mr. Rasch announced that tomorrow was the New Mexico Historic Preservation Alliance conference in Taos at the Civic Center and he would be presenting at the conference.

Mr. Rasch announced that there was a County meeting on the draft design for the County Courthouse and understood they were going with the original design.

## **F. BUSINESS FROM THE FLOOR**

None.

## **G. ADMINISTRATIVE MATTERS**

Mr. Rasch described the slide showing a historic Torreon in Manzano and at the Ralph Emerson Twitchell House in Santa Fe.

## **H. OLD BUSINESS**

1. **Case #H 07-084** 417 & 419 E. Palace. Downtown & Eastside Historic District. Christopher Purvis, agent for Tommy Gardner & Darlene Streit, proposes to alter a previous approval by constructing a 2,540 sq. ft. commercial building to a height of 13' 8" where the maximum allowable height was 18' 10" and to remodel 20' of a streetscape yardwall on a significant and contributing property. An exception was requested to create an opening in the historic wall where one doesn't exist (Section 14-5.2 D, 5, a, ii). (David Rasch)

Ms. Walker recused herself from consideration of this case.

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

### **BACKGROUND AND SUMMARY:**

"417 and 419 East Palace Avenue are two adobe buildings that were constructed before 1928 in the Craftsman style and in 1951 in the Spanish-Pueblo Revival style respectively. A free-standing garage was constructed in 1928 in a vernacular style. The buildings served as the Catholic Maternity Institute from the 1950s to the 1960s. At an unknown date during this period, perhaps of a non-historic date, a flat-roof addition was constructed on the rear of 417. Three porches and two additions were removed from 419. The 417 building is listed as significant and the 419 building and the garage are listed as contributing to the Downtown & Eastside Historic District.

"On July 10, 2007, the Historic Design Review Board approved construction of a 2,680 square foot free-standing building on the southeast corner of the property next to 419. The building was to be 14' 4" high where the maximum allowable height is 18' 10" as determined by a two-street frontage visual truncation linear calculation. The building was designed in the Spanish-Pueblo Revival style.

"Now the applicant proposes to alter the design of the building and perform other site remodeling with the following items:

1. "The building will retain the Spanish-Pueblo Revival style as previously proposed and it will be approximately the same scale with a slight reduction in size to 1,540 square feet and a slight reduction in height to 13' 8".

"The building is designed with wall-dominated massing broken into blocks of varying



heights. A stepped parapet on the east and west elevations and a slightly raised parapet on the south elevation will screen from public view a pitched roof over one room. The defined streetscape has only 33% pitched roofs rather than the 50% or more required to build a pitch, as per Section 14-5.2 (9)(d).

"Portals will have exposed wooden elements with corrugated steel sloping roofs. Casement windows and doors will have divided lights in vertical orientation. The building will be stuccoed with "Suede" and the trim color will be white.

2. "Approximately 80 linear feet of an historic stuccoed yardwall and planter along Armijo Street will be altered to provide for parking and driveway visibility. The wall will slightly angle into the parking space and finally curve to meet the proposed building wall with a wooden pedestrian gate. The existing height of the wall will be maintained along the reconstruction.

"An exception is requested to alter the primary elevation of the wall by reconstruction and creating an opening where an opening doesn't exist. The required exception criteria responses are attached.

#### **STAFF RECOMMENDATIONS:**

"Staff recommends denial of the exception to create an opening in the primary elevation of an historic wall unless the Board has a positive finding of fact to grant the exception needed for this project. Otherwise, this application complies with Sections 14-5.2 (D) General Design Standards and 14-5.2 (E) Downtown & Eastside Historic District design standards."

Mr. Rasch pointed out on the site plan along Armijo where they would be altering the wall and building a pedestrian gate.

Present and sworn was Mr. Christopher Purvis, 227 E. Palace, who explained that they would remove only 20 feet of the 118' wall along the property line.

Mr. Rasch said it was at the end.

Ms. Shapiro asked what the material of the wall was.

Mr. Purvis said he guessed it was adobe.

Ms. Rios asked how many parking spaces would be there.

Mr. Purvis said it was one and explained the configuration.

Mr. Frost asked if it would be safe to get a car in and out of there.

Mr. Purvis said the driving surface was 20 feet away.  
Mr. Frost asked why it was needed.

Mr. Purvis explained the change to make this area the main entry way for the owners. He added that there was also a pedestrian gate there.

Mr. Purvis said there were a couple of minor adjustments to the plan. He handed out those changes. [attached as Exhibit A], with circles in red. He explained that the back side of the building had a mechanical room and the owners asked to have it pulled a bit away from the other building, soften the corners and change the yard wall. He said that with the changes, the closest approach was 6' 5" instead of 5' so there was more access.

Ms. Rios asked why he was proposing a pitch on part of the roof.

Mr. Purvis explained that the ceiling was more than the owners needed for the space inside and the parapet would hide it.

Chair Woods explained that her company had put the pitch on the inside with a flat roof outside and if he did that here, it wouldn't be visible.

Mr. Purvis said they would do that.

Chair Woods asked how that would affect the parapet.

Mr. Purvis said it would be higher by 8" and not be stepped.

Ms. Rios said she clearly remembered asking that the sign be put on wood and asked why that was not done.

Mr. Purvis said he had agreed with that condition and that was what he told them to do.

Chair Woods suggested the Board could put that in as part of the motion.

Ms. Brennan said it was a violation that needed to be corrected.

Mr. Purvis agreed that the Board approved a wooden sign and the owners would have to clear it up.

Mr. Frost asked how long it would take to correct the violation.

Chair Woods explained that the Board spent many hours and it was a reasonable request.

Mr. Purvis said he would go to them tomorrow.  
There were no speakers from the public regarding this case.

Chair Woods summarized the conditions discussed. 20' feet of wall removed and the rebuild would use the adobe from the wall, the wall would be flat over an interior pitch and parapet would be raised 8 inches.

**Ms. Shapiro moved for approval of Case #H 07-084 with the following conditions that:**

- 1. The flat roof be put on top,**
- 2. The parapet be raised 8",**
- 3. The changes noted on the mechanical room be approved per submitted drawing,**
- 4. The materials of the wall be reused and,**
- 5. That the required exception criteria be accepted as follows:**
  - 1) *Do not damage the character of the streetscape:* This proposed bending of the wall does not damage the overall streetscape. It maintains the closure of the streetfront while providing visual interest to that portion of the street. The bend allows for a more interactive streetscape with a better overall solution to the public.**
  - 2) *Prevent a hardship to the applicant or an injury to the public welfare:* This proposed bending of the wall, by allowing the direct connection of the residence to Armijo, increasing the residential nature of Armijo, is a benefit to the streetscape. Allowing the break in the wall prevents the house from being separated from Armijo that would be a hardship to the proposed building, allowing the only access through the commercial building parking lot.**
  - 3) *Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts:* The proposed repositioning of the wall allows for the strengthening of the heterogeneous character of the city by allowing a residential building to be connected to Armijo Street without having to go through the parking lot of a commercial building and is part of the full range of design options that should be available for residents to continue to live along Armijo Street.**
  - 4) *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:* This repositioning of the wall is required to connect to Armijo because there is currently no connection between that property and Armijo whereas all other properties along that street are directly connected to it.**

- 5) ***Are due to special conditions and circumstances which are not a result of the actions of the applicant:*** This proposed wall bend cures a problem that was created when the current opening in the wall was closed in. A space by the front door would be better for the building's connection to Armijo with a better separation from the commercial development.
- 6) ***Provide the least negative impact with respect to the purpose of this section as set forth in § 14-5.2(A)(1):*** This proposed wall break is as small as it can be and still allow the occasional parking of a car and correct access to the front door of the house. The wall will not be changed in any other way.

**Mr. Frost seconded the motion.**

Mr. Featheringill asked if the City approved the parking site. He was concerned if the City didn't approve it then the Board could not approve the wall opening.

Mr. Rasch responded that it could not be approved until the City approved the building permit.

Mr. Purvis said the required zoning requirement met the Code without the parking there.

Ms. Shapiro said the concern was about the visibility triangle

Mr. Featheringill added that if the parking spot was not approved that the demolition of the wall should be limited to a pedestrian gate.

Ms. Shapiro said if there was any change, the case must come back anyway.

**The motion passed by majority voice vote with all voting in favor except Ms. Walker, who had recused herself.**

Ms. Walker returned to the bench.

2. **Case #H 08-007** 50 E. San Francisco St. Downtown & Eastside Historic District. Architectural Alliance, agent for Romero Rose Co., proposes to alter a previous approval by remodeling store front windows and doors on a non-contributing building. An exception was requested to exceed the 30" glazing rule (Section 14-5.2 E, 1, c). (David Rasch)

Mr. Rasch presented the staff report as follows:

**BACKGROUND AND SUMMARY:**

"50 East San Francisco Street is a commercial building that was constructed in 1878 with an addition in 192=12 in the Territorial style. The building is listed as non-contributing to the Downtown & Eastside Historic District. The ground-level streetscape façade is dominated by three large glass display cases, one at each side and a central display island with a pedestrian walk around it. None of the storefront glass is divided and there is no portal.

"On January 8, 2008, the HDRB approved remodeling of the front, north elevation of the building. Now, the applicant proposes to alter the design to remodel the front, north elevation with the following changes:

1. "The existing bilaterally symmetrical layout of the three display cases and the two entrances will be removed.
2. "New entrances and displays will be constructed that more efficiently separates the three businesses that are accessed from this elevation. The front elevation will not retain the symmetrical layout.

"The new windows and doors will not have divided lights and exceed the 30" rule in Section 14-5.2(E)(1)(c). An exception is requested and the required criteria responses are attached.

3. "Finishes will match existing finishes.

**STAFF RECOMMENDATION:**

"Staff recommends denial of the exception request needed for this project unless the Board has a positive finding of fact to grant the exception to exceed the 30" glazing rule, Section 14-5.2(E)(1)(c). Otherwise, this application complies with Section 14-5.2(D) General Design Standards and (E) Downtown & Eastside Historic District Design Standards."

Present and previously sworn was Mr. Eric Enfield, 612 Old Santa Fe Trail.

Mr. Rasch explained that the Board approved the exception at the last meeting and there were no changes to it.

Chair Woods ruled that because the Board approved the exception was last time it would not need to approve it again.

Mr. Rasch agreed.

Mr. Enfield apologized for having to come back. He said a new tenant required a new negotiation and that each tenant wanted their own entrance and The San

Francisco Bar and Grill felt that opening the corner of the building would help their business be more visible. He said he went to the side of caution on including the exception criteria again.

He said there was a small revision requested by the tenant that would make the display cases more similar to each other. He handed out a drawing for it [attached as Exhibit B].

Chair Woods commented that the glass was different for each of the entrances and it was hard to tell what it was doing to the building with all the glass going in and out. She said she was concerned that it still read as a single building.

Mr. Featheringill said he really liked the old elevation and this really changed its character.

Mr. Enfield explained that the only thing he was asking tonight was to move the display from the corner because it was disconnected from the store where it belonged.

Chair Woods disagreed with that statement. She noted that the doors in the first approval were on the same plane and now were not. She saw the corner glass as another significant change. She asked the Board if it was an issue.

Ms. Shapiro said one would still have to walk around the elevator.

Mr. Enfield said the entrances were moved out. He asked if they saw the new door location. He briefly explained the rationale. The tenant wanted a larger display case to show their art. He added that the entrance was not very visible to start with.

Chair Woods suggested if that door could be moved right to the corner, then they would be in the same plane.

Mr. Enfield said he would be willing to line up those doors.

Mr. Frost asked that he make it a less severe angle.

Mr. Enfield said he would need to check with the owners.

Ms. Shapiro asked if he would maintain unity of material on the floor material.

Mr. Enfield said the cast concrete would remain as is and they would use tile in the entry ways and added that detail was in the original letter.

Ms. Shapiro asked if doors would be similar. Mr. Enfield agreed.

Ms. Shapiro asked about the post.

Mr. Enfield said he had to narrow the post to meet the 3' rule.

Mr. Frost asked if the column would have a pilaster look.

Mr. Enfield explained that he was maintaining all of that woodwork trim. So it would look like one big opening.

Ms. Rios asked if was then reducing the glazing. Mr. Enfield agreed.

There were no speakers from the public regarding this case.

Mr. Enfield said his client was afraid that moving the doors back would be a deal breaker so they would move them forward. He said he was willing to tell them the Board required that they be in line. He said they were trying to give distinct entrances but aligning of doors was fine.

Chair Woods summarized the discussion for the motion.

**Mr. Frost moved to approve Case #H 07-08 affirming that the exceptions approved last time would be carried forward for the glazing, and the following conditions;**

- 1. That the door of space C be moved forward and/or space B be moved back to align doors in same plane,**
- 2. That the column be as presented by the applicant and**
- 3. That the staff conditions recommended be included.**

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

- 3. Case #H 07-130. 613 Canyon Road. Downtown & Eastside Historic District. Paul Vigil, owner/agent, proposes to remodel a non-contributing building by replacing windows with wall infill, infilling a portal, replacing a coyote fence, and constructing an ADA-compliant ramp. (David Rasch)**

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

#### **BACKGROUND AND SUMMARY:**

"613 Canyon Road is a group of three buildings with the front streetscape building having been constructed after 1945 and perhaps at approximately 1953 in the Spanish-Pueblo Revival style. The building has been altered at an unknown date on the front elevation and aluminum slider windows were installed in 1963. The building is listed as non-contributing to the Downtown & Eastside Historic District.

"After an interior fire at the rear, the owner began to remodel that building and remove a streetscape coyote fence without a permit or permission and a stop work order was issued. On November 13, 2007, the HDRB postponed action on the application pending submittal of drawings that more accurately reflect existing and proposed conditions, considers not enclosing the front area, that considers reinstalling wood windows instead of wall infill on the east elevation, and that the publicly-visible rooftop mechanical be removed to a non-visible location.

"Now, the owner proposes to remodel the building with the following items:

1. "The front portal and open entry courtyard will be rebuilt to the same square footage and height. The large plastic windows and the plastic awning will not be replaced. The single-pane windows on the east will be removed and replaced with divided-light windows. The sloping front will be replaced with a viga supported overhang with a shed roof. The shed roof material was not specified. An entry door and wall will be constructed between the existing pedestrian gate and the existing front door where an open area will be infilled with enclosed space.
2. "All aluminum slider windows on the east and north elevations will be removed and replaced with divided-light windows. Drawings for windows on the non-publicly-visible north elevation appear to exceed 30" in the diagonal. The Board should confirm that the replacement windows will be true-divided or simulated-divided light and that they will conform to the 30" glazing rule in Section 14-5.2 (E)(1)(c).
3. "The rooftop mechanical units will be removed and relocated to either an interior room or a ground installation.
4. "The streetscape coyote fence will be replaced to the maximum allowable height of 44", as determined by a linear calculation. An associate bench will be constructed near the entrance.
5. "An ADA compliant ramp will be constructed at the front with concrete. No handrails are proposed.

**STAFF RECOMMENDATION:**

"Staff recommends approval of this application which complies with Sections 14-5.2 (D) General Design Standards and (E) Downtown & Eastside Historic Districts design standards."

Ms. Walker asked if the shed roof material was clarified.

Mr. Rasch said it was not.



Present and sworn was Mr. Paul Vigil, 613 Canyon Road, who said he tried to comply with what was said at the last meeting. He said some materials were so shoddy that they must be replaced. The east elevation was most exposed as well as the south.

Ms. Rios asked what the shed roof material was

Present and sworn was the contractor, Mr. Maurice Tapia, who said the overhang would be a maximum of 3" and have the vigas cantilevered straight out. On the front elevation it was to have a drip lip and minimum slope and use something thin like brie. He said he had no idea what the Board would like to see there and explained that they just wanted to protect the new French door.

Chair Woods asked if they would consider a parapet there.

Mr. Tapia said he would like to maintain the overhang.

Chair Woods noted that overhangs were not traditional in front but in back.

Mr. Featheringill agreed and added that it would keep water further away.

Ms. Shapiro asked how protective they would make it.

Mr. Tapia said that shade would help and maybe they could have something hidden in the latillas.

Mr. Frost asked what material they wanted to use for the shade in the latillas.

Mr. Tapia suggested they could use corrugated metal.

Mr. Tapia said they went through all the windows and had redrawn them accurately. The new window panes would be very close to existing and, in most cases just a little smaller window. He said they were all manufactured windows.

He said they wanted to remove the swamp coolers and felt they didn't need any air conditioning at all.

He said that not all windows would be replaced. A couple of the older windows on the east wouldn't be touched.

He said they would use red brick on the front ramp that would be ADA compliant and replace the coyote fence with coyote at 44". They would then do a scratch coat and restucco with the existing color.

Mr. Frost referred to page 3 on proposed east elevation and asked about the

window there that looked like they were very tall and narrow instead of looking like Window B would be.

Mr. Tapia said the window would be within a foot, (8") of the original size.

Mr. Frost asked if it would be true or simulated.

Mr. Tapia said they would have true divided lights. He said Window D was compliant now but they wanted to replace it. He said they would use a clad window either white or brown. He said they would commit to white windows.

He clarified that the 44" coyote would have staggered tops.

Ms. Shapiro asked if they would keep the reveal on windows and exposed stone work.

Mr. Tapia agreed, with bullnose. He said they would keep the exposed headers and explained they wanted to make as minimal change as possible.

Mr. Frost asked if the sign was legal.

Mr. Vigil said they had nothing to do with the sign. It was the gallery and had been there 30 years.

Chair Woods said she was confused about this area with the pitch. She asked if they were going to remove the room behind the canopy.

Mr. Tapia said they would remove the canopy but the roof would remain. He explained that the vigas would be straight.

Mr. Rasch said it was a narrow shed roof attachment.

Chair Woods noted that this was the part that was seen from Canyon Road, so she was confused about what one would see.

Mr. Frost asked if he were talking about adding some vigas into that wall.

Mr. Tapia agreed. He said it was a closed-in porch there. They would add the vigas to the building with no slope on them and build the slope on the roof to the south, maybe inches above.

Chair Woods thought it could work by having a parapet above the vigas.

Ms. Walker referred to the west elevations and felt the middle window looked like a stepsister.

Mr. Vigil explained that it was in very good shape (structurally intact) and not visible from the street. He liked the window and felt it would be a waste to replace it.

Ms. Walker said that the property was the owner's responsibility and if the tenant put up an illegal sign, the owner needed to correct that.

#### **PUBLIC COMMENT**

Present and sworn was Ms. Marilyn Bane, 622½B Canyon Road. She thanked Mr. Vigil who had been very gracious in coming and speaking with the neighborhood members but had some questions. She said that on the east elevation, the historic windows were being replaced and asked if those were three windows.

Mr. Vigil agreed. He said the dimensions added up pretty close and he wanted all four to match.

Ms. Bane said there were three casement windows there now and her question was if they would be the same (window B)

Mr. Vigil said it would be one window.

Mr. Tapia disagreed. He said there would be two double-hung windows butted together, not casement windows.

Chair Woods said that didn't appear to be the way they were drawn.

Ms. Bane asked if on the south elevation where he would leave the roof if it had been sagging or because of the cantilever.

Mr. Vigil showed her the answer to her on paper.

Ms. Bane asked if the coyote would go to the cinder block and have the entry there.

Mr. Vigil agreed.

There were no other speakers from public regarding this case.

Chair Woods was concerned about the drawings not reflecting their testimony.

Mr. Tapia went back and discovered they were three double hung windows.

Chair Woods asked if all the windows were double hung.

Mr. Vigil said they were.

Mr. Frost asked if that included even Window A.

Mr. Vigil said yes.

Chair Woods said new drawings would be required.

Mr. Tapia asked that they could go to the catalogue.

Chair Woods said there was not time for that. She referred to window D as two double-hung and said it would require a line between.

She said her other concern was with the parapet and was confused by the two vertical lines on the overhang on either end and thought he was cutting the roof there.

Ms. Rios suggested that they show the catalogue.

Chair Woods suggested they table this case to the end of the meeting to allow the applicant an opportunity to correct the drawings.

**Ms. Rios moved to table Case #H 07-130 to the end of the agenda. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.**

## **I. NEW BUSINESS**

1. **Case #H 08-021.** 600 Armijo St. Downtown & Eastside Historic District. Stefan Merdler, agent for Jack and Judy Bryan, proposes to remodel a non-contributing building by increasing a small portion of the building 5 to 12' in height where the maximum allowable height was 15' 9", constructing a fireplace and replacing windows. (Marissa Barrett)

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

### **BACKGROUND AND SUMMARY:**

"The Spanish Pueblo Revival style single-family residence located at 600 Armijo Street was first constructed in the early 1900s and has received many alterations throughout the years. Alterations include additions and raised parapet in 1983 and window and door replacements. The Official Map lists this building as non-contributing to the Downtown and Eastside Historic District.

"This application proposes to remodel the non-contributing building with the following alterations:

"Increase the parapet of the approximately 169 square foot studio addition to a height of 12' where the maximum allowable height is 15' 9". The existing height of the east elevation portion being raised in approximately 5' 6" from grade.

"Also proposed is to replace two small aluminum slider windows on the east elevation with larger 'Faux' metal clad divided light window. Windows will be in the color 'Santa Fe Blue' to match the existing and stucco will match the existing as well.

"Lastly proposed is to construct an interior fireplace at the northwest corner of the building.

### **STAFF RECOMMENDATIONS:**

"Staff recommends approval of this application on the condition that window muntins are not snap ins but are fixed to the exterior, interior, and between the thermal panes. Otherwise this application complies with Section 14-5.2 (D) General Design Standards for All H-Districts and Section 14-5.2 (E) Downtown and Eastside Historic District Design Standards."

Ms. Rios asked about visibility.

Ms. Barrett said it was none or very minimal.

Ms. Shapiro asked for a definition of metal clad.

Present and sworn was Mr. Stefan Merdler, 918 Calle Arco, who asked if the concern was what was written in the application statement with the term "foam."

Ms. Shapiro agreed and asked what a foam metal clad window was.

Mr. Merdler said the foam was the simulated divisions and the windows were metal clad.

Chair Woods asked if they were not architectural series.

Mr. Merdler explained further how they were simulated divided lights.

There were no speakers from the public regarding this case.

Ms. Rios asked if there would be anything on the roof.

Mr. Merdler said the roof over the studio would be raised up to nine feet and would have no appurtenances.

**Ms. Rios moved to approve Case #H 08-021 per staff recommendations. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

4. **Case #H 08-023.** 355 Hillside. Downtown & Eastside Historic District. Richard Horcasitas, agent for Jack Stamm, proposes to construct an approximately 2,280 sq. ft. single-family addition and attached garage to a height of 15' 6" where the maximum allowable height was 16' 2". (Marissa Barrett)

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

#### **BACKGROUND AND SUMMARY:**

"355 Hillside Avenue is an approximately .402 acre lot that includes two existing buildings and is located in the Downtown and Eastside Historic District. The building facing Hillside Avenue is listed on the Official Map as contributing and the building along Harkins Lane is listed as non-contributing.

"This application proposes construction of an approximately 1,592 square foot single-family residence which will include approximately 348 square feet of portals and an approximately 340 square foot garage for a total roofed area of 2,280 square feet.

"The building will be Spanish Pueblo Revival in style and will be to a height of 15' 6" where the maximum allowable height is 16' 2" as per a 300 foot radial height calculation. The windows and doors will be true divided light and will be finished in a Sage Green color. The portals will have round wood posts, carved corbels and wood beams and will be finished in a natural stain. The south elevation will include the wood garage door and corbel supported eyebrow over the garage door and paired windows. The wood door and overhang will also be finished in a natural stain.

"Finally, the building will be stuccoed with El Rey 'Buckskin' and will have rounded parapets and corners. Five skylights are also indicated on the floor plan.

#### **STAFF RECOMMENDATIONS:**

"Staff recommends approval of this application on the condition that there are no publicly visible rooftop appurtenances (including skylights) and that exterior light fixtures are approved by staff. Otherwise this application complies with Section 14-5.2 (D) General Design Standards for All H-Districts and Section 14-5.2 (E) Downtown and Eastside Historic District Design Standards."

Present and sworn was Mr. Richard Horcasitas, 421 St. Michael's Drive, who said he represented the applicant and felt comfortable with the recommendations. He added that there were no exceptions or variances being requested.

Ms. Rios said there were no window divisions on the drawings.

Mr. Horcasitas said that all were true divided light. The larger ones on the south elevation were double-hung and the longer ones would be casement windows. On the

east elevation they were double hung.

Ms. Rios asked if the skylights would be hidden.

Mr. Horcasitas agreed and said they would be low profile hidden behind parapets.

Chair Woods referred to the left side of chimney at a single window and something was crosshatched.

Mr. Horcasitas said it was a single shutter.

Mr. Frost said on the east elevation, the far left window was four fixed panes that didn't match up.

Mr. Horcasitas said that was the side of the garage and it was a three-light window.

Ms. Rios asked how many had shutters and why.

Mr. Horcasitas said there were double shutters on a window on the east elevation and one single on the west elevation.

There were no speakers from the public regarding this case.

**Ms. Walker moved to approve Case #H 08-023 as per staff recommendations. Ms. Rios seconded the motion and it passed by unanimous voice vote.**

3. **Case #H 08-024.** 311 Washington. Downtown & Eastside Historic District. Hoopes & Associates, agent for Karl and Mary Susan Horn, proposes to construct two small additions totaling approximately 220 sq. ft., to replace non-historic windows and a pedestrian gate, and to make other repairs to a non-contributing building. (David Rasch)

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

#### **BACKGROUND AND SUMMARY:**

"311 Washington Avenue is a single-family adobe residence that was constructed in a vernacular manner in 1785 for Roque Lovato. The building was remodeled in the Spanish-Pueblo Revival style in 1908 by Sylvanus Morley as one of the first in the New-Old Santa Fe Style. The building has undergone significant alterations in 1945, the 1970s, and in 1988 that included a significant architectural style change in the Territorial Revival style. The building has been delisted from the Historic Santa Fe Foundation's Registry and it is listed as non-contributing to the Downtown & Eastside Historic District.

"The applicant proposes to remodel the property with the following items:

1. "The non-historic front entry portal windows will be removed and replaced with divided-light double-hung windows to match existing windows on this façade.
2. "The adobe wall surrounding the front entry door will be beveled and restuccoed to match existing stucco.
3. "An approximately 66 square foot infill will be constructed on the interior portal. The non-fenestrated wall will be stuccoed to match existing stucco.
4. "An approximately 152 square foot addition will be constructed on the east elevation to a height of 6" lower than the adjacent parapet. Stucco and brick coping will match existing finishes.
5. "Also on the east elevation, one large clerestory window will be removed and replaced with four smaller clerestory windows, one double-hung window will be removed and infilled with stuccoed wall to match and a subgrade stair and door will access the mechanical room.
6. "Two chimneys will penetrate the roof with stuccoed bases that match existing character on other chimneys.
7. "Deteriorated exterior woodwork, spalled brick coping, and stucco problems will be repaired as needed.
8. "A chimney will penetrate the roof on the guest house. It will match existing finishes.
9. "The wrought iron pedestrian gates will be removed and replaced with wooden pedestrian gates. An existing wooden beam with corbels over the gates and spanning the space between the guest house and the garage will be expanded into a roofed covering that matches the existing height.

**STAFF RECOMMENDATION:**

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

Present and sworn was Mr. Craig Hoopes, 333 Montezuma Avenue, who agreed with the staff report.

Ms. Walker felt the gate would alter the streetscape and asked if they would consider leaving the gate alone.



Present and sworn was Mr. Karl Horn, 311 Washington, who said that it presently was a modern wrought iron gate and that there was no precedent for it from that time period in New Mexico. He said they were turning this property into a zaguan that was more in keeping with the house.

Ms. Rios asked if the gate could be seen from the street.

Mr. Hoopes said it could not because a city-owned wall on Paseo blocked it.

Mr. Rasch agreed.

There were no speakers from the public regarding this case.

**Ms. Rios moved to approve Case #H 08-024 per staff recommendations. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

- 4. Case #H 08-025.** 828 Camino del Poniente. Downtown & Eastside Historic District. Ragins Research and Planning, agent for M. Mieto proposes to construct an approximately 422 sq. ft. addition to a non-contributing guesthouse to a height of 15' where the existing was 12' 6", and the maximum allowable height was 17' 3". (Marissa Barrett)

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

#### **BACKGROUND AND SUMMARY:**

828 Camino del Poniente consists of a Territorial Revival style single-family residence and detached guesthouse. The single-family residence was constructed before 1939 and includes a second story. The Official Map lists the building as contributing to the Downtown and Eastside Historic District. In 1991 two small cottages existed on the property and were listed as contributing. A staff consultant reviewed the buildings at that time and found them to be approximately 20 years old which would not qualify them for contributing status. The status designation was changed to non-contributing and the buildings were major remodeled into the guesthouse and garage that are present today. The building does not appear on the Official Map.

"This application proposes no alterations to the contributing building. The following alterations are proposed for the non-publicly visible guesthouse.

"Construct an approximately 422 square foot addition to a height of 15' where the existing height is 12' 6" and the maximum allowable height is 17' 3". The addition will be to the south elevation and will not be publicly visible.

"The addition will include multi-lite double-leaf French doors which are flanked by

multi-lite windows and will include a corbel and latilla roofed overhand on the south elevation. The north elevation will include four multi-lite fixed clerestory windows. All windows will be Kobe brand true-divided lite double-glazed windows which will be finished in a cream color to match the existing. The addition will also include battered parapets with inset canales on the south elevation. The building will be stuccoed to match the existing color and texture.

### **STAFF RECOMMENDATIONS:**

"Staff recommends approval of this application as it complies with Section 14-5.2 (D) General Design Standards for All H-Districts and Section 14-5.2 (E) Downtown and Eastside Historic District Design Standards."

Present and sworn was Ms. Mary Ragins, 9 Stone Ridge Road, who said she had nothing to add to the staff report.

There were no speakers from the public regarding this case.

**Ms. Walker moved to approve Case #H 08-025 as presented. Mr. Frost seconded the motion and it passed by unanimous voice vote.**

- 5. Case #H 08-026.** 12 Montoya Circle. Downtown & Eastside Historic District. Christopher Purvis, agent for Larry Widmer, proposes to construct an approximately 499 sq. ft. addition to a height of 11' 6" where the maximum allowable height was 16' 2" to a contributing building. (Marissa Barrett)

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

### **BACKGROUND AND SUMMARY:**

"The Spanish Pueblo Revival style approximately 1,779 square foot single family residence which includes Prairie style windows located at 12 Montoya Circle was constructed before 1900 and included a stable conversion to habitable space in the 1970s. The building is listed on the Official Map as contributing to the Downtown and Eastside Historic District.

"This application proposes to construct an approximately 499 square foot addition to the non-primary south elevation. The addition will be to a height of 11' 6" where the existing height is 12' and the maximum allowable height is 16' 2". The larger addition will connect to the contributing structure by an approximately 46 square foot hallway addition which is set back 5 feet from the east elevation and is to a height of approximately 10'. The hallway addition will include two sets of divided light French doors on both the east and west elevations.

"The approximately 449 square foot addition will include divided light windows on the south and west elevations and a single light window on the north and east elevations. All windows meet the 30" window rule. All windows will be aluminum clad wood and will be blue to match the existing windows. The addition will be stuccoed using a cementitious product and will match the existing house.

"No skylights are indicated on the floor plan.

#### **STAFF RECOMMENDATIONS:**

"Staff recommends approval of this application as it complies with Section 14-5.2 (C) Regulations for Contributing Structures, Section 14-5.2 (D) General Design Standards for All H-Districts, and Section 14-5.2 (E) Downtown and Eastside Historic District Design Standards."

Present and previously sworn was Mr. Christopher Purvis, who had nothing to add to the staff report.

Ms. Walker asked if this was one of Tom Brown's projects in the 1970's.

Mr. Purvis said he did not know. He said it was once owned by Buck Dent.

Chair Woods asked if the zero lot line affidavit had been done.

Mr. Purvis said no because the owners just changed last week. He clarified that they had a verbal agreement and it was not yet written.

Chair Woods noted on the addition there was an orphan window and asked if there was something else he could do with it. There was nothing else like it.

Mr. Purvis said it might look better as a vertical rather than horizontal and agreed to that change.

There were no speakers from the public regarding this case.

Mr. Featheringill said there was also a window on south elevation.

Mr. Purvis explained that the one below was a bathroom window. The one in question was a three light casement.

**Ms. Rios moved for approval of Case # H 08-026 per staff recommendations and the condition that the window on the north elevation replicate the one on the south elevation. Mr. Frost seconded the motion and it passed by unanimous voice vote.**

6. **Case #H 08-027.** 522 Calle Corvo. Downtown & Eastside Historic District. John T. Midyette, agent for Nancy Zieglet Nodelman, proposes to construct an approximately 28 sq. ft. mechanical room, construct an approximately 143 sq. ft. pergola to a height of 10' 6" where the existing height was 11' 6", alter openings, and remove Territorial trim on a non-contributing building. (Marissa Barrett)

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

**BACKGROUND AND SUMMARY:**

"The approximately 3,058 square foot single-family residence located at 522 Calle Corvo is Territorial in style. The Historic Cultural Properties Inventory lists little information regarding the building and has a P for the estimated date of construction indicating post-war. The Official Map lists the building as non-contributing to the Downtown and Eastside Historic District.

"This application proposes the construction of an approximately 32 square foot mechanical room and approximately 143 square foot pergola on the non-publicly visible west elevation. The additions will be to a height of 10' 6" where the existing height is 11' 6". The mechanical room addition will be stuccoed to match the existing and pergola will be finished with a natural stain.

"Also proposed for the west elevation is to replace the existing four windows that will be under the new pergola with a door and three windows with lower sills but similar to the existing style.

"Proposed for the non-publicly visible north elevation is the replacement of a non-divided light fixed window flanked by divided light double hung windows. A new divided light door and divided light sidelights will be installed. Also proposed for the north elevation is a new window opening for paired divided light double-hung windows.

"Lastly proposed is the removal of the Territorial rim that is on some but not all the existing windows and garage door. The owner believes that the Territorial treatment was a later addition and would like to go back to the Spanish Pueblo Revival style. The building does include rounded corners and parapets and canales which are typical with the Spanish Pueblo revival style. All window trim will be changed from white to terra cotta brown.

**STAFF RECOMMENDATIONS:**

"Staff recommends approval of this application as it complies with Section 14-5.2 (D) General Design Standards for All H-Districts and Section 14-5.2 (E) Downtown and Eastside Historic District Design Standards."

Present and sworn was Mr. John T. Midyette, 1125 Canyon Road, who said he had nothing to add to the staff report.

Mr. Frost asked about the skylights that were visible in the entryway and asked if he could try to hide them.

Chair Woods explained that they could be seen through the canales. She suggested he could bring in the walls of the parapet at the canales.

Mr. Midyette said they could address that.

Chair Woods commented that on the north elevation, the double-hung windows being added had panes that were more horizontal than vertical.

Mr. Midyette said he was trying to keep the same pane pattern. He didn't know that they could make it higher but would try or make them narrower windows.

There were no speakers from the public regarding this case.

Mr. Featheringill asked about the garage door.

Mr. Midyette said it was simple vertical slats and stained to match.

**Ms. Walker moved for approval of Case #H 08-027 with the change in the window as agreed to by the applicant. Mr. Frost seconded the motion**

**Ms. Rios said the condition should be that the window on the north elevation be narrowed by six inches.**

**Mr. Frost added that the sides of the parapet at the canale opening on the front elevation be vertical. Ms. Walker accepted the friendly amendments and the motion passed by unanimous voice vote.**

- 7. Case #H 08-028.** 481-491 Arroyo Tenorio. Downtown & Eastside Historic District. John T. Midyette, agent for Don DeSanctis and Karen Mancini, proposes to construct an approximately 463 sq. ft. portal addition below the existing height of 12' to a non-contributing residence, alter openings, infill a garage door and create a new opening on a non-contributing garage, and to construct a mechanical vehicle gate to a height of 5' where the maximum allowable height was 6'. (Marissa Barrett)

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

**BACKGROUND AND SUMMARY:**

"481-491 Arroyo Tenorio consists of three lots owned by one individual owner. The lots and buildings are as follows: Lot 1 includes the main single-family residence (built around the 1930s), Lot 2 is the three-car garage (no HCPI available, construction of a more recent age), and Lot 3, a second single-family residence (built post-war). All three buildings are listed as non-contributing to the Downtown and Eastside Historic District.

"This application proposes the construction of an approximately 332 square foot addition to the non-publicly visible northwest corner of the single-family residence on lot 1. The addition will be below the existing height of 12' and will include divided light windows with exposed wood lintels. The style and finish of the windows will be similar to the existing but will not match the fenestration pattern exactly. The addition will be stuccoed to match the existing.

"Also proposed for the building on lot 1 is the construction of an approximately 463 square foot portal to the non-publicly visible north elevation. The portal will be below the existing height and will have wood posts, beams, and carved corbels. The portal will be finished to match existing or with a natural stain.

"Proposed for Lot 2 is the remodel of the existing garage for an exercise room. The garage door at the northeast corner will be removed and infilled with stucco to match the existing and four small windows. The windows will be installed at the existing height and width of the garage door. Also to be installed is a new pedestrian door to the right of the existing window on the north elevation.

Lastly proposed is the construction of a mechanical vehicular gate. The gate will be set back approximately 19' from Arroyo Tenorio and will be to a height of 5' where the maximum allowable height is 6'. The two panel gate will be wood and will open into the property. A small section of a courtyard wall will be extended on the east elevation. The gate will connect to the wall and a new pedestrian gate will be installed in the new courtyard wall. The wall will be stuccoed to match the existing and the gates will be finished to match existing or with a natural stain.

"No alterations are proposed for the building on Lot e.

**STAFF RECOMMENDATION:**

"Staff recommends approval of this application as it complies with Section 14-5.2 (D) General Design Standards for All H-Districts and Section 14-5.2 (E) Downtown and Eastside Historic District Design Standards."

Present and previously sworn was Mr. John T. Midyette, who said he had nothing to add to the staff report.

Ms. Walker expressed concern about the three-bay garage door. She asked about leaving the garage façade, noting that the two on the left were high.

Mr. Midyette said the gate would be prettier.

Ms. Walker asked if it were a see-through design.

Mr. Midyette said the top was see-through.

Mr. Frost asked if there was some way to regroup the windows above the garage door so it didn't look so horizontal.

Mr. Midyette thought it would look better in horizontal rather than having wood there. He said the garage was built 12 years ago. He explained that there were four square windows going across there. He suggested they could do two horizontal windows there.

Mr. Rasch thought that would not comply with the 30" rule.

Mr. Midyette explained that the reason they didn't want to put long windows there was that it was the exercise room and didn't want people looking in from the street but did want to get the southern light.

Mr. Featheringill suggested three windows with stucco in between.

Mr. Midyette said they could do that and still meet the 30" rule. He said he would submit new drawings to staff.

There were no speakers from the public regarding this case.

**Mr. Frost moved to approve Case #H 08-028 per staff recommendations and the condition that there be three windows over the garage door separated by stucco and that the drawing be submitted to staff for review and approval. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

- 8. Case #H 08-030.** 125 Daniel Street. Westside-Guadalupe Historic District. Eric Enfield, agent for Tom McGraw and Linda Rivera, propose to construct an approximately 168 sq. ft. portal to a height of 10' 2" where the existing was 11' and alter and create new openings to a contributing building. An exception was requested to construct an addition to the primary façade. (Section 14-5.2 D, 2, e). (Marissa Barrett)

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

**BACKGROUND AND SUMMARY:**

"The approximately 522 square foot Spanish Pueblo Revival style adobe garage located at 125 Daniel Street is listed on the 1985 Historic Cultural Properties Inventory as an associated building to the contributing main residence. The garage is present on the 1952 plat and is listed as contributing to the Westside-Guadalupe Historic District on the Official Map.

"This application proposes construction of an approximately 158 square foot portal addition to the publicly visible primary west elevation. The portal addition will be to a height of 10' 2" where the existing height is 11'. The portal will have wood posts, beams and carved corbels and will be finished in a medium walnut stain. An exception is requested to construct an addition to a primary elevation Section 14-5.2 (D, 2, e). As required by City Code, the applicant has answered the questions in Section 14-.2 (C, 2, c, I-vi).

"The remodel will also include removing the two existing dilapidated wood garage doors on the west elevation and replacing them with stucco infill to match existing and a divided light pedestrian door and divided light sidelight and two divided light casement windows with concrete sills. The exposed wood lintel over the original garage doors and the original exposed wood jambs will remain. The ends and the reconstruction of the viga ends that have been cut off. The viga ends are proposed to have a copper capping for weather protection.

"Also proposed for this building is a window replacement on the south elevation which will preserve the existing sill and opening length but the window will be slightly higher. The east elevation window opening will remain the same and two new divided light casement windows will be installed. One new opening will be created on the east elevation and will include a concrete sill. All windows are to be clad in the color tan.

"The application also includes the construction of an interior fireplace. Exterior light fixtures have not been chosen at this time.

#### **STAFF RECOMMENDATIONS:**

"Staff recommends denial of the exception unless the Board has a positive finding of fact to grant a portal addition to the primary elevation."

Mr. Enfield said the viga ends were the last two on the garage and he preferred not to preserve them. He introduced the family owners and Mr. Chris Rivera, Santa Fe Fire Chief.

He said they were trying to convert the garage into something they could come home to. He hoped the Board understood the need for the exception. There was no other place to put the portal. He thought it also could be removed later if needed. The garage doors were in bad shape and made of plywood. He said they would keep the



adobe walls and refurbish them.

Chair Woods suggested that if the portal had no parapet but just a fascia, it would separate it more from the contributing building.

Chair Woods explained it further and added that it should be brought in a little from the sides of the building; even a few inches would help.

She suggested that on the west elevation where he had a single French door with side lights that he could just do two narrower French doors to fill the opening.

Mr. Enfield agreed that two 2-6's would work there.

Mr. Frost asked if he was planning to replace the two vigas on the front.

Mr. Enfield said he was not, that those vigas were part of the portal and he was asked to retain those two. He said one could still see the fenestration of the viga ends but not have a parapet on top.

Mr. Frost asked about the reveal on garage doors.

Mr. Enfield said it was three inches.

## **PUBLIC COMMENT**

Present and sworn was Chief Chris Rivera, who thanked the Board for having them. He was impressed with their work. He said he grew up in this neighborhood and his grandfather built these houses and this garage. The house next to this one had a concrete porch and sitting area. The portal would be a great place for the family to hang out for fiestas and have a good time. He hoped they approved it.

Ms. Shapiro asked if he could make the window panes all the same.

Mr. Enfield agreed.

Ms. Walker commented that one of the mistakes people made was to have too skinny an area (referring to the depth of the portal).

Mr. Enfield said the portal was 8' by 23' and was willing to reduce it one foot in from the sides to differentiate it from the garage. He said they could get a table for four and still have informal seating.

Chair Woods reviewed their discussion.

Mr. Rasch said if the Board found that all six criteria were met as presented, the

motion could just say that.

There were no speakers from the public regarding this case.

**Ms. Rios moved to approve Case 08-030, finding that the applicant had met the six criteria for an exception in his letter, and with the conditions that**

- 1. The porch be brought in on each side by six inches and**
- 2. There be no parapet above it.**

**Ms. Walker seconded the motion.**

**Ms. Shapiro requested a condition:**

- 3. That all the window panes in each window be similar. Ms. Rios accepted it as a friendly amendment and the motion passed by unanimous voice vote.**

- 9. Case #H 08-019. 320-324 Galisteo St. Historic Transition District. Dale Zinn, agent for Barker Ltd., proposes to construct an approximately 130 sq. ft. addition to a height of 10' where the existing height was 24' 6" and to alter openings on a non-contributing building. (Marissa Barrett)**

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

#### **BACKGROUND AND SUMMARY:**

"The Commercial building located at 320-324 Galisteo Street is Spanish Pueblo Revival in style and was first constructed in 1939. The building has received moderate alterations which include new doors and windows and major additions in the 1940s, 1960s, 1980s, and 1990s. The Official Map lists the building as non-contributing to the Historic Transition District.

"This application proposes to construct an approximately 130 square foot storage addition to the southwest corner of the building. The addition will be to a height of 10' where the existing height is 24' 6". The addition will include an approximately 2' overhang on the east and west elevations. Also proposed for the south elevation is a new door opening. The addition will match the existing stucco.

"While staff was in the process of scheduling a site visit with the applicant the owner of the building was issued a stop work order by the Building Inspector for replacing a door with a window without a building permit or approval from the Historic Design Review Board. The owner stopped work immediately and contacted City staff. Staff recommended including this alteration with the proposed addition submittal.

"Therefore, this application also includes the removal of a non-historic door on the east elevation with a window to match the existing windows which were replaced in

2001-2002.

**STAFF RECOMMENDATIONS:**

"Staff recommends approval as this application complies with Section 14-5.2 (D) General Design Standards for All H-Districts and Section 14-5.2 (G) Historic Transition District standards."

Present and sworn was Mr. Dale Zinn, P.O. Box 756, Santa Fe, 87504, who said he had nothing to add but an apology for the non-permitted work.

Mr. Frost asked if the owner did the chain link.

Mr. Zinn said it was done by the Albuquerque Journal.

There were no speakers from the public regarding this case.

**Ms. Shapiro moved to approve Case #H 08-019 per staff recommendations.  
Ms. Walker seconded the motion and it passed by unanimous voice vote.**

**10. Case #H 08-029.** 801B Old Santa Fe Trail. Downtown and Eastside Historic District. Ken Kuhne, dba Biomes, agent for Rod Boren, proposes to construct a 144 sq. ft. portal to 9' high, alter several doors and windows, and construct a 6' high coyote fence on a non-contributing property. (David Rasch)

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

**BACKGROUND AND SUMMARY:**

"801-B Old Santa Fe Trail is a single-family residence that was constructed in the Recent Santa Fe Style in the 21<sup>st</sup> century. The building is not publicly visible and it is located in the Downtown and Eastside Historic District.

"The applicant began construction of a coyote fence without HDRB approval or staff administrative approval and was issued a stop-work order. Now, the applicant proposes to remodel the property with the following items:

1. "A 6' high coyote fence with irregular latilla tops will be constructed along the south and east lot lines. The fence will be secured to 10" x 10" pine posts that will be stained to match the cedar latillas. The latillas will have rust-colored galvanized caps.
2. "A 9' high pergola will be constructed on the south, front elevation of the residence. The pergola will be constructed of 10" pour concrete columns to match existing columns surmounted with a wooden entablature that is stained to match the existing

gray color of other woodwork.

3. "The existing aluminum clad windows on the south elevation at the location of the proposed pergola will be removed and replaced with aluminum clad French doors to match existing doors.

"The adjacent rainwater catchment barrel will be eliminated and replaced with a wall-mounted stucco-colored downspout into a French drain.

4. "Two 4" thick concrete pads will be installed, one under the pergola and one for a redwood hot tub.

### **STAFF RECOMMENDATION:**

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

Chair Woods asked if the hot tub was part of the application.

Mr. Rasch said it was not and was not a permanent or visible structure.

Present and sworn was Mr. Ken Kuhne, 756 Camino Las Abuelos, Galisteo, NM who said he had nothing to add to the staff report.

Ms. Shapiro asked about the term entablature and Mr. Rasch explained it.

Ms. Walker asked if the hot tub was portable.

Mr. Kuhne agreed. He pointed out where it would be located.

Chair Woods asked how high it would be.

Mr. Kuhne said it would be 3½ feet high so with the coyote fence at six feet high it would not be visible.

There were no speakers from the public regarding this case.

**Mr. Frost moved to approve Case #H 08-029 per staff recommendation with the correction that the galvanized caps on the ten foot posts not be approved. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

### **3. Case #H 07-130. 613 Canyon Road. Downtown & Eastside Historic District.**

Paul Vigil, owner/agent, proposes to remodel a non-contributing building by replacing windows with wall infill, infilling a portal, replacing a coyote fence, and constructing an ADA-compliant ramp. (David Rasch)

Mr. Rasch said he thought the applicants left and misinterpreted the Board's action as postponed.

**Ms. Shapiro moved to take Case #H 07-130 off the table and postpone it to the next meeting. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

#### **J. MATTERS FROM THE BOARD**

Ms. Walker asked the Chair to direct staff to crack down on the neon signs in the Historic Districts.

Mr. Rasch said they would and briefly summarized the Code restrictions on neon signs.

Chair Woods thanked Ms. Brennan for being present at the meeting.

Chair Woods congratulated Mr. Rasch and Ms. Barrett on their birthdays.

#### **K. ADJOURNMENT**

**Ms. Rios moved to adjourn the meeting. Ms. Walker seconded the motion and the motion passed by unanimous voice vote at 8:14 p.m.**

At the time of adjournment, the applicants for Case #H 07-130 returned to Council Chambers and Chair Woods called the meeting to order again. Present were all the Board members previously present except Ms. Walker, who had departed. A quorum was thus still present for the conduct of business.

**Mr. Frost moved to reconsider the motion to postpone Case # H 07-130. Mr. Featheringill seconded the motion and it passed by unanimous voice vote.**

Mr. Tapia explained that the windows were drawn accurately. The board went through each of the windows to determine their style.

There were no speakers from the public regarding this case.

**Ms. Shapiro moved to approve Case #H 07-130 with the following conditions:**

**1. That the window fenestrations be:**

**A = 4 double hung windows (as proposed),  
B = 3 double hung  
C and Q = both four over four fixed windows,  
D = as drawn (two double-hungs) with two added vertical muntins,  
H, I, J, K and P = paired double-hung windows (two over two)  
With all being white true or simulated divided lights.**

**2. That the coyote fence be at 44" with irregular tops,**

**3. That the stucco have the same character as existing and same reveal.**

**4. That the roof overhand omitted.**

**Mr. Featheringill seconded the motion.**

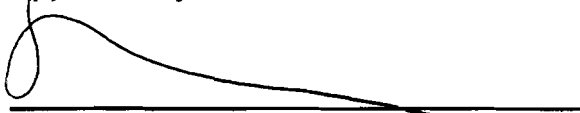
**Chair Woods added that the sign had to be submitted to Mr. Moquino for approval.**

**The motion passed by unanimous voice vote.**

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

Having completed the agenda and with no further business to come before the Board the meeting was adjourned at approximately 8:38 p.m.

Approved by:

  
Sharon Woods, Chair

Submitted by:

  
Carl Boaz, Stenographer