



# Agenda

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## HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, MARCH 25, 2008 – 12:00 NOON

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

## HISTORIC DESIGN REVIEW BOARD MEETING

TUESDAY, MARCH 25, 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: March 11, 2008

FINDINGS/CONCLUSIONS: H-07-084. 417 & 419 E. Palace Avenue  
H-08-007. 50 E. San Francisco Street  
H-07-130. 613 Canyon Road  
H-08-021. 600 Armijo Street.  
H-08-023. 355 Hillside Avenue  
H-08-024. 311 Washington Avenue  
H-08-025. 828 Camino del Poniente  
H-08-026. 12 Montoya Circle  
H-08-027. 522 Calle Corvo  
H-08-028. 481-491 Arroyo Tenorio  
H-08-030. 125 Daniel Street  
H-08-019. 320-324 Galisteo  
H-08-029. 801B Old Santa Fe Trail

E. COMMUNICATIONS

F. BUSINESS FROM THE FLOOR

G. ADMINISTRATIVE MATTERS

A RESOLUTION AUTHORIZING THE MAYOR AND THE CITY ATTORNEY TO PURSUE COMPLIANCE WITH AND/OR DECLARATORY JUDGMENT AGAINST SANTA FE COUNTY AND THE STATE OF NEW MEXICO REGARDING THE PRIMACY OF THE CITY ZONING AUTHORITY.  
(Councilor Ortiz) (Jack Hiatt)

H. OLD BUSINESS

1. Case #H-07-145. 406 Old Santa Fe Trail. Downtown & Eastside Historic District. Karen Marsh, agent for The Pink Adobe, LLC, proposes to remodel a non-contributing building as per the Board conditions to remove the portal skylight, reduce the portal height, and provide gate details. (Marissa Barrett)

## **I. NEW BUSINESS**

1. Case #H-08-022. 1590 Canyon Road. Downtown & Eastside Historic District. Liaison Planning Services, agent for Indian Rock Ranches, INC/Parks Custom Builders, proposes to construct an approximately 3,793 sq. ft. single family residence and attached garage to the maximum allowable height of 15'6", to construct yardwalls to a height of 5' to 7'5" high where the maximum allowable height is 6', and to construct a 4' high mechanical vehicular gate. (Marissa Barrett)
2. Case #H-08-031. 740 Acequia Madre. Downtown & Eastside Historic District. Lorn Tryk, agent for Christine Mather, proposes to construct an approximately 298 sq. ft. addition below the existing height of 11'6" to a non-contributing building. (Marissa Barrett)
3. Case #H-08-32. 127 Camino Escondido. Downtown & Eastside Historic District. Dale Zinn, agent for Valerie Frost, proposes to construct an approximately 816 sq. ft. detached carport and storage room to a height of 12'8" where the maximum allowable height is 14'8" and to relocate an existing coyote fence on a contributing property. (Marissa Barrett)
4. Case #H-08-034. 1271 Canyon Road. Downtown & Eastside Historic District. Martin Kuziel, agent for Hacienda Holdings, LLC, proposes to construct an approximately 675 sq. ft. garage to a height of 11'6" where the maximum allowable height is 15'8", construct a coyote fence to the maximum allowable height of 6', and remodel an existing yardwall on a non-contributing property. (Marissa Barrett)
5. Case #H-08-035. 722 Agua Fria Street. Westside-Guadalupe Historic District. Luke and Rudy Rodriguez, owners/agents, proposes to remodel a contributing building by replacing all non-historic storm windows to match existing, construct a 3' high coyote fence and pedestrian gate, and re-surface and repaint all doors and windows. (Marissa Barrett)
6. Case #H-08-033. 166 Lorenzo Road. Downtown & Eastside Historic District. Dale Zinn, agent for La Fevers-Kalangis, proposes to construct an approximately 200 sq. ft. pitch storage shed to a height of 12' where the maximum allowable height is 14'8". An exception is requested to construct a pitched roof (Section 14-5.2(D,9,d)). (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 March 25, 2008 Historic Design Review Board Field Trip, please notify the Historic Preservation by 9:00 am on Tuesday, March 25, 2008.

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City of Santa Fe  
Historic Design Review Board  
March 25, 2008**

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

**March 25, 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. Jake Barrow  
Mr. Dan Featheringill  
Ms. Karen Walker

**MEMBERS ABSENT:**

Mr. Robert Frost [excused]  
Ms. Cecilia Rios [excused]  
Ms. Deborah Shapiro [excused]

**OTHERS PRESENT:**

Ms. Marissa Barrett, Senior Historic Planner  
Mr. David Rasch, Historic Planner Supervisor  
Ms. Kelley Brennan, Asst. City Attorney  
Ms. Kami Martínez, Historic Planner  
Mr. Carl Boaz, Stenographer

**NOTE:**       **All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Historic Planning Department.**

**C. APPROVAL OF AGENDA**

Mr. Rasch requested that administrative matters be postponed to the next meeting. He announced that Case #H 08-022, 1590 Canyon Road was postponed by the owner. He explained it was postponed last night at Public Works.

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

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

##### **FINDINGS OF FACT & CONCLUSIONS OF LAW:\**

H-07-084. 417 & 419 E. Palace Avenue  
H-08-007. 50 E. San Francisco Street  
H-07-130. 613 Canyon Road  
H-08-021. 600 Armijo Street.  
H-08-023. 355 Hillside Avenue  
H-08-024. 311 Washington Avenue  
H-08-025. 828 Camino del Poniente  
H-08-026. 12 Montoya Circle  
H-08-027. 522 Calle Corvo  
H-08-028. 481-491 Arroyo Tenorio  
H-08-030. 125 Mr. Daniel Street  
H-08-019. 320-324 Galisteo  
H-08-029. 801B Old Santa Fe Trail

Staff distributed some amendments and corrections to the findings of fact.

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

##### **MINUTES:**

**March 11, 2008**

**Mr. Featheringill moved to approve the minutes of March 11, 2008 as submitted. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

#### **E. COMMUNICATIONS**

Mr. Rasch reminded the Board that nomination forms had been passed out. He asked Board members to look at past agendas for any projects that were complete and

were eligible. He said that May 16<sup>th</sup> was the award dinner and staff needed the nominations in about a week.

Mr. Rasch showed two examples from New Mexico Magazine from 1958.

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

None.

#### **G. ADMINISTRATIVE MATTERS**

**A RESOLUTION AUTHORIZING THE MAYOR AND THE CITY ATTORNEY TO PURSUE COMPLIANCE WITH AND/OR DECLARATORY JUDGMENT AGAINST SANTA FE COUNTY AND THE STATE OF NEW MEXICO REGARDING THE PRIMACY OF THE CITY ZONING AUTHORITY.** (Councilor Ortiz) (Jack Hiatt)

This matter was postponed to the next meeting under Approval of Agenda...

#### **H. OLD BUSINESS**

1. **Case #H-07-145.** 406 Old Santa Fe Trail. Downtown & Eastside Historic District. Ms. Walker Marsh, agent for The Pink Adobe, LLC, proposes to remodel a non-contributing building as per the Board conditions to remove the portal skylight, reduce the portal height, and provide gate details. (Marissa Barrett)

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

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

"The Spanish Pueblo Revival style buildings located at 406 Old Santa Fe Trail are commercial buildings known as the Pink Adobe restaurant and the Dragon Room. The buildings were first constructed in the late 1800s but received major non-historic remodeling which includes a second story addition, large additions and window and door alterations. The Official Map lists the buildings as non-contributing to the Downtown and Eastside Historic District.

"This application was heard by the HDRB at their December 19, 2007 hearing and was approved with the condition that the parapet on the portal connecting the Dragon Room and The Pink Adobe be dramatically reduced, that the skylight is removed, that the gate design is simplified and proposed landscaping in front is brought back to the Board for approval along with the gate design.

"The applicant has addressed the Board's concerns and proposes the following:

"The conditionally approved, approximately 353 square foot portal from the north elevation courtyard of the Dragon Room to the south elevation of the Pink Adobe has been reduced in height from 12' 8" to 11'. The skylight has been deleted as per the Board's request.

"The gate design detail has been submitted as per the Board's request. The wrought iron gate will be to the maximum allowable height of 6'. The gate will be set back 36' from the east property line (Old Santa Fe Trail).

"No landscaping is proposed for this project.

#### **STAFF RECOMMENDATIONS:**

"Staff recommends approval as the 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. Walker referred to the proposed east elevation and asked if that was the final design for the gate.

Ms. Barrett pointed out that it was on the site plan on the top, showing more detail.

Present and sworn was Ms. Karen Marsh who had nothing to add.

Mr. Barrow felt the recent gate design was even more decorative than the original. He said the Board hoped she would have a simpler design.

Ms. Marsh said the owner was interested in a Spanish Revival and liked what she redrew. She said she did take off the arch that was objected to previously.

There were no speakers from the public regarding this case.

Mr. Barrow moved to approve Case #H 07-145 with the condition that the gate not be approved and a simpler design be brought back to staff. Mr. Featheringill seconded the motion for discussion.

Ms. Walker said she liked the gate design that was presented.

The motion failed by a vote of 1 in favor, 1 against.

**Mr. Featheringill moved to approve Case #H 07-145 as recommended. Ms. Walker seconded the motion and it passed by majority voice vote with Mr. Featheringill and Ms. Walker voting in favor and Mr. Barrow voting against.**

## **I. NEW BUSINESS**

1. **Case #H-08-022.** 1590 Canyon Road. Downtown & Eastside Historic District. Liaison Planning Services, agent for Indian Rock Ranches, INC/Parks Custom Builders, proposes to construct an approximately 3,793 sq. ft. single family residence and attached garage to the maximum allowable height of 15'6", to construct yard walls to a height of 5' to 7'5" high where the maximum allowable height was 6', and to construct a 4' high mechanical vehicular gate. (Marissa Barrett)

This case was postponed indefinitely.

2. **Case #H-08-031.** 740 Acequia Madre. Downtown & Eastside Historic District. Lorn Tryk, agent for Christine Mather, proposes to construct an approximately 298 sq. ft. addition below the existing height of 11'6" to a non-contributing building. (Marissa Barrett)

No applicant was present.

**Mr. Barrow moved to table Case #H 08-031 to end of the agenda. Mr. Featheringill seconded the motion and it passed by unanimous voice vote.**

3. **Case #H-08-32.** 127 Camino Escondido. Downtown & Eastside Historic District. Dale Zinn, agent for Valerie Frost, proposes to construct an approximately 816 sq. ft. detached carport and storage room to a height of 12'8" where the maximum allowable height was 14'8" and to relocate an existing coyote fence on a contributing property. (Marissa Barrett)

No applicant was present.

**Mr. Barrow moved to table Case #H 08-032 to the end of the agenda. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

4. **Case #H-08-034.** 1271 Canyon Road. Downtown & Eastside Historic District. Martin Kuziel, agent for Hacienda Holdings, LLC, proposes to construct an approximately 675 sq. ft. garage to a height of 11'6" where the maximum allowable height was 15'8", construct a coyote fence to the maximum allowable height of 6', and remodel an existing yard wall on a non-contributing property. (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 1271 Canyon Road was built in 1949 and has received many additions with the latest in 1991. Also located on this lot is a detached guesthouse and swimming pool. The Official Map lists the two buildings as non-contributing to the Downtown and Eastside Historic District.

"This application proposes no alterations to the existing buildings.

"Construct an approximately 575 square foot garage to a height of 11' 6" where the maximum allowable height is 15' 8". The garage will be set back from Canyon Road approximately 54'. The two-car garage will include a stained cedar wood garage door on the east elevation, a divided light window and wood-stained pedestrian door on the north elevation, a divided light window and wood stained pedestrian door on the north elevation, add three windows on the south elevation. All windows are wood clad with true divided lights in the color tan. All exterior wood stain will match the existing house.

"Two skylights are proposed. The garage will be finished with El Rey "Buckskin" stucco to match the existing main residence.

"Lastly proposed is a coyote fence to the maximum allowable height of 6' along the driveway and the remodeling of a rounded entry wall to a stepped entry wall.

#### **STAFF RECOMMENDATIONS:**

"Staff recommends approval of this application on the condition that the skylights are not publicly visible 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. Martin Kuziel 612 Old Santa Fe Trail who said he had nothing to add.

Ms. Walker said that on the field trip they were curious about how cars would get in and out.

Mr. Kuziel said they would have to adjust the brick work because it was pretty tight.

Chair Woods asked if they would adjust the retaining wall also.

Mr. Kuziel said they would if necessary.

Mr. Rasch asked how tall the retaining walls would be.

Mr. Kuziel said they were less than a foot.

Mr. Barrow asked if zoning would have to review the turn around for a building permit.

Mr. Rasch agreed.

Mr. Barrow asked how wide the space was there.

Mr. Kuziel said it was 16'

Mr. Rasch corrected him and said it was 18'.

There were no speakers from the public regarding this case.

**Mr. Barrow moved to approve Case #H 08-034 per staff recommendations and the condition that skylights not be visible. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

2. **Case #H-08-031.** 740 Acequia Madre. Downtown & Eastside Historic District. Lorn Tryk, agent for Christine Mather, proposes to construct an approximately 298 sq. ft. addition below the existing height of 11'6" to a non-contributing building. (Marissa Barrett)

**Ms. Walker moved to remove Case #H 08-031 from the table. Mr. Featheringill seconded the motion and it passed by unanimous voice vote.**

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

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

"The Spanish Pueblo Revival style single-family residence was constructed by 1912 and was originally used as a mill. The 1928-1929 City Directory referred to the building as the 'oldest mill.' The building has undergone many remodeling campaigns which include additions in the 1940s, 1960, 1980s, and 1990s as well as window replacements and opening dimension alterations. Also located on the lot are two accessory structures, a small guesthouse and a guest suite with an attached two car garage. The Official Map lists all three buildings as non-contributing to the Downtown and Eastside Historic District.

"The application proposes an approximately 298 square foot addition to a height of 11' where the existing height is 11' 6" on the main single-family residence. White divided-light wood windows are proposed to match the existing and the building will be stuccoed with cementitious stucco in a light brown to match existing. The addition will also include two canales which will be lined with galvanized steel.

"There are no skylights or other rooftop equipment proposed and the existing light

fixture will be re-located and the new entrance.”

### **STAFF RECOMMENDATIONS:**

“Staff recommends approval as the 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. Lorn Tryk, 206 McKenzie, Suite F-2, Santa Fe. He referred to the letter and responded by pointing out the alcove and enclosed portal. The muntins did not show up in reproduction. The timbers of the portal they proposed to stain, all trim were white and stucco to match existing. Mr. Tryk said it was darker than Fawn.

Ms. Walker asked if he got the letter from the Acequia Madre Association.

Mr. Tryk said he did and agreed with their conditions.

There were no speakers from the public regarding this case.

**Mr. Barrow moved to approve Case #H 08-031 per staff recommendations and the Acequia Madre Association conditions. Mr. Featheringill seconded the motion and it passed by unanimous voice vote.**

- 3. Case #H-08-32.** 127 Camino Escondido. Downtown & Eastside Historic District. Dale Zinn, agent for Valerie Frost, proposes to construct an approximately 816 sq. ft. detached carport and storage room to a height of 12’8” where the maximum allowable height was 14’8” and to relocate an existing coyote fence on a contributing property. (Marissa Barrett)

**Mr. Featheringill moved to remove Case #H 08-32 from the table. Mr. Barrow seconded the motion and it passed by unanimous voice vote.**

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

### **BACKGROUND AND SUMMARY:**

“The Spanish Pueblo Revival single-family residence located at 127 Camino Escondido was constructed around the 1930’s and has had little alterations. Also located on the lot is a Spanish Pueblo Revival guesthouse. The Official Map lists both building as contributing to the Downtown and Eastside Historic District.

“No alterations are proposed for the existing buildings.

“This application proposes construction of an approximately 816 square foot carport



and storage area to a height of 12' 8" where the maximum allowable height is 14' 8". The building will be Spanish Pueblo Revival in style and will be open on the north, south and west elevations and closed on the east elevation. The building will include wood beams and carved corbels similar to the main residence and heavy stuccoed column supports. The parapet is described as a 'moderately crenellated design' similar to the Gross Kelly Warehouse. A 1' overhang is proposed on the south and north elevations and a 6" steel bollard is proposed on both sides of the west elevation carport opening.

"Three interior storage doors are proposed and will be finished with a medium brown stain. The doors will be minimally visible when a vehicle is not parked within the carport. All other wood trim will be stained in a medium brown color as well. The carport will be stuccoed with El Rey 'Buckskin' or 'Adobe' in a sand float finish. All exposed galvanized metal trim will be painted a light blue color to match the main residence.

"Four light fixtures are proposed to be installed flush to the underside of the roof joists and will be screened from the exterior. No other exterior lighting is proposed. No exposed mechanical equipment or other rooftop appurtenances are proposed.

"Lastly proposed is the relocation of the existing coyote fence approximately 5' to the north from the current location.

#### **STAFF RECOMMENDATIONS:**

"Staff recommends approval as the 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."

Mr. Barrow asked Ms. Barrett since they were contributing buildings, if the design of the carport would have an impact on the historic status.

Ms. Barrett said it was set back so far from Escondido and guesthouse was not even visible. The parapet would be visible but not the carport

Present and sworn was Mr. Dale Zinn, P.O. Box 756, Santa Fe, 87504. He responded to Mr. Barrow's comment. He said they could accentuate the molded parapets on those houses a little. The stucco would smooth them out a little. He described the color as somewhere between Adobe and Buckskin to come close to existing.

Chair Woods asked if the stucco on the carport was the same or different.

Dale said it was the same.

There were no speakers from the public regarding this case.

**Ms. Walker moved to approve Case #H 08-032 with staff recommendations. Mr. Featheringill seconded the motion and it passed by unanimous voice vote.**

- 5. Case #H-08-035.** 722 Agua Fria Street. Westside-Guadalupe Historic District. Luke and Rudy Rodriguez, owners/agents, proposes to remodel a contributing building by replacing all non-historic storm windows to match existing, construct a 3' high coyote fence and pedestrian gate, and re-surface and repaint all doors and windows. (Marissa Barrett)

The applicant for this case was not present.

**Mr. Barrow moved to table Case 08-035 until the end of the agenda. Mr. Featheringill seconded the motion and it passed by unanimous voice vote.**

- 6. Case #H-08-033.** 166 Lorenzo Road. Downtown & Eastside Historic District. Dale Zinn, agent for La Fevers-Kalangis, proposes to construct an approximately 100 sq. ft. pitch storage shed to a height of 12' where the maximum allowable height was 14'8". An exception was requested to construct a pitched roof (Section 14-5.2(D,9,d). (Marissa Barrett)

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

**BACKGROUND AND SUMMARY:**

"The Vernacular style single-family residence located at 166 Lorenzo Road was constructed in the late 1940s and has been remodeled extensively throughout the years. There is no Historic Cultural Properties Inventory available. For this building. The Official Map lists the building as non-contributing to the Downtown & Eastside Historic District.

"No alterations are proposed for the existing building.

"In January of this year the owner was issued a stop work order for the construction of a storage shed without Historic Design Review Board's approval of a building permit. The applicant stopped work immediately and contacted City staff.

"This application proposes construction of an approximately 100 square foot pitched roof storage shed to a height of 12' where the maximum allowable height is 14' 8". The 300 radial pitch calculation revealed 11 flat roofs or 69% of buildings within the calculation having flat roofs and 5 pitched or 31% having pitched roofs. It is required by the City ordinance that 50% or more of the buildings within the streetscape must have a pitched roof. Therefore a pitched roof building is not permitted. The applicant has requested an exception to Section 14-5.2 (D, 9, d) to construct a corrugated metal pitched roof building. As required by City Code, the applicant has answered the

questions in Section 14-5.2 (C, 2, c, I-vi).

"The storage shed will be constructed from wood frame and wooden sheathing and a 3-coat stucco finish. The stucco will be cementitious El Rey 'Buckskin.'

"No exterior lighting or rooftop appurtenances are proposed.

#### **STAFF RECOMMENDATIONS:**

"Staff recommends denial of the exception unless the Board has a positive finding of fact to grant the pitch exception. 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 previously sworn was Mr. Dale Zinn, who added that the options here were: 1) it was a mistake to put the shed up. He said he convinced the owners to take this generic shed building and stucco it and not use propanel and frankly, some little parapet would look a little goofy. So he tried to express that in his letter.

Mr. Barrow asked someone to correct him if he was wrong but he thought that size building did not require a permit.

Mr. Zinn said that wasn't true in the Historic District so they had to get a permit. He added that they were putting it on a foundation.

Mr. Rasch said it included any structure on a fixed location.

Mr. Barrow said there were some other corrugated roofs in the neighborhood. He asked if their roof was going to be galvanized.

Mr. Zinn said a lot of people bought Galvalume, and said it took about 15 years longer to look galvanized. He said theirs was just galvanized.

Mr. Barrow asked if they were going to use wire with their three coat system when they stuccoed.

Mr. Zinn agreed they were.

#### **PUBLIC COMMENT**

Ms. Audrey Shannon, of 1294 Lejano Lane, was sworn in. She noted she was the neighbor directly facing the shed. She said she was concerned about the height of the shed. She said she would be able to see the shed from her window, and thought the metal roof would be a distraction, especially when the sun set. She said she had a problem with the pitched roof because all the buildings surrounding it had flat roofs. She asked why it could not have a flat roof. She also was confused about the permit. She

thought it was for a 200 foot structure, but she said this was 100 square feet.

Ms. Barrett explained that it was a typo. She said it was 100 square feet.

Chair Woods asked if it would help if they moved it.

Ms. Shannon said she knew that the location was a problem as much as the height. She said stuccoing it and flattening the roof would help. She said it obstructed what little view she had.

Chair Woods asked if it would help to turn it 90 degrees so it would not reflect into the window.

Ms. Shannon said it wasn't reflecting directly into her window, but noted that it would still reflect.

Mr. Zinn said the location was legal. He pointed out they did have to have it five feet from the fence. He thought a flat roof with parapets would be higher. He said they would be agreeable to painting the roof to be non-reflective.

Ms. Shannon said she would like it to be two feet lower.

Ms. Barrett said it was 12' high at that time, and said the maximum allowable height was 14' 8".

Mr. Zinn said they would keep the pitch low.

Ms. Shannon said she still objected at 12' or 14'. She thought that was too high for a shed, and pointed out that it was higher than the house. She thought there could be a more accommodating way to do it. She said it peeked over her coyote fence.

Chair Woods explained that if the style was within the ordinance, and the zoning was not a problem, it could happen. She pointed out they were asking for an exception on the pitched roof. She noted that was what Ms. Shannon was having a problem with. She said they might come back with flat roof with a parapet, and still be within the ordinance, and it might be approved.

Ms. Shannon said she really just had a problem with the pitch and with the height to some extent.

Ms. Walker said she had read in the packet that the shed was for bicycle storage.

Mr. Zinn agreed.

Ms. Walker wondered why they needed that height.

Mr. Zinn said his client had about ten bicycles, and explained that some would be hanging from the ceiling, and some would stand on the ground.

Mr. Barrow asked what the height of the roof was compared to the fence.

Mr. Zinn said the fence was about 6 or 7 feet high.

Mr. Barrow asked how high the house was.

Mr. Zinn described it. He said the lot fell off dramatically to Lorenzo Road. He said there was a multiplicity of heights. He said he did not think it was higher than the house.

Mr. Rasch pointed out the perspective with the car in the picture.

Mr. Zinn said it had a low pitched shed roof.

Mr. Barrow asked if they had considered a low-pitched shed roof to match the house, that would be slightly lower than the house.

Mr. Zinn said a 50's style with eaves would be the lowest they could have, but said he did not think it would be very attractive.

Ms. Walker asked if Mr. Zinn could plant trees surrounding it.

Mr. Zinn said they had the five feet there, and said they could plant some Poplars or something.

Ms. Martínez said the zoning review sheet said the height of new construction was 9'.

Mr. Zinn said it was 9' to the bearing.

Chair Woods said Zoning usually stipulated to the top.

Mr. Zinn said it was under the height limit for that area. He said the overriding zoning was the termination from Ms. Barrett.

Chair Woods said there was obviously a discrepancy.

Mr. Barrow asked if the building had to be disassembled in part to move it the five feet.

Mr. Zinn said he did not know. He said they could probably drag it, because it had an interval foundation of framing. He said the only reason they had suggested five feet was because that was the minimum. He noted they might be able to go farther, but then they would get near some power lines.

Ms. Barrett remeasured and said it measured out at 10' to the top of the pitch to the actual grade.

Chair Woods asked if she had measured it as it was drawn. She said she thought they would have to go to the site and measure it in actuality.

Mr. Zinn said it would not be 14'.

Mr. Barrow said Mr. Zinn had mentioned the power lines. He asked what the margin was there. He asked if the structure was ten feet from the power lines.

Mr. Zinn said he thought they were lower than that. He said he could not tell exactly.

Mr. Barrow said there were rules about how far a building had to be away from power lines.

Mr. Zinn said they could move it, if they did not involve themselves in other safety issues.

The responses to the exception criteria were as follows:

"1. The area had many small sheds and other accessory buildings that have been constructed as low slope pitched roofs with corrugated roofing. This is a typical and accepted vernacular treatment for accessory buildings in Santa Fe. In our opinion, this design treatment does not damage, and, in fact, supports the character of the streetscape.

2. The Owner does not claim a hardship other than the low slope design is reflective of an "economic order" that drives the design which is now far more than their budget. It is a design that is reinforced by a simplistic and efficient form with logical framing solutions which are low cost and functional. A flat roof structure with parapets, if held to the original height proposal to avoid conflict with neighbors; would lower then interior space by 2'-0" or more. This interior height would be less than 7'-0" and impose a definite hardship on the right of the Owner to have sufficient storage onsite to hold bicycles or other household contents.

The public welfare would not be harmed in granting this exception.

3. The design project is uniquely tiny, but contributes to the multiple faceted styles that are found in Santa Fe, especially in this area, which contains many "home built" construction types. The proposed design helps strengthen that heterogeneous character of Santa Fe, albeit, in a small way.

4. Special conditions and circumstances are inherent with the only available site for the building due to the following: The pitched roof design is a functional safety feature, particular to this site location near or under utility lines. The pitched roof limits the ability

of children (and others) to climb on the roof and reach the power lines easily.

5. While the original red tag was clearly a direct result of the Owner actions. The proposed design does not inure any special rights to this owner over others who may apply for the same benefit. The special conditions which are found in this situation are that it is in a very limited visibility in the neighborhood.

6. This design tends to lessen the negative impact of the proposed building to a much greater degree than the pro-panel, wood panel sided building that was originally intended. The low slope roof has a much lower profile than a building with the same interior height and is fitted with a flat roof and parapets which would be at least 10-6" to 111-0" tall and may seem to loom over the 6 foot fence adjacent to the property line."

**Mr. Barrow moved to approve case #H-08-033 per staff recommendations and with the following conditions:**

- 1. That the building be moved more than five feet closer to the power line**
- 2. That the roof be galvanized and**
- 3. That stucco have rounded corners.**

**Ms. Walker seconded the motion.**

**Ms. Walker requested a friendly amendment to ask the applicant to plant trees.**

**Mr. Barrow agreed.**

**Mr. Barrow said the applicant met the criteria for an exception. Specifically, that the corrugated pitched roof was in harmony with the neighborhood.**

Chair Woods asked if Mr. Barrow would include a ten feet height limit.

Mr. Barrow did not agree.

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

- 5. Case #H-08-035.** 722 Agua Fria Street. Westside-Guadalupe Historic District. Luke and Rudy Rodriguez, owners/agents, proposes to remodel a contributing building by replacing all non-historic storm windows to match existing, construct a 3' high coyote fence and pedestrian gate, and re-surface and repaint all doors and windows.  
(Marissa Barrett)

**Mr. Featheringill moved to remove Case 08-035 from the table. The motion was seconded by Ms. Walker. The motion passed by unanimous voice vote.**

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



## **BACKGROUND AND SUMMARY:**

The single family residence located at 722 Agua Fria is described on the 1998 historic Cultural Properties Inventory as Vernacular in style and as having a construction date of 1928. The building includes canales, rounded corners and parapets, and wood window surrounds and pediments. The building has had minor alterations which include a shed addition. The Official Map lists the building as contributing to the Westside-Guadalupe Historic District.

This application proposes to replace all non-historic storm windows with new storm windows in the color bronze to match the existing. Also proposed is the re-surface and repainting of all window and door trim in the color Taos blue.

Lastly proposed is the construction of a 3' high coyote fence on the north, street facing elevation. The coyote fence will be located at a higher grade than the street and will be placed behind an existing 3' high stuccoed retaining wall. The total height of the retaining wall and fence from the street will be approximately 6'. Also proposed is a 3' high wood gate at the top of the stairs on the higher grade.

The new coyote fence will not block the view of the contributing building from Agua Fria Street.

## **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 (I) Westside-Guadalupe Historic District Design Standards. Due to the maximum allowable height of 44", a setback of about a foot should be done between the retaining wall and the new coyote fence to do a planting area."

Ms. Barrett added that the maximum allowable height for the street was 44".

Mr. Rudy Rodriguez was sworn in. He said he had nothing to add. He thought the pictures spoke for themselves. He said they were trying to give the building a face lift.

Mr. Barrow asked if Mr. Rodriguez understood that the coyote fence should be set behind the concrete wall.

Mr. Rodriguez said he did, but asked if they were supposed to set it right behind the existing wall.

Ms. Barrett said that would be up to the board, but staff recommended a slight set back of about a foot.

Mr. Rodriguez asked if they could do six inches, because it was a very limited space.



Mr. Barrow asked if the next door fence was behind the wall.

Ms. Barrett said it was a different fence. She said there was a stone retaining wall, the grade was higher, and the picket fence was set behind the retaining wall.

Mr. Barrow asked how far behind the fence was.

Mr. Rodriguez said it was right next to wall.

There were no speakers from the public regarding this case.

Ms. Walker asked if the colors were acceptable.

Mr. Rasch said the Code said trim colors may not be arresting.

Mr. Barrow asked if Mr. Rodriguez was flexible on the color.

Mr. Rodriguez said they were very flexible He said they could go lighter.

Mr. Barrow asked that they bring it to staff.

**Mr. Barrow moved to approve #H-08-035 per staff recommendations and with the following conditions:**

- 1. That the coyote fence be allowed to be set just behind the existing retaining wall, and**
- 2. That the colors proposed be brought back to staff and be less arresting.**

**Ms. Walker seconded the motion. The motion passed by unanimous voice vote.**

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

Mr. Barrow said he had spoken with Mr. Rasch, and wanted to propose to a resolution to direct staff to look into this matter. He passed out a copy. He explained it was a proposal for the City to engage in a research project concerning historic and recent walls, fences, and gates throughout the Historic Districts.

Mr. Rasch clarified what could be acted on. He explained that Chair Woods could direct staff to post it for a vote in the future.

The Board agreed to have it on the next agenda.

Chair Woods noted the dinner would be Wednesday, April 23<sup>rd</sup> at 6:00 p.m.

**K. ADJOURNMENT**

**Ms. Walker moved to adjourn. Mr. Featheringill seconded the motion. The motion passed by unanimous voice vote.**

Having completed the agenda, and with no more business to come before the board, the meeting was adjourned at 6:42 P.M.

Approved by:

\_\_\_\_\_  
Sharon Woods, Chair

Submitted by:

  
\_\_\_\_\_  
Carl Boaz, Stenographer