



Agenda

CITY CLERK'S OFFICE

DATE 3/18/15 TIME 11:00am

SERVED BY McClary

RECEIVED BY Licia Harlow

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, March 24, 2015 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, March 24, 2015 at 5:30 P.M.

CITY COUNCIL CHAMBERS

AMENDED

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: March 10, 2015
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-15-019A. 1500 & 1510 Canyon Road.

Case #H-13-002. 318 Delgado Street

Case #H-15-022. 615 Acequia Madre.

Case #H-15-024A. 558 San Antonio Street.

Case #H-05-082. 633 Garcia Street.

Case #H-15-019B. 1500 & 1510 Canyon Road

Case #H-14-089. 106 Victoria Street.

Case #H-15-023. 465 Camino de las Animas.

Case #H-15-024B. 558 San Antonio Street.

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

1. Case #H-15-003. 424 Apodaca Hill. Downtown & Eastside Historic District. Nancy Alexander, agent for Pennington Family Living Trust, owners, proposes to construct a 2,196 square foot residence to 19'11" high where the maximum allowable height is 15'11" on a sloping site on a non-contributing property. (David Rasch).
2. Case #H-15-025. 345 and 345 1/2 Plaza Balantine. Downtown & Eastside Historic District. Steve Varela, agent for Jennifer Berkley and Alan Jones, owners, requests historic status review and primary elevation(s) designation for two contributing structures. (David Rasch).
3. Case #H-15-029. 1271 Canyon Road. Downtown & Eastside Historic District. Eric Enfield, agent for Stephen Badger Trust, owner proposes to demolish a non-contributing accessory residential structure and to construct 2,533 sq. ft. of additions to a height of 16' 8" where the maximum allowable height is 18' 5', replace windows and doors and restucco a non-contributing residential structure. (David Rasch).
4. Case #H-15-030A. 922 Canyon Road. Downtown & Eastside Historic District. Kevin Skelly, agent for Thomas and Martha Dillenberg, owners, requests a historic status review and potential primary elevation(s) for two non-contributing residential structures. (David Rasch).
5. Case #H-15-031. 109 Victoria Street. Downtown & Eastside Historic District. Will McDonald, agent for John Whysner, owner, proposes to construct a 145 sq. ft. portal on a non-contributing residential structure. (Lisa Roach).
6. Case #H-15-032. 401 East Alameda Street. Downtown & Eastside Historic District. Christopher Purvis, agent for Susan Tolbort, owner, proposes to construct an 80 sq. ft. addition, replace windows, doors, and vehicle bridge, construct a vehicle gate, remove a picket fence and construct a 4'10" high yardwall on a contributing residential structure. (David Rasch).



Agenda

CITY CLERK'S OFFICE

DATE 3/5/15 TIME 4:25pm

SERVED BY M. Culley

RECEIVED BY Lisa Roach

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, March 24, 2015 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

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CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
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Case #H-15-019A. 1500 & 1510 Canyon Road.

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

1. Case #H-15-003. 424 Apodaca Hill. Downtown & Eastside Historic District. Nancy Alexander, agent for Pennington Family Living Trust, owners, proposes to construct a 2,196 square foot residence to 19'11" high where the maximum allowable height is 15'11" on a sloping site on a non-contributing property. (David Rasch).
2. Case #H-15-025. 345 Plaza Balantine. Downtown & Eastside Historic District. Steve Varela, agent for Jennifer Berkley and Alan Jones, owners, requests primary elevation(s) designation for two contributing structures. (David Rasch).
3. Case #H-15-029. 1271 Canyon Road. Downtown & Eastside Historic District. Eric Enfield, agent for Stephen Badger Trust, owner proposes to demolish a non-contributing accessory residential structure and to construct a 2,533 sq. ft. addition to a height of 16' 8" where the maximum allowable height is 18' 5', replace windows and doors and restucco a non-contributing residential structure. (David Rasch).
4. Case #H-15-030. 922 Canyon Road. Downtown & Eastside Historic District. Kevin Skelly, agent for Thomas and Martha Dillenberg, owners, requests a historic status review for two non-contributing residential structures. (David Rasch).
5. Case #H-15-031. 109 Victoria Street. Downtown & Eastside Historic District. Will McDonald, agent for John Whysner, owner, proposes to construct a 145 sq. ft. portal on a non-contributing residential structure. (Lisa Roach).
6. Case #H-15-034A. 247 Anita Place. Don Gaspar Area Historic District. Gene and Sharon Tison, owners/agents, request designation of primary elevation(s) on a contributing residential structure. (Lisa Roach).

7. Case #H-15-026. 503 Johnson Lane. Downtown & Eastside Historic District. Built D&D, agent for Leslie Roundstream and Debra Hart, owners, proposes to remodel a non-contributing residential structure by changing the front door location, adding a fireplace, altering windows and doors, and constructing yardwalls. An exception is requested to place a door closer than 3' to a corner (Section 14-5.2(E)(2)(b)). (David Rasch).
8. Case #H-15-027. 230 West Manhattan Avenue. Downtown & Eastside Historic District. Martinez Architecture Studio, agent for Chabad Jewish Center of Santa Fe, owners, proposes to remodel a non-contributing commercial structure with window and door changes and a new entry opening. An exception is requested to the 15' maximum height for signage (Section 14-8.10(H)(26)(a)(i)(D)). (David Rasch).
9. Case #H-15-028. 1001 Canyon Road. Downtown & Eastside Historic District. Jason Kluck, agent for The City of Santa Fe, owner, proposes to construct five 10' tall, 144 sq. ft. metal shade structures with fabric canopies. An exception is requested to construct structures not in Santa Fe Style (Section 14-5.2(E)). (David Rasch).
10. Case #H-15-033. 845 B East Palace Avenue. Downtown & Eastside Historic District. Cody North, agent for 843 EPA LLC, owners, proposes to remodel a contributing residential structure by constructing two portals totaling 84 sq. ft. on a primary elevation, increasing chimney height, other minor alterations, and constructing a coyote fence extension on a stuccoed yardwall, An exception is requested to alter the primary elevation (Section 14-5.2(D)(2)(c)). (Lisa Roach).

H. COMMUNICATIONS

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 for more information regarding cases on this agenda.

7. Case #H-15-026. 503 Johnson Lane. Downtown & Eastside Historic District. Built D&D, agent for Leslie Roundstream and Debra Hart, owners, proposes to remodel a non-contributing residential structure by changing the front door location, adding a fireplace, altering windows and doors, and constructing yardwalls. An exception is requested to place a door closer than 3' to a corner (Section 14-5.2(E)(2)(b)). (David Rasch).
8. Case #H-15-027. 230 West Manhattan Avenue. Downtown & Eastside Historic District. Martinez Architecture Studio, agent for Chabad Jewish Center of Santa Fe, owners, proposes to remodel a non-contributing commercial structure with window and door changes and a new entry opening. An exception is requested to the 15' maximum height for signage (Section 14-8.10(H)(26)(a)(i)(D)). (David Rasch).
9. Case #H-15-028. 1001 Canyon Road. Downtown & Eastside Historic District. Jason Kluck, agent for The City of Santa Fe, owner, proposes to construct five 10' tall, 144 sq. ft. metal shade structures with fabric canopies. An exception is requested to construct structures not in Santa Fe Style (Section 14-5.2(E)). (David Rasch).
10. Case #H-15-032. 401 East Alameda Street. Downtown & Eastside Historic District. Christopher Purvis, agent for Susan Tolbort, owner, proposes to construct an 80 sq. ft. addition, replace windows, doors, and vehicle bridge, construct a vehicle gate, remove a picket fence and construct a 4'10" high yardwall on a contributing residential structure. An exception is requested to remove historic material (Section 14-5.2(D)(1)(a)). (David Rasch).
11. Case #H-15-033. 845 B East Palace Avenue. Downtown & Eastside Historic District. Cody North, agent for 843 EPA LLC, owners, proposes to remodel a contributing residential structure by constructing two portals totaling 84 sq. ft. on a primary elevation, increasing chimney height, other minor alterations, and constructing a coyote fence extension on a stuccoed yardwall. An exception is requested to alter the primary elevation (Section 14-5.2(D)(2)(c)). (Lisa Roach).

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HISTORIC DISTRICTS REVIEW BOARD
March 24, 2015

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MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

March 24, 2015

A. CALL TO ORDER

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

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms. Sharon Woods, Chair
Ms. Cecilia Rios, Vice Chair
Mr. Bonifacio Armijo
Mr. Edmund Boniface
Mr. Frank Katz
Mr. William Powell

MEMBERS EXCUSED:

Ms. Christine Mather

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Mr. Zach Shandler, Asst. City Attorney
Ms. Lisa Martínez, Land Use Director
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 said under Findings of Fact that Case #H-15-019B should be deleted as there are no

Findings of Fact and Conclusions of Law for that case.

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

D. APPROVAL OF MINUTES:

March 10, 2015

Mr. Shandler said on page 19, the primary elevations in the motion should be 22 and 23 rather than 21 and 22.

Ms. Rios moved to approve the minutes of March 10, 2015 as amended on page 19. Mr. Armijo seconded the motion and it passed by unanimous voice vote except Mr. Katz abstained.

E. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #H-15-019A. 1500 & 1510 Canyon Road. Case #H-13-002. 318 Delgado Street
Case #H-14-089. 106 Victoria Street Case #H-15-022. 615 Acequia Madre.
Case #H-15-023. 465 Camino de las Animas. Case #H-15-024A. 558 San Antonio Street.
Case #H-15-024B. 558 San Antonio Street. Case #H-05-082. 633 Garcia Street.

Mr. Boniface moved to approve the Findings of Fact and Conclusions of Law as presented. Ms. Rios seconded the motion and it passed by unanimous voice vote except Mr. Katz abstained.

F. BUSINESS FROM THE FLOOR

Present and sworn was Mr. John Eddy, 227 E. Palace Avenue, Suite D, who stated that there is an issue coming up at 922 Canyon Road regarding a specific portion of the property not being considered in the case. The property is known as the Cassidy Placita and has a garage fronting Canyon Road between 922 and 914 Canyon Road. Over the years, he has watched the garage degrade. There are 5-6 corbels that define the opening of the garage and that woodwork is specific to the rest of the compound and the woodwork dates to the 1720's and it is vernacular mission material from the Nambé church. Two of the five corbels have rotted off and probably the rest will fall within the next five years.

Mr. Eddy asked staff if the owner had been cited for demolition by neglect and if not, if he Board could pursue that.

There were no other speakers from the public.

G. ACTION ITEMS

1. **Case #H-15-003. 424 Apodaca Hill.** Downtown & Eastside Historic District. Nancy Alexander, agent for Pennington Family Living Trust, owners, proposes to construct a 2,196 square foot residence to 19'11" high where the maximum allowable height is 15'11" on a sloping site on a non-contributing property. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

424 Apodaca Hill is a two-story single-family residence that was constructed in the Spanish-Pueblo Revival style at an unknown non-historic date in the late 20th century. It is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to construct a 2,196 (previously 2,583) square foot (footprint of two-story house) residence to a height of 19' 11" where the maximum allowable height is 15' 11" on a sloping site behind and below the existing residence. Topographic information is submitted to show that the footprint location has approximately 5' of slope. The Board may grant an additional 4' of height due to slope for a total allowance of 19' 11". The house is designed in a vernacular manner with rounded parapets surrounding a flat roof and standing seam shed roof accents.

A 6' high coyote fence will be constructed at the lotlines. A coyote pedestrian gate is proposed on the northwest lotline near the neighboring house.

Relevant code citation.

14-5.2(D)(9)(c)(ii)(F) Height

The board may increase the allowable height for proposed buildings and additions located on a sloping site where the difference in the natural grade along the structure's foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable streetscape measured from natural or finished grade, whichever is more restrictive. This increase in height shall be constructed only in the form of building setbacks from the street.

STAFF RECOMMENDATION:

Staff recommends approval of the application, if the Board grants the additional 4' of height due to slope, which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

Questions to Staff

Ms. Rios asked Mr. Rasch to describe the heights of the houses in the streetscape.

Mr. Rasch referred to page 5 for the map. The streetscape is a 300' radius from the front door. He listed several of the heights. There are three taller buildings in the designated streetscape. There are 11 total within the 300' radius.

Ms. Rios asked if the taller buildings were closest to this proposal. Mr. Rasch agreed.

Applicant's Presentation.

Present and sworn was Mr. Thomas Lechner, who said this residence is considered two story but on the first level, the height from natural grade it is 13' 4" and the downhill side is where they need 19' 11". On both the east elevation and west elevation those heights are several feet less. At the garage the building is 15' 9" and going over further, it is 15' 6" and then where the slope falls off down to the corner it is approximately 19'. The 19' 11" is at the existing grade caused from a previous excavation with a rock structure at the base of that slope.

At the last meeting on the discussion regarding the overhang, it will be 2' or less for solar control and the architectural design.

Questions to the Applicant

Mr. Armijo noted on the north and east elevation the drawing shows 22' 2".

Mr. Lechner said the 22' 2" is from the finished floor which is 2' 2" below grade.

Mr. Armijo asked then if it was an interior elevation.

Mr. Lechner agreed.

Mr. Armijo noted that the guardrail appeared to be pipe.

Mr. Lechner said it would be made of steel within a wood frame and painted white similar to the other trim.

Mr. Armijo asked about the mechanical room.

Mr. Lechner said the mechanical room is inside the garage and added that there is nothing on the roof.

Ms. Rios asked if he would be disturbing the grade.

Mr. Lechner said he would not. The first floor is at the same level as the drive and allowed an accessible first floor structure.

Ms. Rios asked if there will be a variation in the house itself.

Mr. Lechner said between the main house and the garage the back deck has a lower elevation that changes the profile on the south elevation.

Ms. Rios asked how much that variation would be.

Mr. Lechner said the deck is 13' above grade and breaks up the south elevation.

Ms. Rios observed that in looking at the house, it looks level.

Mr. Lechner said there is an indentation at the living area and each side of that is lower on the north face.

Ms. Rios asked about the color of the house and the windows.

Mr. Lechner said they would use El Rey Adobe for cementitious stucco, white clad simulated divided windows, and the front portal would be painted white.

Ms. Rios asked about light fixtures.

Mr. Lechner said they were submitted and would be light copper with down lighting.

Mr. Rasch said light fixtures were shown on page 17.

Public Comment

Mr. Eddy (previously sworn) appreciated the reduction in square footage but the garage is quite large. This house towers over other structures and the owner and the Board might consider a lower height. The proposed two-story residence looks very large and the story poles show it doesn't fit into this streetscape. The only other house close to this site is a two-story and is prominent. He thought the goal of HDRB and benefit to the neighborhood would be better served with a stepped design and would be more in context of other single story buildings around it. He appreciated the change to the windows.

Present and sworn was Ms. Ann Kessler, 215 Camino Ribera (across the arroyo), who didn't think the larger structures were farther away from this building than the adjacent ones.

She noticed the change of the footprint of the house which went from 2,600 to 2,100. However the

garage is moved from one side to the other. The 680 sq. ft. of the garage is 15' 9" high and on the other side it is 12' 9". She wondered why it needed to be that large. A one-car garage would fit better with the other homes and also a 2-car garage could be smaller than proposed.

Her second concern is the same as the previous speaker that there is no step down and a step down would harmonize better with the neighborhood. Even with different (lower) height of the garage, having the garage on the west side is at least 4-6' above the adjacent house. It seems out of context.

She asked that they consider lowering the garage. The roof contour is seen from all perspectives.

Present and sworn was Mr. Bill Druc who said this process works as a win-win for everyone. The plans for the house were presented to them and it is now much better. There are still a couple of things to work out. It is four feet higher than what the maximum is and it happens not just in one spot but for a length. On the east elevation, there is a dashed line at the lower part showing the natural grade and a solid line indicating cutting of the grade.

This is the first time neighbors have seen the garage which is 26x26. A 22x22 garage would work. The 19' 11" is a self-imposed hardship. There might be other ways than going up 4'. They could reduce it with a lower ceiling heights and even if they got only two feet lower it would help. Maybe they could dig down further. There is no reason why they couldn't do that.

Regarding the garage, it is a 670 square foot garage. The back is at 15'9" with a twenty-six foot wide wall on both sides. He asked why there should be a 2-story sheer wall where the grade has to be built up to the level of the floor and then go up and it is just for a garage.

He thought the process is working and they are awesome neighbors. They get to have the most awesome project they could possibly have. The neighbor on the west side couldn't come tonight because she is caring for a sick friend.

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

Chair Woods asked about the garage concerns.

Mr. Lechner referred to the site plan and said the finished floor at 31 is prior to the slope of the garage itself and would pick up three inches there and have the instep at the door. Then the concrete apron is a couple of more inches to where it flushes out with the existing drive. A French drain abuts the apron to catch any water down the drive and it is displaced. He approached it by coming out flush from the driveway.

Chair Woods asked if he could slope the drive way down more.

Mr. Lechner said he would have to dig up the existing asphalt drive there to lower it any further.

Chair Woods asked about the garage size proposed.

Mr. Lechner said the size proposed allows for two cars, storage and mechanical in there. The mechanical is in the back.

Chair Woods suggested he consider dropping the ceiling at that point.

Mr. Lechner agreed that would work.

Chair Woods cited section 14-5.2 F and read from it about setbacks being required when the Board grants the 4' allowance and to preserve historic character.

In addition, she noticed a portal sticking out but the southwest side is a sheer façade. In allowing the four extra feet, the ordinance states that the Board may require some setbacks and that may be important to consider as harmonious with the applicable streetscape and preservation of the streetscape's visual qualities. She pointed out that the southwest corner was a 19' façade with no step backs.

Mr. Lechner said they could step down the garage on the southwest facade and the parapets on the main structure could be stepped down.

Chair Woods explained the ordinance requires a vertical setback of the second floor from first floor. The ordinance is clear that it should not show sheer walls but setbacks. She clarified that the ordinance indicated setbacks; not step downs.

Mr. Lechner asked if the ordinance indicates what amount of set back is needed.

Chair Woods said some people went for inches and it didn't work. We are talking about a couple of feet.

Mr. Lechner checked with the owners and they agreed on the east end and the west end to set it back 2-3 feet by extending the first floor and adjust it so there was not any additional heated square footage.

Mr. Armijo asked if he would be decreasing the second floor.

Mr. Lechner said no.

Mr. Powell asked if the ceiling heights were 8.5'.

Mr. Lechner said they are 8.5' downstairs and 9' upstairs to bearing.

Action of the Board.

Chair Woods pointed out that the significant footprint change he agreed to might require another public

hearing with the Board but that it is up to the maker of the motion.

Mr. Katz moved in Case #H-15-003 at 424 Apodaca Hill, to approve the application and grant the additional height on the condition that on the south façade there be stepbacks on both the east wing and the west wing from the portal which would be achieved by having the lower level come out 2-3 feet further than shown on the plans now and that the garage be made smaller by four feet each direction so it would be 22 x 22 and that any exterior lighting be brought to staff for review and approval. Mr. Armijo seconded the motion.

Mr. Boniface asked that the ceiling height in the garage be lowered to 8' from the proposed 9' bearing above finished slab.

Mr. Katz thought that was too low but added a condition that the southwest façade of the garage be lowered from the area of the mechanical room so that strip along the southwest of the wall of the garage be lowered two feet.

Ms. Rios asked if the maker of the motion would consider postponing this project. She thought the project has too many issues that are way too important to consider without having the drawings here and trying to impose something on the applicants that is not the best way to resolve this. She favored postponing to give the applicant the chance to meet with the owners and digest these issues.

The motion passed by majority 4-1 voice vote with Ms. Rios dissenting.

- 2. Case #H-15-025. 345 and 345 ½ Plaza Balantine.** Downtown & Eastside Historic District. Steve Varela, agent for Jennifer Berkley and Alan Jones, owners, requests historic status review and primary elevation(s) designation for two contributing structures. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

345 Plaza Balantine is a single-family residence that was designed and constructed by Kate Chapman in a blended Spanish-Pueblo Revival – Territorial Revival style in 1931. A garage and carport on the north side of the residence were constructed before 1958. Shed additions to the east side of the garage and the southeast corner of the residence were constructed after 1966. Many historic windows and historic character-defining features are intact. The 2014 HCPI recommends significant historic status. The building is listed as contributing to the Downtown & Eastside Historic District and elevations 1-5 of 13 may be designated as primary.

345½ Plaza Balantine is a free-stranding casita located behind the residence to the south east. It was also designed and constructed by Kate Chapman in the Territorial Revival style in 1931. The north side addition was constructed before 1949. Some windows were replaced in the 1960s. The 2014 HCPI

recommends contributing historic status. The building is listed as contributing to the Downtown & Eastside Historic District and elevations 1 and 2 of 5 may be designated as primary.

A historic adobe yardwall connecting the southwest corner of the residence to 349 Plaza Balantine was constructed in 1931. Brick coping and an arch over the entry door were added at an unknown date in the 1960s. The yardwall is not historically designated.

STAFF RECOMMENDATION:

Staff recommends primary elevations for the two contributing structures as 1-5 of 13 for the residence and 1-2 of 5 for the casita in compliance with Section 14-5.2(C) Regulation of Historic Structures. Staff defers to the Board regarding the historic status of the residence and the south yardwall. (Ms. Colby recommended significant status).

Mr. Boniface agreed the HCPI recommends significant status but the Board saw alterations on the site visit. He would like to hear how these minor changes could still allow a significant recommendation. He asked how the alterations would affect its historic integrity.

Mr. Rasch said many of the alterations are historic but the two non-historic alterations are to the shed at the back of the garage and the shed at the southwest corner. He recommended 1-5 as the primary elevations. The shed might be removed in the future. These changes are minor and not visible from the streetscape.

He added that the other consideration for significant status is that the Board could decide that Kate Chapman (Ken's wife) were very important members of society and the Board could upgrade, based on that context alone. He didn't see this building as significant by association being really important or really unique. He didn't think this structure is unique.

Mr. Boniface said regarding the shed added on to east end of the portal at façade #5, that it appears there is a beam that is part of that structure and asked if it was sticking out of the portal and they added the shed under it.

Mr. Rasch agreed it appears the historic beam does rest on the shed. He assumed it replaced a rotten post there where they built the shed.

Ms. Rios asked what staff's recommendation is for the garage, the carport and also the shed.

Mr. Rasch said the carport and the garage are so deep and dark that he didn't see that as pertinent to the historic status of the building and certainly the two sheds are not historic.

Ms. Rios said the wall at 345½ has a brick coping and before, it didn't have the arch or the brick coping. So she asked if the present look and the older one were both historic.

Mr. Rasch said the wall without coping is definitely historic. We don't have the date of construction for the newer style but sometime in the 60's. Anything from 1960 to 1965 is historic.

Chair Woods said the brick definitely looks newer.

Applicant Presentation.

Present and sworn were Ms. Jennifer Berkley and Mr. Alan Jones, 349 Plaza Balantine.

Mr. Jones said they read the staff recommendation and are quite happy with them, particularly the elevations. They didn't know what yardstick the Board used for primary designations and were happy to have the Board's guidance.

Public Comment

Mr. John Eddy (previously sworn) said he was not personally familiar with this property but was a carpenter on nearby properties. Catherine Colby was not invoked last time but commended the owners and staff for bringing Catherine Colby and Kate Chapman to the fore here. Kate Chapman was one of Santa Fe's most influential early builder/architects who influenced Santa Fe style.

Mr. Eddy quoted from her book from 1912 and published by the Historic Santa Fe Foundation, entitled *Adobe Builder in 1930 Santa Fe*. "When Kate began her work in the early 1920's Santa Fe buildings lacked indoor plumbing though running water had become available to some residents after the construction of Two-Mile Dam in 1893. Kate altered the interiors of 19th century houses to introduce bathrooms and also designed additions. She repeatedly demonstrated her skill and sensitivity while carrying out alterations that respected the unique character of historic buildings. Even when additions altered the square footage of the house, additions were carefully positioned to avoid overwhelming the old house. At the same time, she introduced her own idiosyncratic style, sometimes using end of corbels, arched windows and fireplaces of her own devising. She also applied high contrast colors on doors and shutters. Many of Kate's design features are not those stipulated for Santa Fe Style."

Also, Kate was instrumental in the Plaza Balantine. She developed those properties on the lane and across the street. She worked on the Borrego House. She was not trained as an architect but was a designer/builder. She also worked on El Zaguán so few designers of that time are as important as Kate Chapman was. He trusted the Board to protect that history.

Mr. Powell asked about the disrepaired part.

Mr. Jones said there was some degrading of adobe there at the gate area.

Mr. Powell asked, if they were to take it down, how he would feel about the replicating the original gate.

Mr. Jones said they saw pictures of it straight across and also of the arch. When they bought it, they saw the wall was collapsing and the drain on either side so they patched it but had no strong feelings on either design. He liked the pictures of Kate Chapman with the flat wall.

Mr. Powell pointed out the detail on that wall. He favored putting it back without the arch.

Ms. Rios asked, on the main house, if the Board felt it is a contributing house or more significant.

Mr. Katz said significant status should be reserved for the outstanding example of style or enormous integrity. There have been enough changes that contributing is more appropriate here.

Action of the Board

Ms. Rios moved in Case #H-15-025. 345 and 345 ½ Plaza Balantine to designate Contributing status on the 345 residence with elevations 1-5 being designated primary and that the casita have a Contributing status with elevations 1 and 2 as primary and that the garage, carport and shed are non-historic.

Ms. Rios believed the wall without coping or arch is contributing and added the condition that the wall be restored to its historic appearance. Mr. Katz seconded the motion and it passed by unanimous voice vote.

3. **Case #H-15-029. 1271 Canyon Road.** Downtown & Eastside Historic District. Eric Enfield, agent for Stephen Badger Trust, owner proposes to demolish a non-contributing accessory residential structure and to construct 2,533 sq. ft. of additions to a height of 16' 8" where the maximum allowable height is 18' 5', replace windows and doors and restucco a non-contributing residential structure. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

1271 Canyon Road is a single-family residence that was constructed in 1949 in the Spanish-Pueblo Revival style. A large addition was constructed on the west elevation in 1991. A free-standing casita was constructed at an unknown date before 1992. A free-standing garage was constructed in 2008. The buildings are listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to remodel the property with the following three items.

1. The free-standing casita will be demolished. It is not a historic structure, does not represent a

unique street section, and appears to be in good condition.

2. 2,533 square feet of additions will be constructed on the north and west sides to a height of 16' 8" where the tallest part of the structure is 18' 5".
3. Windows and doors will be replaced, the trim color will be "Bronze", and the structure will be restuccoed with El Rey cementitious "La Luz".

STAFF RECOMMENDATION:

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

Mr. Rasch said he hasn't been able to confirm there is a public trail along the river in that area.

Chair Woods said Mr. Armijo noticed we could see cars on Cerro Gordo so there is visibility.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Mr. Eric Enfield, 612 Old Santa Fé Trail, who said the color proposed on windows and doors is dark bronze. He agreed that there is public visibility from Canyon Road and Militar.

He thought the new life of the house will give enjoyment for years to come. He worked on this unique property in early 2000 with the previous owner. The existing residence is non-contributing adobe structure which was heavily remodeled in 1991 and the free-standing garage added in 2008. They are proposing to remove the existing guest house and only portions of the main house to create a new recent Santa Fe Style residence. Additions will be with adobe and traditional stucco. Canales will be metal with a dark bronze finish.

He shared a 3-D rendition of the house but did not provide a copy as an exhibit.

He indicated they could have both divided and undivided windows and determined those that are visible will be divided but carried it all around the house. He had a photo study from Canyon Road, Militar and the river to show why it is not publicly visible on the north elevation [attached as Exhibit 1].

The photos show that views are prevalent from Upper Canyon Road and Militar where one can see a

lot of the house that is also shown on the site plan.

He did research on the north façade issue. It was established in Case #H-12-064 (Brenda and Richard Yates) were required to divide their windows. He got a letter from Barbara Fix and Brenda Yates that declared their house wasn't publicly visible. So they were determined not to be publicly visible and were allowed to have enlarged plate glass windows along the whole north façade. He spoke to the adjacent neighbors on the north and west. Lisa Heldbold and Brenda Yates were supportive of the proposal but Lisa had concerns about construction noise, dust and her privacy during construction. The owners assured him they would not affect her privacy.

The owners may do future improvements including a wall and a swimming pool. All additions are below the existing height. All elevations are stepped so they are well below allowable heights. The height calculation is 19' 4" with four feet for sloping site.

On the existing east and north façades, the high point is above the additions. He hoped the Board agreed with the Staff recommendations that this complies with code.

Questions to the Applicant

Chair Woods asked Mr. Shandler if there is any precedent here or if each case stood on its own merits. She said she had been told many times that there is no precedent.

Mr. Shandler said each case stands on its own.

Mr. Katz asked if the Yates house is lower than this house.

Mr. Enfield said agreed. It is lower by 8-9 feet. This house is 40' above the river. His photos were to show that there is visibility from the River Trail.

Mr. Katz said there was more concern about visibility from Cerro Gordo than from the River Trail.

Ms. Rios asked for the total square footage.

Mr. Enfield said the existing is 4,974 square feet and he is proposing 7,507 square feet including the free-standing garage.

Ms. Rios asked how far it is from Canyon Road and Cerro Gordo.

Mr. Enfield said it fronts on the Canyon Road access road. The driveway is actually an easement to Canyon Road. To the river he didn't know the distance and had to guess. It is approximately ¼ to ½ mile to Cerro Gordo.

Mr. Rasch said the south edge of that building is approximately 100 feet from Canyon Road.

Ms. Rios asked if the existing house has rounded corners.

Mr. Enfield said his corners would have a smaller radius but it is pueblo style.

Ms. Rios asked about solar collectors.

Mr. Enfield said they would have solar panels which won't be visible.

Ms. Rios noted on the north elevation drawing that the glazing has no divisions and asked if those are doors.

Mr. Enfield said they are glass sliding doors with a metal pergola overhead.

Ms. Rios asked how much it protrudes.

Mr. Enfield said it was 5' to 14'.

Mr. Boniface said the PV panels are only shown on the roof plan. He asked how high the parapet is above the roof on the addition to the west where the PV is located.

Mr. Enfield said it has a 10' ceiling and he can hide them at 10 degrees with a 12" parapet. He didn't go to Cerro Gordo to determine that they were not visible.

Mr. Boniface asked if he was certain he could have them at 10 degrees.

Mr. Enfield agreed and it was probably a 2.5 to 3' parapet there.

Chair Woods pointed out that with all the hills, there will be places where people could look down and see them and the Board has allowed that before.

Mr. Enfield added that they won't face Cerro Gordo.

Mr. Boniface didn't think they would be seen from Cerro Gordo. His main concern was from Upper Canyon Road.

Mr. Armijo asked if he was going to sharpen corners on the existing building.

Mr. Enfield agreed and called it recent Santa Fe style.

Mr. Armijo asked what the radius would be.

Mr. Enfield said it would be minimal. It wouldn't be sharp corners but just a slight radius.

Mr. Boniface recalled the Board approved an inch and a half radius off Acequia Madre.

Ms. Rios said she was the person who made that motion and it was a 2" radius.

Mr. Powell asked if the windows are located 3' from the corner at the dining room. He asked if Mr. Enfield would consider having them 3' from the corner on the north elevation.

Mr. Enfield said that is an inside corner. The outside corners all meet the 3' rule.

Chair Woods said the window in the master bedroom is about 6-8" from the corner.

Mr. Enfield thought his photos clarified that except for the top.

Mr. Armijo asked if the spiral staircase on the west elevation would be visible.

Mr. Enfield said it is not publicly visible. He put it in that recess so it wouldn't be visible.

Mr. Armijo asked where that leads to.

Mr. Enfield said it goes to a roof deck.

Ms. Rios asked the dimension of the window recess.

Mr. Enfield said it would be 3".

Public Comment

Mr. John Eddy (previously sworn) asked if the Board could clarify if the metal pergola is visible to the public.

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

Action of the Board

Chair Woods was concerned about the many different window lite patterns. There was no continuity among them. On the north elevations she had concerns about having the sliders in the heart of the historic east side.

On the west master suite the window violates the 3' rule. It is less than a foot away from the corner on

an adobe building.

Mr. Boniface moved in Case #H-15-029 at 1271 Canyon Road, to approve the application with the following conditions:

- 1. That a 2" radius be used at all corners;**
- 2. That there be no visible skylights or rooftop appurtenances and no visible solar panels from Upper Canyon Road;**
- 3. That the exterior light designs be taken to staff for review and approval.**

Mr. Powell seconded the motion.

Ms. Rios asked for a condition that the window inset be at least 3" deep. Mr. Boniface accepted the amendment as friendly and the motion passed by unanimous voice vote.

- 4. Case #H-15-030A, 922 Canyon Road. Downtown & Eastside Historic District. Kevin Skelly, agent for Thomas and Martha Dillenberg, owners, requests a historic status review and potential primary elevation(s) for two non-contributing residential structures. (David Rasch).**

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

922 Canyon Road, known as the Gerald Cassidy Compound, is a group of structures on a lot with frontage on Canyon Road and Acequia Madre. At the Canyon Road frontage and attached by a common wall, Guest House A and Guest House B were constructed in a simplified Spanish-Pueblo Revival style between 1958 and 1964. A tall historic rock wall fronts Canyon Road and wraps around the east elevation along the driveway to retain the high grade of the property. The structure is designated as non-contributing to the Downtown & Eastside Historic District and the rock retaining wall has no historic status designation.

Guest House A includes the western part of the structure. A garden wall and ramada from the 1920s was incorporated into the west end of the Guest House. A historic carved wooden header remains exposed on the south elevation. Historic windows and doors have been replaced. The 1984 HCPI recommends non-contributing historic status due to non-historic alterations. Due to the remnants of the ramada, the 2014 HCPI recommends contributing historic status.

Guest House B includes the eastern part of the structure. Historic windows and doors have been replaced. The 2014 HCPI recommends non-contributing historic status.

STAFF RECOMMENDATION:

Staff recommends that the Board upgrade the historic status of Guest House A to contributing with

elevations 1 and 3 of 5 as primary, recommends retaining the non-contributing historic status for Guest House B, and defers to the Board regarding the historic designation of the rock retaining wall.

Questions to Staff

Chair Woods asked if the window is not historic. Mr. Rasch agreed. None of them are historic.

Ms. Rios has the footprint changed on B. She asked if the openings have changed.

Mr. Rasch said the foot print has not changed. He said he had no knowledge of changes to the openings but they appeared to be odd. Both buildings have odd windows.

Ms. Rios asked if the window styles were compatible with guest house A.

Mr. Rasch said both houses have odd windows. The walls of B are historic elements but it has no other character. There is not much character remaining.

Applicant's Presentation

Present and sworn was Mr. Kevin Skelly, 10 Calle Contando, who had nothing to add and agreed with staff recommendations.

Chair Woods asked about the concerns on the garage location.

Mr. Rasch said it was on the property but not part of this application. Staff will look into that.

Public Comment

Mr. Eddy (previously sworn) said on the south elevation of these properties is a Zapata (elongated lintel) and asked if there was a staff clarification whether that was connected to the historic material.

Mr. Rasch said yes. It is part of the historic ramada.

Mr. Eddy explained that the material came from the Nambé Church in the 1720's.

Chair Woods said staff recommended that to be a primary elevation which will protect it.

Mr. Katz moved in Case #H-15-030A at 922 Canyon Road to accept the staff recommendations to upgrade guest house A to Contributing with 1 and 3 as primary elevations, retain the noncontributing status of guest house B, and designate the wall as contributing. Ms. Rios seconded the motion and it passed by unanimous voice vote.

5. **Case #H-15-031. 109 Victoria Street.** Downtown & Eastside Historic District. Will McDonald, agent for John Whysner, owner, proposes to construct a 145 sq. ft. portal on a non-contributing residential structure. (Lisa Roach).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

109 Victoria Street is a single family residence constructed in vernacular manner at the end of small dirt road and listed as non-contributing to the Downtown and Eastside Historic District.

The applicants propose to construct an approximately 145 square foot portal at the rear (east) side of the residence in an area that has no public visibility. The proposed portal will feature stained wooden posts and beams with corbels and a sloped roof finished with aluminum flashing painted brown to match the trim on the home. A low profile skylight is proposed in the roof of the portal above the kitchen window, to allow for more light in the kitchen.

STAFF RECOMMENDATION:

Staff recommends approval of this application in accordance with Section 14-5.2(D)(9) Height Pitch Scale and Massing and (E) Downtown and Eastside Historic District.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Mr. Will McDonald, 488 Arroyo Tenorio who had nothing to add to the Staff report.

Questions to the Applicant

Ms. Rios asked why he was proposing a skylight on the portal.

Mr. McDonald said it was because it is in the northwest corner of the house and it would provide light to the kitchen. It is low profile and not publicly visible.

Mr. Armijo had a problem with the pitched roof shed in front of the building and asked if staff could look

into that. It is overcrowding and he was not sure it was an approved building.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Ms. Rios moved in Case #H-15-031 at 109 Victoria Street to approve the application per staff recommendations. Mr. Armijo seconded the motion and it passed by unanimous voice vote.

Mr. McDonald said he understood the Board was limiting the agenda to ten cases maximum and asked if the Board could look into a way or procedure to have administrative approval for those cases that were not visible to the public on non-contributing buildings, it might be beneficial to everyone involved.

Chair Woods clarified that the Board does sometimes have more than ten cases but advised Mr. McDonald that the Board is working on that concept of administrative approval.

- 6. Case #H-15-032. 401 East Alameda Street.** Downtown & Eastside Historic District. Christopher Purvis, agent for Susan Talbert, owner, proposes to construct an 80 sq. ft. addition, replace windows, doors, and vehicle bridge, construct a vehicle gate, remove a picket fence and construct a 4'10" high yardwall on a contributing residential structure. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

401 East Alameda is a single-family residence that was constructed between 1928 and 1934 in a vernacular manner. Historic 3-over-1 wood windows are retained in many openings. The south elevation portal was infilled at an unknown, but probably non-historic, date for a sunroom. The recessed southeast elevation may have been a garage entry and it was infilled with non-historic doors and windows that violate the 30" lite standard. The building is listed as contributing to the Downtown & Eastside Historic District and elevations 1-3 of 8, excluding the window and doors in the infilled portal, may be considered as primary.

The applicant proposes to remodel the property with the following six items.

1. An 80 square foot addition will be constructed to fill in elevation 7 on the north to match the existing adjacent lower height.
2. A historic window on the west primary elevation 1 will be removed and reused in the west elevation

to replace a non-historic window and French doors will be installed in the opening where the historic window was removed. All historic windows will be restored.

3. Non-historic awnings will be removed and replaced with eyebrows supported by projecting viga tails.
4. A door on the north elevation will be removed and infilled with wall and a window will be installed in the shower room.
5. The picket fence on the west side will be removed and replaced with a 4' 10" high yardwall where the maximum height is 4' 11". The picket vehicle gate will be removed and replaced a metal vehicle gate at 4' 6" high.
6. The bridge over the acequia will be removed and replaced.

STAFF RECOMMENDATION:

Staff recommends that the Board designate elevations 1-3 of 8 excluding the portal infill window and doors as primary and recommends approval of this application which complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

Questions to Staff

Chair Woods pointed out that there are no elevations of the new bridge.

Mr. Rasch agreed and Staff would need a description of it from the Applicant. He said it is pretty minimal now as it exists but didn't know if it would look exactly the same.

Ms. Rios asked if the proposed wall meets the wall and fence guidelines.

Mr. Rasch agreed.

Applicant's Presentation

Present and sworn was Mr. Christopher Purvis, 200 West Marcy. He explained that the metal vehicle gate structure is metal with wood facing. The bridge is currently made up of 4x material with small 6x6's on either side. The proposal is to replace it in-kind but with a steel structure underneath it.

Mr. Boniface asked if they were changing the size of the bridge.

Mr. Purvis said they wanted to make it wide enough to pass over. There is a 12' wide gate on the other side so it will be a little wider than that 12' gate.

Public Comment

Present and sworn was Mr. Raymond Herrera, 279 Hillside, who said he was opposed to the widening of the bridge and the removal of the picket fence and the addition of the gate. It doesn't go with the streetscape. Those bridges across the arroyo are all small and blend in with the arroyo and widening the bridge and a gate will change the whole character of that part of Delgado.

Present and sworn was Ms. Susan Talbert, owner of this property, who said the bridge is currently 9 feet wide and she wants to make it the same width as the bridges of adjacent properties that cross that arroyo. It is difficult to safely pull in there and back out. Two feet wider would help and the other properties are all wider so that is why she is asking. The metal gate is really not metal. It will be wood like the one across the street. She could provide photos of the gate. She would like the gate to slide behind the adobe wall.

Ms. Rios asked if the bridge would increase by three feet.

Ms. Talbert agreed.

Ms. Rios asked how high the gate is.

Ms. Talbert said the gate is 4' 6".

Ms. Rios asked if it is a see-through gate.

Ms. Talbert said whatever is aesthetically most pleasing to the Board. She saw one across the street with pickets and that is what she would like to do. A sliding gate is not necessarily there forever.

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

Action of the Board

Mr. Powell moved in Case #H-15-032 at 401 East Alameda Street to- designate elevations 1-3 as primary and to approve the proposal as submitted. Mr. Boniface seconded the motion with the condition that the gate be 12' wide not 15' as indicated in the application and to have some variation in the proposed yardwall.

Mr. Boniface pointed out that the proposed yardwall doesn't have any breaks at all; no pilasters. He

thought it needed to have some variation.

Mr. Rasch agreed. The Wall and Fence Guidelines call for an 8" change in height every 25' and a change in plane every 50'. With the wall at 4' 10" it would be hard to install any windows but pilasters could be used for the horizontal jog. If it is within 20' of the lot line then these guidelines could be applied.

Mr. Purvis said the wall has a corner or bend as the arroyo bends. He would be happy to have a pilaster at that bend.

Mr. Boniface requested an amendment to add a pilaster at the gate and a second at the bend in the wall and another pilaster at the southwest corner of property. Mr. Powell accepted the amendment as friendly.

Chair Woods noted that the wall is historic but not the infill on that primary façade. The motion passed by unanimous voice vote.

7. **Case #H-15-026. 503 Johnson Lane.** Downtown & Eastside Historic District. Built D&D, agent for Leslie Roundstream and Debra Hart, owners, proposes to remodel a non-contributing residential structure by changing the front door location, adding a fireplace, altering windows and doors, and constructing yardwalls. An exception is requested to place a door closer than 3' to a corner (Section 14-5.2(E)(2)(b)). (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

503 Johnson Lane is a single-family residential structure that was constructed in 1920 in the Spanish-Pueblo Revival style. The original structure was a small shed and non-historic additions have overwhelmed the historic integrity. The building is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to remodel the property with the following six items.

1. The front entry door will be relocated from the north elevation to the street-facing east elevation. The door will be nearer than 3' to the outside corner and an exception is requested (Section 14-5.2(E)(2)(b)) and the required exception criteria are at the end of this report.

2. Some windows and doors will be replaced and Territorial trim will be removed. New units will be metal clad in the color "Hemlock" with true-divided lights that meet the 30" standard. Some windows will be infilled with stuccoed wall.

3. The fireplace at the northwest corner of the structure will be removed and replaced with a larger fireplace in the north elevation. 3-over-3 windows will be installed in the wall that flanks the chimney.

4. The five existing skylights will be removed and five new skylights will be install in different locations.

5. An existing 6' high coyote fence at the south and southeast side will be replaced with a 6' high stuccoed yardwall. In addition, 3' high stucco yardwalls will be constructed at the north lotline and the east lotline. Wooden pedestrian gates will be installed in the two east wall that will match the wall heights of 6' and 3'. The gates will be painted to match the trim color.

6. The building and yardwalls will be stuccoed with El Rey cementitious "Sahara".

EXCEPTION TO MAKE OPENING CLOSER THAN 3' FROM A CORNER

(i) Do not damage the character of the district

The request for an exception from the "3'-0" from the corner rule" for the front door and (2) windows does not damage the character of the historic district. The proposed windows are not visible from the street.

The proposed new front door on the east elevation is visible from the street, but is going into an existing wall that is less than 6'-0" wide. We are not allowed to exceed the existing building footprint to make this wall longer to accommodate the "3'-0" from the corner" rule. In order to maintain the historic footprint of the building & existing massing, we worked to put the front door into this existing configuration versus dramatically expanding into the parking area or other setbacks (which presents additional issues – see below). We felt that maintaining the existing configuration of the building was a greater asset for the character of the district than this one door.

Staff response: Staff agrees with this statement.

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

We are asking for an exception to the "3-0 from the corner rule" because the existing front door is not visible to cars pulling into the parking area from the street. If the front door is not relocated, injury will result from someone exiting the front door into a moving vehicle – neither aware of the others approach.

By relocating the front door away from emptying onto the parking, it does make it visible to the street, but much safer.

The other exception request is for (2) new proposed divided lite windows on the north elevation flanking the new chimney. By removing the existing 1970's "Modrian" style window & installing the new divided lite windows, we will be returning the building to its original character. More importantly, this elevation is not visible from the street.

Staff response: Staff agrees with this statement.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts

The proposed exceptions allow the homeowners to safely occupy their home, while maintaining the existing Pueblo Style, the existing building footprint and materials.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to place the entry door closer than 3' to an outside corner (Section 14-5.2(E)). Otherwise, this application complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District with the condition that the skylights shall not be publicly visible.

Questions to Staff

Ms. Rios asked what portions are 95 years old.

Mr. Rasch pointed out the original part on the floor plan and then the 1970's and 1980's additions.

Ms. Rios surmised that it is more than 50% of the original footprint that was added.

Mr. Rasch agreed.

Ms. Rios asked if this building doesn't have a designation.

Mr. Rasch said it is non-contributing now.

Chair Woods asked if it was possible that the additions that were put on still allowed the oldest part to retain enough integrity to be contributing. She asked if the older part of the building is worthy of preservation.

Mr. Rasch said the nonhistoric addition can be seen in the back but the historic part can be seen from the public way. It certainly is the Board's jurisdiction to determine if the non-historic addition is sensitive enough. It could go either way.

Ms. Rios asked if the pedimented windows and doors were original to the house.

Mr. Rasch didn't know.

Applicant's Presentation

Present and sworn was Mr. Carlos Kinsey, 370 Garcia, who agreed with staff recommendations as accurate.

The owner of the house was sworn as well.

Public Comment

There were no speakers from the public regarding this case.

Questions to the Applicant

Ms. Rios thought what Chair Woods was saying is that we don't know if the original part of the house merits historic status. If it is historic and should be preserved, the application proposes to remove those pediments.

Mr. Kinsey said the oldest portion of this house was originally a shed and they built a house around that shed so the ceilings are 7' with no foundation and no floor. It does leak but it was a shed.

Ms. Rios took issue with that. She said that she happened to have known the owner of that house years ago. So it was a home, not a shed.

Mr. Kinsey said it originally was a shed in the 1920's and then a second story was built in the 70's; a living room was built in the 70's and another addition was added in the 80's.

Chair Woods asked if he would be willing to come back to the Board after a historic survey is done so the Board could determine if that portion is historic.

Mr. Kinsey said they would be happy to have the Board go into that house and see that construction and that it was, in fact, a shed, and the ceilings are lower than code requires and the walls, as well. There is no insulation. He would love to point out all of those items to the Board.

Chair Woods said, "We are not on the same page from my question to your response."

Mr. Armijo asked if that wouldn't be directed by staff to do that survey when the application first came and save the Board a lot of time and also for the applicant on what the design could be.

Mr. Rasch referred to page 5 and the 1991 HCPI and you can see the footprint shows where the shed is and where the historic structure is. From that survey, which is a pretty good one compared with the one from 1983. He pointed out the original shed and historic additions. He felt that it followed procedure and the additions overwhelmed the original.

Mr. Katz appreciated what Mr. Rasch says. He was surprised at the site visit. The second story is not very obvious.

Action of the Board

Mr. Katz moved in Case #H-15-026 at 503 Johnson Lane, to postpone the application for a historic survey to be done on the property. Ms. Rios seconded the motion.

Chair Woods noted there is a survey and asked if the postponement was to reconsider the status. Mr. Katz agreed.

The motion to postpone passed by unanimous voice vote.

- 8. Case #H-15-027. 230 West Manhattan Avenue.** Downtown & Eastside Historic District. Martinez Architecture Studio, agent for Chabad Jewish Center of Santa Fe, owners, proposes to remodel a non-contributing commercial structure with window and door changes and a new entry opening. An exception is requested to the 15' maximum height for signage (Section 14-8.10(H)(26)(a)(i)(D)). (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

230 West Manhattan Avenue is a three-story commercial structure, known as Manhattan Place, that was constructed in 1984 in the Spanish-Pueblo Revival style. The building is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to remodel the property with the following five items.

1. The primary entry on the north elevation will be redesigned as a grand entry with a two-story portal.
2. Windows and doors will be replaced with some opening dimension and location changes. It appears that new French doors on the north elevation have single-lites to match existing single-lite French doors, but an exception was not requested.
3. A portal will be constructed over the vehicle entry on the north elevation.
4. Colored fabric awnings will be installed on the north and west elevations, which cannot be considered as portals.
5. An entry ramp will be constructed at the front entry.
6. Signage will be placed on the façade above the maximum allowable height of 15' (Section 14-8.10(H)(26)(a)(i)(D)) and the required exception criteria responses are at the end of this report.

Relevant code citation

14-8.10(H)(26) Wall Signs in Historic Districts

(a) Area Limitations

(i) A wall sign is subject to the following limitations:

- A. The maximum allowable size is fifteen percent of the façade on which the sign is to be placed. In no case shall the sign area exceed twenty (20) square feet except in the AC and RAC districts where the maximum allowable size is six (6) square feet;
- B. Maximum size of letters shall be twenty (20) inches in height, except in the AC and RAC districts where the maximum size shall be eight (8) inches in height;
- C. There shall be no restriction on the number of letters, words or lines of any sign as long as its overall area is within the maximum allowable square feet; and
- D. No sign shall be permitted fifteen (15) feet or more above street grade measured in front of the façade where the sign is to appear.

EXCEPTION TO PLACE WALL SIGN ABOVE 15' FROM GRADE

(I) Do not damage the character of the district

The signage proposed on the west side of the building does not damage the character of the district because the sign is going to be installed on a building that is already 3 plus stories tall. The sign is necessary to be this height because the neighboring property is in front of the sign. The neighboring property has gotten board approval to build a building which will block the section of our façade that is lower than our proposed sign.

Staff response: Staff agrees with this statement.

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

The sign is required to prevent a hardship to the applicant because it will announce the availability of a kosher food source to the traffic on Cerrillos Road.

Staff response: Staff agrees with this statement.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts

It will strengthen the unique heterogeneous character of the City by announcing a café which provides kosher food which is not otherwise available. There is a segment of the population for which this availability is important for religious reasons.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to place a sign above the 15' maximum allowable height (Section 14-8.10(H)(26)). Otherwise, staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District, with the condition that publicly-visible replacement doors and windows not under a portal shall meet the 30" divided lite rule.

Questions to Staff

Mr. Boniface didn't believe the Board allowed fabric awnings in historic districts. The Board has denied fabric awnings to other applicants in the past.

Mr. Rasch responded that while the overlay code is 69 pages long with lots of specific standards, it lacks any standards for awnings. A new section was added about temporary structures that often have

fabric covers. The Board in the past, without such a standard, looks at how the proposed awnings harmonize with the existing building and the streetscape. They are reversible treatments. There is just no standard to cite. By the Secretary of the Interior standards, they are not altering the building.

Chair Woods pointed out that at Paseo and Cerrillos there are rigid awnings. But those are out of the core district and this one is in the core district and obviously doesn't comply.

Mr. Rasch said they are not that common.

Ms. Rios asked what the detail was for the awnings. They have some sort of pattern. She would ask the applicant.

She also asked about the two-story portal. It looks very odd.

Mr. Rasch thought this large 3-story building could handle that grand portal entrance and the proposed vehicle entrance has a very tall parapet. It helps relieve that sheer façade.

Applicant's Presentation

Present and sworn was Mr. Richard Martínez, P. O. Box 925, Santa Fe, who said the building is a little more than 3 stories high because of the overlook on the roof. It is very difficult to turn an office building into a Jewish center and give it some life. Because of that, there were two basic moves on the outside of the front façade and the existing entry way is brought up and made lighter. It is one story and not helping that building. Also, they are doing a kosher café on the second floor and want to do everything possible to invite the public to the café. The new portal in front of the pass-through has a new terrace and balcony in front of the restaurant which brings down the scale of that unrelieved front wall. The doors come out only to match the existing doors. If the Board wants them divided, they can be divided. They are shown undivided because he just matched them with the existing doors. On top of doors and windows on west side the awnings are intended to be not patterned. He apologized for the bad photo copy and had one photograph to show the Board [attached to these minutes as Exhibit 2].

Chair Woods asked how far out they projected.

Mr. Martinez said they would be six feet out because that is how far out the balcony is below and they would have sides on them.

Chair Woods said that would be considered a cantilever.

Mr. Rasch explained that once past four feet, it has to have a post.

Mr. Martinez said he followed the rules below but didn't do that with the awnings because he didn't think that was the same thing.

Chair Woods didn't know because the Board doesn't see those. She asked Mr. Shandler about it. If it was an eyebrow it would be more like 18".

Mr. Shandler said he was researching it right now.

Mr. Boniface said, from an aesthetic point of view, he didn't think it is an attractive look. He asked if the applicant would consider removing any fabric overhang and consider a portal above like what was proposed over the entry - just a beam and a flat roof instead.

Mr. Martinez asked if he meant on the west Manhattan side.

Mr. Boniface said it would be on the north elevation.

Present and sworn was Rabbi Levertov, 505 Galisteo Street, who said this is exciting. The Board may know about the other project they put aside next to the hospital. This came up so they switched gears. This is more appropriate to the Jewish culture here with the city and the traffic. But he took a little personal offense that the building is not attractive but knew they had to work on it.

He asked what eyebrows are.

Chair Woods explained that it is a little projection over a door to protect it and not made of cloth but it doesn't have posts under it and comes out no more than 18".

Rabbi Levertov agreed that the six foot awning is a little too big. On the other side (west) is not out that much. Putting a portal on top would be maybe a little shorter.

Mr. Martinez said they could put a portal on top of the balcony. But if the awnings were any shorter, water would come down there. But on the other side, it is not protecting anything but fenestration of that façade. They are within five feet of the property line on that side.

Mr. Boniface said in changing it to a portal, he would like to see columns and a flat roof like the one over the proposed entry. And regarding the stuccoed wall, it might get too heavy. He asked if the applicant would consider changing the stuccoed parapet or guard rail into an open railing. The building is massive and wall dominated and he was trying to get some openness.

Mr. Martinez said he would consider that.

Mr. Boniface said the entry portal looks to be ten feet wide and 25' tall. The Board had a similar application recently but it wasn't publicly visible. The Board felt it was very tall and narrow and out of place. He asked if they would be willing to lower that portal so that it is right below the second floor windows. That would still accommodate the signage.

Mr. Martínez said he would consider it but he felt the height of the building would be well served by having it taller.

Mr. Boniface proposed that it be slightly higher than the existing parapet there now and respectfully disagreed with the applicant.

Mr. Katz said it could be lowered 2-3 feet and still clear that window and maybe have a skylight to let light in. What concerned him more was that the corner post looked too thin there. On the other side, it could be a masonry wall that is a little wider, like a planter that would give it a little structure and strength.

Mr. Powell asked if they are doing a ramp on the other side.

Mr. Martinez said they didn't need one there. The ADA was accommodated in the back.

Mr. Powell thought it needed more structure like the bell tower. "If you could make it wider, you'd get more mileage out of it."

Mr. Martinez said a masonry post is not in the language.

Rabbi Levertov asked what if they did more on the parapet.

Mr. Boniface didn't think raising it would help that much. It is a Frank Lloyd Wright element - a tried and true design strategy.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Mr. Boniface moved in Case #H-15-027 at 230 West Manhattan Avenue, to approve the application with the following conditions:

- 1. That the color of the awnings be brought to staff for their approval;**
- 2. That the roof of the entry portal be lowered to below the second floor windows on the pedestrian entry;**
- 3. That on the vehicle entry, the parapet wall be changed to a railing and that the awning above it be changed to a solid roof structure similar to the proposed roof over the pedestrian entry.**

Ms. Rios seconded the motion.

Mr. Armijo asked if, based on all the changes, whether the applicant would like a postponement to rethink it with all these changes. Once the Board sees the changed drawings with the railings he wouldn't have a problem with it.

Mr. Martinez preferred to not postpone.

Mr. Rasch asked about the exception responses.

Mr. Boniface added to his motion that the applicant met the exception criteria and the motion passed by unanimous voice vote.

9. **Case #H-15-028. 1001 Canyon Road.** Downtown & Eastside Historic District. Jason Kluck, agent for The City of Santa Fe, owner, proposes to construct five 10' tall, 144 sq. ft. metal shade structures with fabric canopies. An exception is requested to construct structures not in Santa Fe Style (Section 14-5.2(E)). (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

1001 Canyon Road, known as Patrick Smith Park, has frontage on both Canyon Road and East Alameda Street. It is located in the Downtown & Eastside Historic District.

The City of Santa Fe proposes to construct five shade structures in the existing playground area of the park. The structures will be 10' tall and 144 square feet in area. Metal structures will have cloth shades. An exception is requested to construct structures not in Santa Fe style, as required in this district, and the exception criteria responses follow.

EXCEPTION TO CONSTRUCT STRUCTURE NOT IN SANTA FE STYLE (14-5.2(E))

- (I) Do not damage the character of the streetscape

The shade structures will be incorporated into the area of the existing playground with a matching color scheme and will be placed on the south side of the existing equipment, thereby minimizing their visual impact from the street frontage. In addition, the existing playground is not highly visible from the street currently due to heavy tree and vegetation cover and distance from the street.

Staff response: Staff does not agree with this statement.

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

The specified shade structures are intended to be uniform City wide. The feasibility of procurement for the total shade package including materials and installation is contingent on this uniform specification. The style of shade is specifically designed for use within environments such as playgrounds and is intended to maximize safety within these environments. This design and implementation strategy has been approved by POSAC and is endorsed by State Representative Brian Egolf who sponsored the funding initiative.

Staff response: Staff agrees with this statement.

(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts

The character of the shades is intended to match the character of the existing playground. The color pallet is also intended to match the character of the existing playground equipment and minimize visual impact.

Staff response: Staff agrees with this statement.

(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape

The shade design proposed is specified as such due to the necessity to comply with playground safety criteria and in an effort to match the existing equipment.

Staff response: Staff agrees with this statement.

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

The shades specified, or similar type structures are required to meet ANSI requirements and CPSI guidelines for playgrounds. Materials, such as wood, are either discouraged or the criteria for use and maintenance of such materials make them largely unfeasible for use at a Public playground. Please see the attached letter from PlaySafe regarding this item.

Staff response: Staff agrees with this statement.

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

No negative impact is apparent. As understood by Staff, installation of the shades as proposed has no bearing or only positive bearing on the criteria listed under Subsection 14-5.2(A)(1).

Staff response: Staff does not agree with this statement.

STAFF RECOMMENDATION:

Staff defers to the Board regarding the exception to construct structures not in Santa Fe style (Section 14-5.2(E)) and believes that not all of the exception criteria have been conclusively met.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Present was City Staff member, Mr. Jason Kluck, who said the basis for support is based on the assumption that we want to improve the quality of life for all residents. This is the only major park and only one of two parks with a playground on the east side of the City out of 37 parks with playgrounds without such shade structure equipment. He said they prepared rebuttals to the two items questioned by staff. He read through the exception criteria and said that locating the structures on the south side of the existing playground does minimize the impact on the street scape.

He said the alternate color scheme would also minimize the impact. Regarding #6 he noted that there is a body of evidence that shows parks do increase property values and attract tourists. He only had one copy of that reference. These structures don't affect preservation. He said their point is that these are contextually harmonious because it is a park.

Questions to the Applicant

Chair Woods pointed out that the equipment was put up without the Board's approval.

Mr. Katz said they are very visible from the street and he thought they are very ugly and something much better could be done.

Mr. Armijo asked if this is the same criteria as the Board considers for homes.

Mr. Rasch said this is very different because of the way Land Use looks at structures. In this case, because it is a park, that these are primary uses to the park, they are part of the park. In terms of HDRB however, they are accessories because they are not for living. These would traditionally be ramadas. But the "applicant" informed me that wood is not appropriate in playgrounds because children can get injured.

Chair Woods recalled the Board has approved tubular steel structures. We are not against parks or shade. These may not be harmonious in the core historic district.

Mr. Armijo asked if there were other choices.

Mr. Kluck said they did look at other options. They looked at shade structures that cover the whole playground and also fabric instead of a steel roof. The umbrella became the most appropriate and would fit into the budget.

Mr. Armijo asked if the budget was a factor in their choice.

Mr. Kluck agreed.

Public Comment

Present and sworn was Ms. Anna Hansen, POSAC member, who said under this proposal that she was the Chair and worked with Representative Egolf and his concern was for the children to be protected them from being burned by the sun. They bought shade structures for their own children. That was how this came about. The City fortunately got capital outlay funds to do this project. What we tried to do was to use a uniform structure and parents could see that their children could get protection from the heat. Playgrounds are probably not in harmony with historic structures anyway. She asked the Board to please help them move it forward.

Present and previously sworn was Mr. Ray Herrera, who said this is the first time he had heard about this. He asked if it was paid for by the City.

Mr. Kluck explained that a state grant funded this project.

Mr. Herrera appreciated the intention for the kids. He took his grandson there often. But he disagreed with having large umbrellas throughout the whole park. He also asked if there was an ENN meeting at all.

Mr. Armijo explained that they are not required to have an ENN for the park.

Mr. Rasch agreed and added that the historic code has no ENN provision.

Mr. Herrera said he was sitting with some people from that neighborhood and they mentioned things that really needed attention. He thought the neighbors need to be given a chance to speak up at an ENN meeting for projects like this.

Mr. Eddy (previously sworn) said he had a hard time with this project and knew the community would also. He commended the staff for bringing the ramada alternative to the fore. It might cost a little more but he would support that idea.

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

Action of the Board

Mr. Katz said he was not against providing shade for the kids. He thought a ramada on the west side rather than beach umbrellas would be much more attractive. The historic district is different from the rest of the city.

Mr. Boniface agreed with Mr. Katz and expressed how in the previous case fabric awnings are considered inappropriate. They do look like beach umbrellas and something more sensitive to the east side and more in keeping with the historic preservation there would be more appropriate.

Mr. Katz moved in Case #H-15-028 at 1001 Canyon Road, to deny the application. Mr. Boniface seconded the motion.

Chair Woods cited as a finding for the denial that in Section 14-5.2, the Board finds that the application is not harmonious with adjacent buildings, does not preserve historic and characteristic qualities and does not conform to the applicable standards the architectural style sets out in Section 14-5.2.

Ms. Rios favored postponing this case instead of denial so they could come back with a different proposal.

Mr. Katz didn't want to postpone it. He understood they purchased a lot of equipment and he hoped they could be used in a different location.

The motion passed by majority (3-2) voice vote with Ms. Rios and Mr. Armijo dissenting.

- 10. Case #H-15-033. 845 B East Palace Avenue.** Downtown & Eastside Historic District. Cody North, agent for 843 EPA LLC, owners, proposes to remodel a contributing residential structure by constructing two portals totaling 84 sq. ft. on a primary elevation, increasing chimney height, other minor alterations, and constructing a coyote fence extension on a stuccoed yardwall, An exception is requested to alter the primary elevation (Section 14-5.2(D)(2)(c)). (Lisa Roach).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

845 B East Palace Avenue is a 1,423 square foot single family residence that shares portions of exterior walls with 845 C and 845 A East Palace Avenue, having possibly been subdivided at some point from a single residence. The home was constructed sometime prior to 1928 and possibly pre-1900 in a vernacular manner and is listed as contributing to the Downtown and Eastside Historic District. All windows and doors appear to be historic, except the kitchen window on the west side of the residence.

The applicant proposes to remodel the residence with the following items:

- (iii) Re-stucco the entire residence in cementitious El Rey "Madera";
- (iv) Sand and repaint all the windows and doors in Dunn Edwards "Marina" (a warm blue);
- (v) Replace the broken (non-historic) screen doors with new screen doors in the same warm blue color as the doors;
- (vi) Construct a coyote fence atop the low yardwall around the south courtyard to a height not to exceed 6 feet;
- (vii) Raise the height of the chimney 2 feet above the existing west parapet and move it in from the façade by 8 inches;
- (viii) Construct two sloped roof portals on the south (primary) elevation of the residence in order to cover and protect the two entry doors. One portal is proposed to be 8 feet by 6 feet, and the other 6 feet by 6 feet, and neither will exceed the existing height of the residence. The portals will be constructed of 6"x6" wooden posts, 6" viga rafters, rough sawn decking, and brai roofing with galvanized drip edge. An exception is requested to add new material to a primary façade, and the relevant code citations and exception criteria responses are provided below.

RELEVANT CODE CITATION: Section 14-5.2(D)(2)(c) "Additions are not permitted to *primary façades*."

EXCEPTION CRITERIA:

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

Response: The proposed portals are in keeping with the variety of different styles in the district. The portals are 300 yards from and not visible at the street scape of Palace Ave. So the portals will not damage the character of the streetscape.

Staff Response: Staff agrees with this response.

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

Response: These portals will prevent a hardship for the owner by providing a safe dry place to enter their

home which is free from ice, snow, hail, and lightning. It will also prevent a hardship for the owner as it will prevent rain from rotting out the threshold and floorboards at the doors. The portals will prevent an injury to the public welfare by protecting historic materials from the elements on the south side of the house which would otherwise destroy the historic doors.

Staff Response: Staff does not agree with this response.

(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts

Response: These portals will be built in a way that will complement the structure and façade they are attached to while keeping the home a distinct part of the district thus strengthening the unique heterogeneous character of the city.

Staff Response: Staff does not agree with this response.

(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape

Response: Due to the layout of this home the only reasonable and attractive placement of the main entrance is along this primary façade. So to create an inviting and useable entrance to this home we are proposing the portals on the only façade that will make sense as the entrance to the home.

Staff Response: Staff does not agree with this response.

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

Response: Being that the historic doors are facing south with no protection create a special circumstance and need to protect them from the elements for preservation. Keeping the elements away from the doors also prevents dangerous conditions to arise at the doors.

Staff Response: Staff agrees with this response.

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

Response: We went with a flat roof style of portal and building materials consistent to the area so that the look of the portal is unobtrusive as possible while maintaining the eclectic look of the city so that our city will

be livable for the current residents and future citizens. I believe this is the least negative approach to saving the historic material of this home.

Staff Response: Staff does not agree with this response.

STAFF RECOMMENDATION:

Staff defers to the Board as to whether the applicant's request meets the criteria for an exception to place additions on a primary façade, but otherwise recommends approval of this application in accordance with Section 14-5.2(D)(9) Height Pitch Scale and Massing and (E) Downtown and Eastside Historic District.

Questions to Staff

Chair Woods asked if that coyote fence was going on top for the wall in front of the primary façade.

Mr. Rasch believed so.

Chair Woods said, "That's too bad to stick a coyote fence on top of that wall in front of that very pretty façade."

Ms. Rios asked what the existing color of the windows is.

Mr. Rasch thought they were white.

Applicant's Presentation

Present and sworn was Mr. Cody North, 107 East Lupita Road, who didn't believe the portals proposed would affect historic status. They are small and not visible from the streetscape. Staff agreed with his response to the first criterion. On the second, the portals prevent a hardship for the owner on costs of maintenance of doors and windows. For the third, originally the owners proposed one large portal all across the front and he felt that was too heavy for the primary façade. He convinced them to shrink the portals to just protect windows and doors.

On criterion #4, due to the layout, the historic entrance is on the historic façade and he proposed the portals be there to maintain that. Staff agreed with #5. And for #6, they proposed that the portals be attached with ledger board so they could be reversed and not penetrate the walls. They are keeping all historic windows and doors.

The coyote fence is atop the wall but the wall is in front of a courtyard and not in front of the primary façade. The coyote fence is on the west side.

Questions to the Applicant

Chair Woods said this is a lovely building.

Mr. North said the coyote would keep it soft and charming the way it is now.

Mr. Boniface referred to page 23 showing the south elevation where the applicant is proposing a 24" coyote fence. He agreed with Chair Woods, finding the addition of coyote on top of walls made it look like they are too cheap to stucco a wall. He asked if the applicant would be willing to raise that stuccoed wall two feet and not to the coyote.

Mr. North said he could if the Board would agree to an opening in the wall.

Ms. Rios asked how tall the wall is now.

Mr. North said it is two feet on the inside and 4 feet on the outside. The cars split off there and go around them. They just want a little privacy there.

Chair Woods said it is publicly visible.

Mr. Rasch said the applicable streetscape is a 300' radius.

Mr. North thought it was from Palace.

Mr. Rasch clarified that the applicable streetscape is a 300' radius but the public can drive on the private driveway so it is considered a public way.

Ms. Rios concluded that it would be 6' high. She asked what the depth of portals would be.

Mr. North said the portals are 6' deep.

Mr. North added that his client wanted to change the trim color to a darker bronze. It was shown as light blue on the application. He shared copies of the picture and color [attached to the minutes as Exhibit 3].

Public Comment

There were no speakers from the public regarding this case.

Mr. Powell asked if he minimized the portals after the owner preferred to have the portal go across the whole wall.

Mr. North said that after they discussed it they agreed that they wanted to be more respectful to that façade.

Mr. Armijo said that to him, the house is almost Territorial but it calls for a square beam portal. On page 17, the photo shows it steps up on the right side. He asked if that was what the Board was looking at to carry the fencing the same way. A round post on small portals looks out of character - more rustic.

Chair Woods believed they were impacting the primary façade with these two portals and believed the same protection could be achieved with two eyebrows instead, one over each door. And that would not impact the primary façade as much.

Ms. Rios asked what Mr. North thought of using eyebrows instead.

Mr. North said he would rather not do eyebrows. The ledger board could be easily be taken off. That would be least impact on the façade instead of digging into the structure for eyebrows.

Chair Woods said the recess looked to be about a foot.

Action of the Board

Mr. Katz moved in Case #H-15-033 at 845 B East Palace Avenue to approve part of the application: the restucco, repainting of the wood, repairing of screen doors and raising of the chimney, the wall on the west stuccoed and suggested that it step down at the corner. He would find the exception criteria for portals have not been met and deny the portals.

Mr. Powell asked for an amendment to allow a window in the wall. Mr. Katz accepted it as friendly.

Mr. Boniface seconded the motion but it failed by a vote of two in favor and three against.

Mr. Armijo moved in Case #H-15-033 at 845 B East Palace Avenue, to approve the application with stuccoing instead of coyote with a step down to match existing and changing the doors to windows, raising the chimney and the portals and finding that the applicant has met the exception criteria. Mr. Powell seconded the motion.

Ms. Rios asked about the style of the portals.

Mr. Armijo recommended 6x6 material for the portals and approval of the black walnut color for the windows. The motion received a majority 3-2 vote with Ms. Rios and Mr. Boniface dissenting.

However, at the invitation of Mr. Rasch, Chair Woods cast a no voting, causing a tie vote and the motion lost.

Chair Woods said the portals really do impact the primary façade and she felt eyebrows would be much better.

Ms. Rios said the only reason she voted no was because of the dark window color. She thought the white color should remain. She thought porches could be removed.

Mr. Katz didn't understand that. An eyebrow would require more digging into the wall but these porches won't be removed and that was what people would be looking at for the next fifty years. An eyebrow has much less impact and nothing would be even better.

Ms. Rios moved to approve Case #H-15-033 at 845 B East Palace Avenue with the following conditions:

- 1. That rather than porches, the applicant put eyebrows above the windows;**
- 2. That the windows remain white; and**
- 3. That the wall be raised two feet with a step down according to the drawing. Mr. Boniface seconded the motion.**

Chair Woods asked for an amendment

- 4. That the eyebrows be lower than what the portals were proposed (two feet above the doors) and;**
- 5. That it have an opening in that wall.**

Ms. Rios accepted the amendments as friendly and the motion passed by majority (3-2) voice vote with Mr. Armijo and Mr. Boniface dissenting and Chair Woods not voting.

H. COMMUNICATIONS

Mr. Rasch announced that at the next meeting, the Board would be voting on historic awards. He knew of two nominations from the public - both minor. He was proposing the Drury Hotel for good reuse. Chair Woods wasn't sure.

I. MATTERS FROM THE BOARD

Chair Woods noted they would also have a special meeting sometime soon.

Mr. Rasch agreed. The administration is working on dates.

Chair Woods asked if the date it could be decided by the next meeting.

Mr. Armijo asked how they came up with 10 cases as a maximum per meeting.

Mr. Rasch said it was because of the long night that recently happened.

Chair Woods said the latest adjournment before that was 9:30.

Mr. Rasch said staff members requested ten cases (maximum). The next agenda is less than 10. The old business now has to have the same deadline as new business. The old business deadline is Friday.

Chair Woods pointed out that the Board has handled more than ten cases in the past and she don't feel they needed to limit the agenda to ten cases.

Mr. Armijo agreed. If 12 applicants meet the deadline, they should be served. Anything within the deadline should be heard.

Chair Woods asked Ms. Martínez to help out with that.

Mr. Armijo noted that staff has tripled from the time he joined the Board. He was not sure why the City is now limiting the caseload.

Mr. Shandler said it was his suggestion because his job is to prevent the Board from making arbitrary decisions toward the end of the evening. The decisions may become more challengeable.

Chair Woods said she had never been accused of being arbitrary and didn't think that would happen. The Board really does take each of them into consideration. She said she would get the Board through the meeting but asked that they not do that to the public. That is too hard on people.

Mr. Armijo asked, when it gets too late, if it isn't up to the Chair to postpone at that point

Mr. Shandler said that later cases are more disputed than earlier cases.

Chair Woods said that means it wasn't arbitrary. Everyone tries to consider the important factors in each one.

Mr. Armijo agreed but the Board could postpone cases if they ran out of time.

Mr. Shandler agreed.

Chair Woods was confident the Board could handle it.

Ms. Rios said in her experience, the Board has never postponed a case without hearing it.

Mr. Rasch said the Board did when James Hewitt was staff.

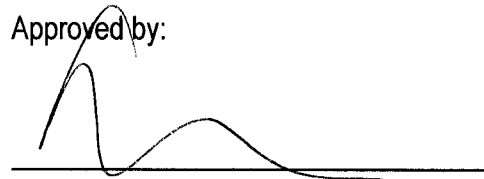
Mr. Boniface said he experienced that one time years ago.

Ms. Martínez said internally, staff is trying to manage the case load. This Board sees so much more than the Planning Commission so internally we are trying to see if we can assist with the caseload and be respectful of all that staff are trying to do.

J. ADJOURNMENT

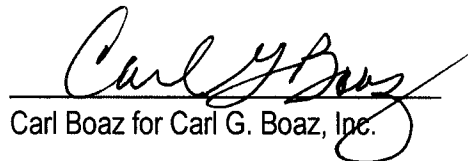
The meeting was adjourned at 8:45 p.m.

Approved by:

A handwritten signature in black ink, appearing to read 'Sharon Woods', written over a horizontal line.

Sharon Woods, Chair

Submitted by:

A handwritten signature in black ink, appearing to read 'Carl G. Boaz', written over a horizontal line.
Carl Boaz for Carl G. Boaz, Inc.