



Agenda

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HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, APRIL 22, 2008 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD MEETING

TUESDAY, APRIL 22, 2008 – 5:30 PM

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES and FINDINGS/CONCLUSIONS

MINUTES: March 25, 2008

FINDINGS/CONCLUSIONS: 166 Lorenzo Lane

- E. COMMUNICATIONS
- F. BUSINESS FROM THE FLOOR
- G. ADMINISTRATIVE MATTERS

1. Santa Fe Plaza. Downtown & Eastside Historic District. Public Works Department proposes Plaza Improvements that includes 1,500 square feet of concrete replacement and installation of three removable dark steel bollards as well as discussion of traffic circulation for left hand turns from Palace Avenue onto Washington Street. (Chip Lilienthal and Public Works Staff).
2. Discussion of wall and fence study along with current relevant ordinance and policy sections.

H. OLD BUSINESS

I. NEW BUSINESS

1. Case #H-08-042. 1317B. Cerro Gordo. Downtown & Eastside Historic District. Tim Curry/Design Solutions, agent for Doug & Patty McDowell, proposes to remodel a 3,344 sq. ft. non-contributing residence by removing 228 sq. ft. and constructing 2,218 sq. ft. of additions, constructing a 917 sq. ft. free-standing studio to a height of 13' where the maximum allowable height is 15'2", and construct 5' high yardwalls, vehicle and pedestrian gates, and a 6' high coyote fence. (David Rasch)
2. Case #H-08-044A. 532-536 Agua Fria. Westside-Guadalupe Historic District. Staff proposes an historic status review of the Contributing residential structure in the rear. (David Rasch)
3. Case #H-08-044B. 532-536 Agua Fria. Westside-Guadalupe Historic District. Lorn Tryk, agent for Railyard Apartments, LLC, proposes to remodel the Significant residential building with a 113 sq. ft. addition on the rear elevation to match existing adjacent height, remodel the rear residential building by increasing the height to 13' where the maximum allowable height is 16'5" and change window and door locations and dimensions, and construct a 3' high guardrail on the raised deck, 4" high interior yardwalls and an 8'6" high pergola. (David Rasch)

4. Case #H-08-043. 325 & 325 ½ Delgado Street. Downtown & Eastside Historic District. James Kindgren, owner/agent, proposes to construct an approximately 900 sq. ft. addition to a height of 15'4" where the maximum allowable height is 15'6" and the existing height is 13'6", alter a primary elevation by moving the portal 8'-9', restucco, and remodel an existing yardwall, pedestrian gates, and vehicular gates. An exception is requested to close an opening on a primary elevation and to alter a character defining element on a primary elevation of a contributing structure. Section 14-5.2(D,5,a,iii) and Section 14-5.2(D,1,a). (Marissa Barrett)
5. Case #H-08-045A. 130 E. Santa Fe Avenue. Don Gaspar Area Historic District. Staff proposes a historic status review of the Contributing free-standing garage in the rear. (David Rasch)
6. Case #H-08-045B. 130 E. Santa Fe Avenue. Don Gaspar Area Historic District. Richard Horcasistas, agent for Raney St. Peter, proposes to remodel the contributing residence by enclosing a 62 sq. ft. entry porch on a primary elevation and remove a chain link fence, and by demolishing a 282 sq. ft. garage and constructing a 473 sq. ft. studio to a height of 13'6" where the maximum allowable height is 20'4". An exception is requested to enclose the porch (section 14-5.2(D)(4)) and to construct an addition on a primary elevation (section 14-5.2(D)(2)(c)). (David Rasch)

J. MATTERS FROM THE BOARD

1. Silent ballot voting on nominations for 2008 Heritage Preservation Awards.

K. ADJOURNMENT

For more information regarding cases on this agenda, please call the Historic Preservation Division at 955-6605. Interpreter for the hearing impaired is available through the City Clerk's Office upon five (5) days notice. If you wish to attend the April 22, 2008 Historic Design Review Board Field Trip, please notify the Historic Preservation by 9:00 am on Tuesday, April 22, 2008.

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City of Santa Fe
Historic Design Review Board
April 22, 2008**

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MINUTES OF THE
CITY OF SANTA FE
HISTORIC DESIGN REVIEW BOARD

April 22, 2008

A. CALL TO ORDER

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

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Mr. Jake Barrow
Mr. Robert Frost

OTHERS PRESENT:

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

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

C. APPROVAL OF AGENDA

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

D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

MINUTES: March 25, 2008

Mr. Featheringill moved to approve the minutes of March 25, 2008 as submitted. Ms. Walker seconded the motion and it passed by unanimous voice vote.

FINDINGS/CONCLUSIONS:

H- 08-033. 166 Lorenzo Road [Postponed]

Ms. Walker said she did not remember that the applicant agreed to change the height from twelve feet to ten feet.

Ms. Barrett explained that it was a condition in the motion at ten feet.

Ms. Walker moved to approve the findings and conclusions of H-08-033. Ms. Rios seconded the motion and it passed by unanimous voice vote.

E. COMMUNICATIONS

Mr. Rasch announced that May 13th would be the only meeting in May and would be a full agenda. He said the agenda would include the state parking garage and Lensic project as well as a full agenda of cases. He explained that the council chambers were usurped because Monday was a holiday.

Chair Woods asked if they could have the meeting elsewhere. Mr. Rasch said he would look.

Mr. Rasch spoke of Earth Day and of Acoma. He showed the Santa Maria Church there built by John Gaw Meem. And also their Ha'aku Museum at the base of the mesa.

F. BUSINESS FROM THE FLOOR

None.

G. ADMINISTRATIVE MATTERS

- 1. Santa Fe Plaza. Downtown & Eastside Historic District. Public Works Department proposes Plaza Improvements that includes 1,500 square feet of concrete replacement and installation of three removable dark steel bollards as well as discussion of traffic circulation for left hand turns from Palace Avenue onto Washington Street. (Chip Lilienthal and Public Works Staff).**

Mr. Rasch presented the staff report on this project. He said that the Plaza renovation would be in several phases and currently there was one phase in process with the colored concrete was already laid. The City also proposed to put bollards on the Northwest corner and he pointed out the traffic entries and showed where they would make changes for the left turn lane at Washington.

Chair Woods asked Mr. Lilienthal if Public Works was aware that this work did come under the jurisdiction of the Board. Mr. Lilienthal agreed.

Mr. Lilienthal said the concrete work was done and now they would have a surface that would drain off when snow melts. The radials had not been touched. The joints were the same as when they were designed. And now they had continuous concrete all the way around the obelisk and all the way to Palace Ave. He said all that remained to be done was the ADA ramp that was being widened and the placement of the bollards.

He said Phase 2 was everything within the park and hopefully doing something with the transformer. PNM was cooperating but didn't have enough technology for an underground vault.

He hoped it would go out for construction by the end of September. As soon as the plan designs were available, they would be brought here to the H Board.

He provided a color sample of the bollards. They were selected because three years ago a roundabout was being done at judicial court on Federal Place. The bollards were selected by HPD (state) and they matched what was shown in the picture.

Mr. Lilienthal said the ADA ramps were 48" wide and needed a five foot turn around. They went to 8' because Parks needed it for loading and unloading. That was also why they chose removable bollards. The ramps would be concrete with the yellow detectable surface.

Ms. Shapiro noted the letter mentioned ground lights at the monument and asked for details.

Mr. Lilienthal said the new lighting at the plaza would be in phase 2 but they needed to get the conduit into the obelisk. It would be a low wattage foot path around the

obelisk with CFL bulbs but didn't know the wattage. He said the lighting was not part of this submittal but just the conduits. He said the conduit would allow connections for audio-visual devices and for power.

Ms. Rios asked how many bollards total were in the proposal.

Mr. Lilienthal said there would be three and would be placed in the ADA ramp.

Mr. Rasch said it was at the northwest corner. He pointed it out on the drawings.

Chair Woods asked if that followed Dorothy Victor's recommendations.

Mr. Lilienthal agreed. Everything she recommended was done by addendum.

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

Chair Woods clarified that they were voting on the bollards, the ramp with the conduit.

Mr. Featheringill asked if there were other green colors for the bollards to match the other green in the plaza.

Mr. Lilienthal said there was a very limited selection for removable bollards and this matched as closely as possible with the garbage cans in the plaza...

Mr. John Romero presented the left turn portion and started with the history that included an accident a few years ago that brought the City to prevent left turns at Washington. The City tried numerous things. Recently orange barrels were tried. Now there were two proposals to review. One option allowed left turns and the other didn't. They would have bollards that would make people turn right before turning left.

Chair Woods asked if the brick walls were part of it.

Mr. Romero explained that they were medians for channeling traffic and would be embossed concrete, six inches high.

Ms. Walker asked how many of these bollards were needed.

Mr. Romero didn't know but said it would be just enough to delineate a curve there. He thought it would be fewer than 15 probably around 7 or 8.

Ms. Rios asked if they considered anything other than bollards that might be more attractive.

Mr. Romero said they did but other things like the planters got moved about. He said

the bollard bases would be fixed and flush with the pavement when the bollards were removed.

There were no speakers from the public regarding this case.

Chair Woods summarized the components and asked what color the medians would be.

Mr. Romero said they would pick from the five colors in the Board's approved palette for the sidewalks.

Mr. Featheringill asked if they could use real brick. Chair Woods agreed.

Ms. Shapiro asked if the medians would be painted yellow.

Mr. Romero said only the noses would be yellow.

Ms. Rios moved for approval with the ADA ramp at 8', that the three bollards at the ADA ramp be approved in a dark green color; that lighting on the Plaza be brought back to the Board; that the six inch medians be of real brick and that the bollards for the left turn on Washington be as few as possible to make the project viable. Ms. Walker seconded the motion and it passed by unanimous voice vote.

Chair Woods thanked them for coming.

2. Discussion of wall and fence study along with current relevant ordinance and policy sections.

Ms. Walker moved to postpone this matter until Jake Barrow was present. Ms. Rios seconded the motion and it passed by unanimous voice vote.

H. OLD BUSINESS

None.

I. NEW BUSINESS

- 1. Case #H-08-042. 1317B. Cerro Gordo. Downtown & Eastside Historic District. Tim Curry/Design Solutions, agent for Doug & Patty McDowell, proposes to remodel a 3,344 sq. ft. non-contributing residence by removing 228 sq. ft. and constructing 2,218 sq. ft. of additions, constructing a 917 sq. ft. free-standing studio to a height of 13' where the maximum allowable height was 15'2", and**

construct 5' high yardwalls, vehicle and pedestrian gates, and a 6' high coyote fence. (David Rasch)

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

BACKGROUND AND SUMMARY:

"1317B Cerro Gordo Road is a single-family residence that was constructed in the late 1950s in the Spanish-Pueblo Revival style. The building was remodeled in the 1980s. The building is located on a private drive. It is not public visible and it is listed as non-contributing to the Downtown & Eastside Historic District.

"On October 24, 2006 and February 13, 2007, the HDRB approved projects to remodel the property by constructing additions and fences. Now, the applicant proposes to remodel the property with the following four items:

1. "Approximately 228 square feet of heated space will be removed, which includes the removal of a pitched roof clerestory, and approximately 2,218 square feet of additions will be constructed on the primary residence. The additions will include a master bath suite and sleeping portal off of the master bedroom, a daybed nook in the library, a recessed portal on the guest bedroom, a recessed entry portal, a rear living portal, and an attached garage.

"Doors and windows will be altered with new windows meeting the divided light rule. Trim color will be white, but added Territorial Revival pediments will be turquoise. Exposed wood will be stained and stucco will be 'Adobe.' 26 skylights are proposed.

2. "The non-complete adobe chapel which was initiated without a permit will be removed.
3. "A free-standing studio will be constructed at the northwest corner of the property to a height of 13' where the maximum allowable height is 15' 2" as determined by a radial calculation. The studio is designed in the Spanish-Pueblo Revival style with wall-dominated massing, battered walls, divided light windows and doors, and a portal with exposed wooden rafter, header, and viga posts.

"The northeast elevation will feature a large circular window with divided lights.

4. "Coyote fences to 6' high and stuccoed yardwalls to 5' high are proposed. Battered pilasters flank vehicle and pedestrian gates.

STAFF RECOMMENDATION:

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

Ms. Rios commented that circular windows were not very common.

Mr. Rasch agreed and said they were not part of Territorial or Pueblo; not a traditional element

Ms. Walker asked if the gate would be a see-through style.

Present and sworn was Mr. Doug McDowell, 1317B Cerro Gordo, Santa Fe, who said the gates were wrought iron and were see through. He said he didn't think there were 26 skylights but they were not visible.

Ms. Shapiro noted on the east elevation there was a window really close to the window and asked if it wrapped around.

Mr. McDowell said it did and would have a post in the corner. He said it was not visible. He explained that to the east was a 20' berm so it would not be visible.

The Board counted the skylights that numbered at least 24.

Ms. Rios asked if he would consider eliminating the round window.

Mr. McDowell said if the Board would prefer a traditional window there it would be acceptable.

Public Comment

Ms. Stefanie Beninato, 604½ Galisteo Street, was sworn. She said the amount of skylights seemed too much to her although it was not a contributing building. She felt skylights should require variances since they were not traditional. The McDowells were excellent builders and people of integrity and also the skylights should not be visible at all. She asked the Board to be careful and be specific that they were looking at the whole building and not just a façade.

She said she appreciated that the Board was doing a subcommittee for the checklist and including those things in writing.

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

Chair Woods briefly summarized their discussion.

Ms. Walker thought the size and shape of traditional window should be checked by staff.

Ms. Walker moved to approve Case 08-042 per staff recommendations and the

conditions that

1. The applicants verify the number of skylights and demonstrate to staff that they were not visible and
2. Provide substitute drawings of the window as traditional with size and details to staff for review and approval.

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

2. **Case #H-08-044A.** 532-536 Agua Fria. Westside—Guadalupe Historic District. Staff proposes an historic status review of the Contributing residential structure in the rear. (David Rasch)

Chair Woods recused herself from this case and left the bench. Vice Chair Rios chaired this portion of the meeting.

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

BACKGROUND AND SUMMARY:

“532-538 Agua Fria Street is a multi-family adobe structure that was originally constructed before 1902. A rear addition was constructed between 1908 and 1930. The building is listed as significant to the Westside-Guadalupe Historic District and this is supported by the Historic Cultural Property Inventory (HCPI) of 1996. The street-facing north and west elevations are considered to be primary.

“532½-538½ Agua Fria Street is a multi-family structure that was originally constructed as several free-standing buildings. By 1930 an adobe garage with an attached shed was constructed at the east side of the rear lot. Between 1948 and 1953 a free-standing residential structure was built at the west side of the rear lot. Sometime between 1958 and 1969 these structures were combined into a single structure. There is evidence that a unifying roof was attached to an adjacent yardwall in 1960. Therefore, the original historic integrity of the structures has been lost by the non-historic alteration as converted outbuildings.

“The 1996 HCPI recommends non-contributing status for this rear structure but it is officially listed as contributing to the Westside-Guadalupe Historic District. The applicant requests an historic status downgrade.

STAFF RECOMMENDATION:

“Staff recommends a downgrade in historic status from contributing to non-contributing for the rear building due to loss of historic integrity from non-historic dates of alteration and additions.”

Present and sworn was Mr. Lorn Tryk, 206 McKenzie, Suite F-2.

Mr. Tryk said their best dating estimate on when it was attached was 1960. Mary Ragins described some correspondence that indicated 1960.

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

Ms. Walker moved to approve the request to downgrade the rear building of the subject property from contributing to non-contributing. Ms. Shapiro seconded the motion and it passed by unanimous voice vote. Chair Woods had recused herself.

- 3. Case #H-08-044B.** 532-536 Agua Fria. Westside-Guadalupe Historic District. Lorn Tryk, agent for Railyard Apartments, LLC, proposes to remodel the Significant residential building with a 113 sq. ft. addition on the rear elevation to match existing adjacent height, remodel the rear residential building by increasing the height to 13' where the maximum allowable height was 16'5" and change window and door locations and dimensions, and construct a 3' high guardrail on the raised deck, 4' high interior yardwalls and an 8'6" high pergola. (David Rasch)

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

BACKGROUND AND SUMMARY:

"532-538 Agua Fria Street is a multi-family adobe structure that was originally constructed before 1902 with a rear addition between 1908 and 1930. The building is listed as significant to the Westside-Guadalupe Historic District and the street-facing north and west elevations are considered to be primary.

"532½-538½ Agua Fria Street is a multi-family structure that was originally constructed as several free-standing buildings between 1930 and 1953 which were combined into a single structure during a non-historic period. The building is listed as non-contributing to the District.

"The applicant proposed to remodel the property with the following nine items.

1. "A 113 square foot addition will be constructed on the rear elevation of the front building. The addition will be 6" lower than the adjacent parapet height and finished will match existing.
2. "Historic windows will be rehabilitated or replaced in-kind, if beyond repair and the trim color will be repainted to match existing "Pale Blue" color.
3. "The brick walls will be repaired and repointed.

4. "A 36" high iron guardrail will be installed at the front raised concrete platform. The design is simple vertical members and the color was not specified. The maximum allowable streetscape height is 51".
5. "The shed roof on the rear building will be removed. The structure height will be increased from 10.25' to 13' where the maximum allowable height is 16' 5". The flat roof will be concealed with brick coping on a parapet.
6. "All locations and opening dimensions of doors and windows will be altered. The north elevation will feature divided-light French doors and transom windows and a 4-over-4 double hung window. Trim color will be white.
7. "The rear building will be restuccoed in cementitious 'Buckskin.'
8. "Stuccoed yardwalls will be constructed to enclose the rear yard to a height of 5'. Pedestrian gates will be white-painted wooden slat. Two 8' 6" high pergolas are proposed at sides of the rear yard.
9. "Mechanical units will be installed on the roofs and they will not be publicly visible.

STAFF RECOMMENDATION:

"Staff recommends approval of this application which complies with Section 14-5.2©) Regulation of Significant Structures, 14-5.2 (D) General Design Standards, and 14-5.2(I) Westside-Guadalupe Historic District design standards."

Ms. Shapiro asked if point #2 in the staff report was for the front building. Mr. Rasch agreed.

Present and previously sworn was Mr. Lorn Tryk. He said they assessed each opening and some were repairable but others were not and would be replaced. Most of the doors were not historic and would be replaced with a style of an existing historic door and repeating it across the front and a style on the back and repeating across the back.

He said there were gas pipes and conduit all over it which they would remove. They were proposing to keep single glazing on historic windows with interior panels and had found narrow muntins for replacement. They chose windows that were in keeping with the windows there now.

Vice Chair Rios asked for the guard rail color.

Mr. Tryk said it was steel and black. He said they followed Mary Ragin's recommendation that it not be historic looking.

Ms. Walker asked if he could raise the parapet in back enough to hide the mechanicals on the roof.

Mr. Tryk said they could, that 13' parapets with 9' ceilings would shield it.

Vice Chair Rios asked him to describe the guard rail as the drawing was not very detailed.

Mr. Tryk described it and said it would have an extruded wrought iron cap. They were raising the height of the street wall by eight inches. The total height was 3' 6".

Vice Chair Rios asked which windows would be replaced.

Mr. Tryk said on the street elevation at the east end was a fixed window - nonhistoric being replaced with a pair of four over four windows.

He said they would repair the door and transom, replacing the door in the middle (non-historic solid door), repair a window, replacing two doors and then across the back on eastern side, the non-historic window was being replaced. And one other on the very east end - two being replaced. They were non-historic windows.

Ms. Shapiro asked if he was not changing any openings. Mr. Tryk agreed.

Vice Chair Rios asked if there would be any replacement of brick.

Mr. Tryk said no but there would be repointing throughout and major repair. There were places on the front parapet that were falling down and they would need to be reset. On the back, south elevation, a corner had settled and the arches needed to be reset.

Ms. Shapiro asked about the pipes.

Mr. Tryk said they were getting rid of the flues but the meter would stay.

Ms. Shapiro asked about exterior lighting.

Mr. Tryk said they would like to replace the lighting fixtures at the door. He wanted to get the Board's read on it and come back with a proposal for new lights.

Ms. Shapiro noted there were a couple of nice trees. There were two pergolas that might interfere, especially on the west side.

Mr. Tryk pointed out a large apricot, a large Austrian Pine and a small apricot tree. In order to save the pine they would have to eliminate that pergola. He said it was the

least imp part of the project and the owners have agreed. He said it was about 3½" caliper and transplanting was questionable.

Mr. Featheringill noted on page 8 there were a couple of possible building expansion areas.

Mr. Tryk said they were not doing those because they couldn't be done without a lot coverage variance.

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

Ms. Shapiro moved to approve Case #H 08-044B per staff recommendations and the condition that

- 1. The lighting details be brought back to staff;**
- 2. Remove the pergola to save the tree;**
- 3. Flues shown on the drawings would be removed.**

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

Chair Woods returned to the bench after the vote.

- 4. Case #H-08-043.** 325 & 325 ½ Delgado Street. Downtown & Eastside Historic District. James Kindgren, owner/agent, proposes to construct an approximately 900 sq. ft. addition to a height of 15'4" where the maximum allowable height was 15'6" and the existing height was 13'6", alter a primary elevation by moving the portal 8'-9', restucco, and remodel an existing yardwall, pedestrian gates, and vehicular gates. An exception was requested to close an opening on a primary elevation and to alter a character defining element on a primary elevation of a contributing structure. Section 14-5.2(D,5,a,iii) and Section 14-5.2(D,1,a). (Marissa Barrett)

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

BACKGROUND AND SUMMARY:

"The approximately 1,837 square foot, Spanish Pueblo Revival style, multi-family residence was constructed from 1947 - 1949 with later addition from 1951 - 1958. The 2007 Historic Cultural Properties Inventory suggested that 'Despite modern window replacements, the building retains historic integrity of location, design, setting, and feeling' and therefore recommends that the building is contributing to the Downtown and Eastside Historic District.

"The HDRB heard a status review for this building on November 13, 2007 and upgraded the historic status from non-contributing to contributing.

"This application proposes the following alterations:

"Construct an approximately 810 square foot master bedroom and on-car garage addition to the non-primary, north, Calle Corvo street-facing elevation. The addition will be to a height of 15' 4" where the existing height is 13' 6" and the maximum allowable height is 15' 6". The addition will include true-divided light windows, wood garage doors, and exposed wood viga ends. Window color will be a transparent stain or a color to match the historic street window on the primary west elevation.

"Construct an approximately 90 square foot addition to the non-primary, non-publicly visible east elevation to match existing height. The addition will have three large windows which do not meet the 30" window rule. Also proposed for this elevation is the removal of a door overhang, infill of one window, replacement of a window with a divided light door, and a new divided light door at the proposed new addition to the north. Doors and windows for this elevation are proposed aluminum-clad to help with the maintenance issues. Window color will be a transparent stain or a color to match the historic steel window on the primary west elevation.

"The application proposes moving the historic portal approximately 8' - 9' towards the north on the primary, east, Delgado Street facing elevation. Also proposed for this elevation is the replacement of a non-historic, non-compliant window with a true divided light window. The historic window opening dimensions will be retained. The door closest to the south elevation will be closed off from the interior and the historic opening will be retained from the exterior. The horizontal window at the northern corner of the west elevation will be removed and stuccoed over. The window was added when the carport was infilled at an unknown date. The historic doors and steel casement window will be restored.

"The applicant has requested an exception to Section 14-5.2 (D, 1, a) to alter a character-defining element on a primary elevation which is relocating the portal approximately 8' - 9' towards the north, and Section 14-5.2 (D, 5, a, iii) to close an opening on a primary elevation. As required by City code the applicant has answered the questions in Section 14-5.2 (C, 2, c, i-vi).

"Four skylights are indicated on the floor plans. The applicant would like to change the current yellow-green stucco color on the existing building to El Rey 'Buckskin' and stucco the new additions a slightly lighter color, El Rey 'Fawn' to differentiate the historic building from the additions.

"No alterations are proposed for the south elevation other than the stucco change.

"Lastly proposed are the following alteration to the walls and gates:

"Remove the wood vehicular gate on the west, Delgado Street facing elevation and relocate the opening to the southern corner of the property. The 12' long opening will be

infilled with CMU wall and a wood pedestrian gate with an entry header. The new wood vehicular gate will be 10' long and 4' high and will have a woven pattern. The wall height will be increased from 4' 1" to 4' 3". The existing wire fence at the northern end of Delgado Street will be replaced with coyote fence. The coyote fence will have irregular latilla ends and will not exceed the maximum allowable height of 4' 3".

"A portion of the wall at the northwest corner of Delgado Street and Calle Corvo will be moved back approximately 3' from the corner to meet the triangle visibility rule for zoning. A new wood pedestrian gate with arched header will be installed at the corner.

"The 5' high, 12' 6" long vehicular gate along the north Calle Corvo facing wall will be replaced with a 4' high, 12' long sliding wood vehicular gate in a woven pattern. The wire fence at the western end of the wall will be replaced with a coyote fence. The coyote fence will have irregular latilla ends and will be to a height of 4' 3" where the maximum allowable height is 4' 8". The wall height will be increased from 4' 1" to 4' 3" where the maximum allowable height is 4' 8". The walls will be stuccoed in El Rey 'Buckskin' to match the building.

STAFF RECOMMENDATIONS:

"Staff recommends denial of the exception unless the Board has a positive finding of fact to grant an opening alteration on a primary elevation and to alter a character-defining element on a primary elevation. Otherwise staff recommends approval on the condition that all windows not under the portal meet the 30" window rule, that there are no publicly visible skylights or rooftop appurtenances, that wood portal and gate color is clarified, and that exterior light fixtures are approved by staff before a building permit is submitted."

Chair Woods asked if anything in the proposal would cause it to lose its status.

Ms. Barrett said the portal move could.

Present and sworn was James Kindgren who clarified that the wall on the Delgado side was 4' 1" to 4' 6" because of grade changes and would not be changed.

Ms. Walker asked if the proposed gates would be a see-through design.

Mr. Kindgren said they had some issues with people shooting vehicle windows. He showed the design.

Ms. Walker asked if they would continue to have two vehicle gates.

Mr. Kindgren agreed and said one was to be moved and both with the same design.

Ms. Shapiro asked what the original stucco color was. She noted that the yellow stucco had been there awhile. She wondered if they would consider keeping it.

Mr. Kindgren said the neighbors would like to see it changed and he didn't like it.

Ms. Barrett said she didn't know if it was original but they could do a scrape test.

Mr. Kindgren said he had done a few and it seemed to be the only color.

Ms. Rios asked if he were recommending two colors.

Mr. Kindgren said that Mary Ragins recommended that.

Ms. Rios asked if he would meet the 30" rule. Mr. Kindgren agreed.

Ms. Walker felt two colors would be appropriate if he kept the original color as one of them but wasn't sure it was if he changed both.

Ms. Barrett said the staff recommendation was for two colors.

Chair Woods asked him to address the portal for the Board. The other things were not as much of a concern.

Mr. Kindgren said the reason was for function. Having two front doors was confusing and he felt it just didn't look good. He also wanted to give the historic window more protection.

Chair Woods disagreed, since the duplex was part of its history. She encouraged the Board not to lose this historic defining feature. It was a sweet building and she hated for it to lose its status.

Mr. Kindgren said he understood and could put up a sign to use the other door.

Mr. Featheringill asked if it could be changed to a window.

Ms. Barrett said it could as long as he kept the header, he could pull up the sill.

Mr. Featheringill said this house was built as a single family and then converted to duplex so he thought it would be good to find the original door.

Mr. Kindgren - the original part was on the south and additions were made to the north. He said he was open to suggestions.

Chair Woods asked if he did a window there if it would retain its status.

Ms. Barrett agreed.

Public Comment

Mr. Richard Sellers, 327 Delgado, was sworn in. He said he had not had a chance to look at the statement of staff regarding this house but was the next door neighbor. He said he and his wife had been there since 1972 and he believed the stucco color was changed after he moved there. He said he remember being disappointed at the color that, in his opinion, was very unattractive. He said he checked with the Spray family (late 1976).

He said he was not sure of the architectural integrity of the building. It was put together in piecemeal fashion and not in particular harmony with the neighborhood. He thought Ms. Spray added on to it after she was widowed in the 1940's.

He had a concern with the extra door there and thought it looked much better with the lattice there rather than two doors. It had aluminum screen doors on it at one time. He thought it was a puzzling aspect of that building.

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

Ms. Barrett recommended that to raise the door and use the historic door on the entry for the new addition would be acceptable.

Mr. Kindgren said okay.

Ms. Shapiro moved for approval of Case #H 08-043 with conditions that

- 1. Deny the exception for moving the portal and filling in the door,**
- 2. Recommending to remove the door to the new addition and raise the doorway for a window with drawings of the window brought back to staff for approval,**
- 3. Keep the portal where it was with the viga ends and canales;**
- 4. Reconsider the stucco color and work with staff on it,**
- 5. The new addition not have a different stucco color,**
- 6. Exterior lighting details be presented to staff for review and approval.**
- 7. The exception to infill the window be granted finding that the responses met the exception criteria.**

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

- 5. Case #H-08-045A. 130 E. Santa Fe Avenue. Don Gaspar Area Historic District. Staff proposes a historic status review of the Contributing free-standing garage in the rear. (David Rasch)**
Mr. Featheringill recused himself and left the bench.

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

BACKGROUND AND SUMMARY:

"130 East Santa Fe Avenue is a wood-frame single-family residence that was constructed before 1930 in the Spanish-Pueblo Revival style. The residence has been altered with a rear addition and the replacement of historic windows. The building is officially listed as contributing to the Don Gaspar Area Historic District. The street-facing north elevation is considered as primary.

"The 1982 Historic Cultural Properties Inventory (HCPI) recommends contributing historic status. However, subsequent notations and an attached memo from preservation staff in 1992 suggest that alterations have compromised the structure sufficiently to warrant a study for downgrade. Present staff does not agree with this determination since the character defining elements of historic streetscape massing, undulating parapets, and battered recessed entry porch remain intact. Therefore, the residence meets the criteria of contributing with alterations which do not change most of the character defining elements.

"A 282 square foot free-standing garage at the rear of the property was constructed with CMU block at an unknown date. The garage has not historic character and it is not cited on the HCPI as an associated building. However, the garage is listed as contributing to the Don Gaspar Area Historic District. This may have been officially listed in error when mapping was being performed as it has been shown to be the case with multiple structures on a property where inventory information is lacking. The roof has collapsed and the current owners began to destroy the garage when a stop work order was issued.

STAFF RECOMMENDATION:

"Staff recommends an historic status downgrade from contributing to non-contributing due to loss of material and lack of historic character."

Present and sworn was Mr. Richard Horcasitas, who said there were two letters shared, one of them from the former owner. The first letter talked about Rita Harvey who lived there. She recently sent a notarized letter that it had a wood garage with a tin roof and her parents removed it and put up a cinder block garage. It was built within the five foot side setback. If it was downgraded, it would be built at the proper setback.

Ms. Rios moved that the main house remain contributing and garage be downgraded to non-contributing. Ms. Walker seconded the motion and it passed by unanimous voice vote.

- 6. Case #H-08-045B.** 130 E. Santa Fe Avenue. Don Gaspar Area Historic District. Richard Horcasitas, agent for Raney St. Peter, proposes to remodel the contributing

residence by enclosing a 62 sq. ft. entry porch on a primary elevation and remove a chain link fence, and by demolishing a 282 sq. ft. garage and constructing a 473 sq. ft. studio to a height of 13'6" where the maximum allowable height was 20'4". An exception was requested to enclose the porch (section 14-5.2(D)(4)) and to construct an addition on a primary elevation (section 14-5.2(D)(2)(c)). (David Rasch)

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

BACKGROUND AND SUMMARY:

"130 East Santa Fe Avenue is a wood-frame single-family residence that was constructed before 1930 in the Spanish-Pueblo Revival style and a freestanding CMU block garage in the rear that was constructed at an unknown date in a vernacular manner. The residence is officially listed as contributing to the Don Gaspar Area Historic District and its street-facing north elevation is considered as primary. The garage is officially listed as non-contributing to the District.

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

1. "The recessed entry porch on the north, primary elevation will be infilled. An exception has been requested to alter a primary elevation with an addition (Section 14-5.2 D, w, c) and to infill a porch (Section 14-5.2 d, 4).

"The entry door opening on the interior west elevation will be altered to the north elevation and it appears that the existing door will be reused. The open wall on the exterior west elevation will be infilled with a 1-over-1 double hung window to match existing windows.

2. "The east elevation double-hung window on the rear addition will be removed and the opening will be altered to install a pedestrian door that matches the front entry door in style. Also, the windows or a similar window will be installed in a new opening on the elevation.
3. "The chain link fence and chain link pedestrian gates at the front and east side of the property will be removed. There is no proposal to replace the fence with a fence or wall.
4. "The wooden fence on the rear west side of the property will be removed and replaced with a 6' high coyote fence with irregular latillas.
5. "The garage roof has collapsed and the current owners began to destruct the building when a stop work order was issued. The 282 square foot garage will be demolished and replaced with a 473 square foot studio.

"The garage is determined to not have historic or architectural significance. It is not

an essential part of a unique street section and it is in a state of disrepair.

6. "The studio is designed in the Spanish-Pueblo Revival style with wall-dominated massing, flat roof with through-parapets canales, exposed wooden lintels, divided-light windows, and a portal with exposed wooden pergola roof, header, carved corbels, and a viga post. Finishes are cement stucco in 'Adobe' and stained wood trim.

"The studio will be 13' 6" high where the maximum allowable height is 20' 5".

STAFF RECOMMENDATION:

"Staff recommends denial of the exception request to alter a primary elevation and infill a porch unless the Board has a positive finding of fact to approve the exception. Otherwise, this application complies with Section 14-3.14(G) Standards for Demolition of Historic Structures, 14-5.2 (C), Regulation of Contributing Structures, 14-5.2 (D) General Design Standards, and 14-5.2 (H) Don Gaspar Area Historic District design standards."

Present and previously sworn was Mr. Richard Horcasitas, who had nothing to add...

Chair Woods asked if there was anything in the proposal that would cause it to lose its status.

Mr. Rasch said there was nothing on the east but the front was interesting. He said the recessed porch and undulating parapet were the primary character defining elements so infilling would change its status.

Ms. Rios asked about other homes in the area.

Mr. Rasch showed pictures of some that were open and others that were infilled. Most were exposed portals of inset porches.

Ms. Shapiro asked he would consider infill on the west side as changing the status.

Mr. Rasch said no. and maybe they should consider an inset.

Mr. Horcasitas said he was here to answer questions. The goal was to increase the bedroom area with a closet. The infill would allow a closet there and leaving a recess was okay.

He showed one down the street and said they didn't want to add onto the primary elevation.

Chair Woods said she understood why he wanted to do it but it was hard to lose its

status for a bedroom closet. She was concerned about that. She added that the infill window there was pretty awful.

Present and sworn was Mr. Raney St. Peter.

Mr. Horcasitas said they understood the concerns of the board. He referred to the floor plan and asked if they could bring it in two feet for the closet.

Mr. Rasch thought that was a good suggestion but it still required an exception.

Chair Woods asked if they could replace that horrendous window.

Mr. Horcasitas said he thought they could replace it. He showed the window across the street.

Chair Woods said the Board could not redesign it right now but staff could review and approve a new design.

Mr. Horcasitas suggested recessed and bullnosed with lights on the sides.

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

Mr. Horcasitas pointed to the east elevation where the door would be removed. He said the drawing was incorrect and both openings would be closed.

Mr. Rasch agreed.

Mr. Horcasitas said that on the studio they drew in divided light windows and would like to bring it to board or staff. He said they were seeing one over one windows in the neighborhood and would like to make different suggestions on the guest house.

Chair Woods thought he had a lot of different designs on the windows and needed to come up with the pattern and maybe the board could refer that to staff or have him come back. There were a lot of things going on. She said that without the elevation drawings, she was not comfortable discussing it.

Chair Woods summarized the Board's discussion.

Ms. Rios moved to approve Case #H 08-045B with the following conditions:

- 1. that the porch be infilled by two feet,**
- 2. losing the window,**
- 3. adopting the exception responses on page 12,**
- 4. that the applicant decide on the different window patterns for main house and guest house and bring back to board;**
- 5. that the removal of chain link fence be approved;**

6. that the garage be demolished

Ms. Walker seconded the motion and it passed by unanimous voice vote. Mr. Featheringill had recused himself.

Mr. Featheringill returned to the bench after the vote.

J. MATTERS FROM THE BOARD

1. Silent ballot voting on nominations for 2008 Heritage Preservation Awards.

Mr. Rasch showed images of the nominees for the historic preservation restoration award and then those for the compatible new construction award.

The board discussed what they would be voting on in the awards.

Mr. Featheringill moved to do one commercial and one residential award. Ms. Walker seconded the motion. The motion was defeated by a vote of two to two.

Ms. Rios moved that they have 3 categories: Compound, Residential, and Commercial. Ms. Walker seconded the motion and it passed by unanimous voice vote.

Ms. Rios moved to have two awards in new construction. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

Ms. Walker moved to consider other nominees for Sara Melton award. Ms. Rios seconded the motion and it passed by unanimous voice vote.

The Board discussed the nominees before casting their ballots.

K. ADJOURNMENT

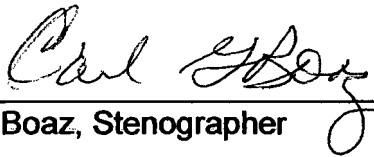
Ms. Rios moved to adjourn the meeting. Ms. Walker seconded the motion and it passed by unanimous voice vote.

Having completed the agenda and with no further business to come before the Board, the meeting was adjourned at approximately 7:45 p.m.

Approved by:

Sharon Woods, Chair

Submitted by:



Carl Boaz, Stenographer