



# Agenda

CITY CLERK'S OFFICE

DATE 2/22/17 TIME 9:44am

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## HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, February 28, 2017 at 12:00 NOON

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

## HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, February 28, 2017 at 5:30 P.M.

CITY COUNCIL CHAMBERS

\*\*\*Amended\*\*\*

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: February 14, 2017
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-16-110. 486 Camino Don Miguel.  
Case #H-16-106A. 418 Apodaca Hill.  
Case #H-17-004. 625 Camino del Monte Sol.  
Case #H-17-006. 310 Irvine Street.  
Case #H-17-007B. 908 Old Santa Fe Trail.

Case #H-16-030. 911 Roybal Street.  
Case #H-17-003. 1405 Paseo de Peralta.  
Case #H-17-005. 912 Canyon Road.  
Case #H-17-007A. 908 Old Santa Fe Trail.  
Case #H-17-008. 220 Otero Street.

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

1. Case #H-17-002. 600 Camino del Monte Sol. Downtown & Eastside Historic District. Vahl Jackson, agent for Carolyn Blackburn, owner, proposes to construct a yardwall to the maximum allowable height of 4'8" and vehicle and pedestrian gates to a height of 4'2" on a non-contributing residential property. (David Rasch)
2. Case #H-17-009. 1594 Cerro Gordo Road. Downtown & Eastside Historic District. Suby Bowden and Associates, agent for Robert Gaylor, owner, propose to construct a 3,190 sq. ft. residence to a height of 16' with a downhill overall height of 20' on a sloping site where the maximum allowable height is 13'2" and a 1,499 sq. ft. guest house to a height of 13' with a downhill overall height of 15' on a sloping site, and yardwalls and coyote fence to a height of 6'. (David Rasch)
3. Case #H-17-010 352 Hillside Avenue. Downtown & Eastside Historic District. Barbara Felix, agent for Arnold and Sandra Rewado, owners, proposes to construct 161 sq. ft. of additions, and replace windows and doors on a non-statused residential structure. (David Rasch)
4. Case #H-17-011. 550 Camino del Monte Sol. Downtown & Eastside Historic District. Lorn Tryk, agent for Thomas Stoner and Laurie Larsen, owners, proposes to construct a 4' high coyote fence and a vehicle gate to a height of 5'11" where the maximum allowable is 6' at a significant residential property. (Nicole Ramirez Thomas)
5. Case #H-17-012. 113 Jimenez Street. Westside-Guadalupe Historic District. Will Mee, agent for Jared Slotoroff, owner, proposes to remodel a non-contributing residential structure including changing windows and doors, constructing a 42 sq. ft. pergola to a height of 7', a 6' high yardwall and a pedestrian gate. (Nicole Ramirez Thomas)
6. Case #H-17-013A. 522 Halona Street. Downtown & Eastside Historic District. Tim Curry, agent for David Powell, owner requests designation of primary elevations of a contributing residential structure. (Nicole Ramirez Thomas)

7. Case #H-17-014A. 201½ Ambrosio Street. Westside-Guadalupe Historic District. Marc Naktin, agent for Liz Perelstein, owner, requests designation of primary elevations of two contributing residential structures. (Nicole Ramirez Thomas)
8. Case #H-17-014B. 201½ Ambrosio Street. Westside-Guadalupe Historic District. Marc Naktin, agent for Liz Perelstein, owner, proposes to construct a 280 sq. ft. of addition with a 36" high clerestory to a height of 12'10" where the maximum allowable height is 14'4" on a contributing residential structure. An exception is requested place an addition at less than 10' from a primary façade (Section 14-5.2(D)(2)(d)). (Nicole Ramirez Thomas)
9. Case #H-17-015A. 612 Garcia Street. Downtown & Eastside Historic District. HPD Staff requests a historic status review of a non-statused residential structure. (Nicole Ramirez Thomas)
10. Case #H-17-015B. 612 Garcia Street. Downtown & Eastside Historic District. Jack Robinson, agent for Felicia Bons, owner, proposes to remove fireplaces and chimneys, replace windows and doors on a non-statused residential structure. An exception is requested to exceed the 30" lite standard (Section 14-5.2(E)(1)(c)). (Nicole Ramirez Thomas)

**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 or check <http://www.sanrafaelnm.gov/historic-districts-review-board-hearing-packets> for more information regarding cases on this agenda.



# Agenda

CITY CLERK'S OFFICE

DATE 2/9/17 TIME 10:15Z

SERVED BY [Signature]

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

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3. Case #H-17-010A. 352 Hillside Avenue. Downtown & Eastside Historic District. HPD Staff requests a historic status review of a non-stated residential structure. (David Rasch)
4. Case #H-17-010B. 352 Hillside Avenue. Downtown & Eastside Historic District. Barbara Felix, agent for Arnold and Sandra Rewado, owners, proposes to construct 161 sq. ft. of additions, and replace windows and doors on a non-stated residential structure. (David Rasch)
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12. Case #H-17-016. Historic Districts Overlay Zoning Ordinance amendment language for Section 14-5.2(C)(5) Exceptions. (David Rasch)

**I. MATTERS FROM THE BOARD**

**J. ADJOURNMENT**

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**HISTORIC DISTRICTS REVIEW BOARD**  
February 28, 2017

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

**February 28, 2017**

**A. CALL TO ORDER**

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Mr. Frank Katz, Vice-Chair, on the above date at approximately 5:30 p.m. in the City Council Chambers, 200 Lincoln Avenue, Santa Fé, New Mexico.

**B. ROLL CALL**

Roll Call indicated the presence of a quorum as follows:

**MEMBERS PRESENT:**

Mr. Frank Katz, Vice Chair  
Ms. Jennifer Biedscheid  
Ms. Meghan Bayer  
Mr. Edmund Boniface  
Mr. William Powell  
Mr. Buddy Roybal

**MEMBERS EXCUSED:**

Ms. Cecilia Rios, Chair

**OTHERS PRESENT:**

Mr. David Rasch, Historic Planner Supervisor  
Ms. Theresa Gheen, Assistant City Attorney  
Ms. Nicole Ramirez Thomas, Senior Planner  
Mr. Carl Boaz, Stenographer

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

**C. APPROVAL OF AGENDA**

Member Roybal moved to approve the agenda as published. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

#### **D. APPROVAL OF MINUTES: February 28, 2017**

Member Biedscheid requested the following changes to these minutes:

On page 10, sixth paragraph, add at the end of the sentence, "as a hardship."

On page 39 in the last paragraph, it should say, "Member Biedscheid asked regarding item 3 in the Staff Report if the proposed yardwall connects to the residence."

On page 34, first sentence, she asked to delete "on."

Member Boniface requested a change on page 16, 10<sup>th</sup> paragraph at the end of the first sentence to read, "He was having a hard time with this one."

Vice-Chair Katz requested the following changes:

On page 12, 2<sup>nd</sup> paragraph after Action of the Board to say "... but first asked the applicant if a possible postponement for redesign would be desired."

On page 16, middle of the page, should read, "Member Katz said the two-story portion of the proposed building is right on St. Francis and it goes straight up while the existing building is set way back from St. Francis."

Member Biedscheid moved to approve the minutes of February 14, 2017 as amended. Member Bayer seconded the motion and it passed by unanimous voice vote.

#### **E. FINDINGS OF FACT AND CONCLUSIONS OF LAW**

Case #H-16-110. 486 Camino Don Miguel.

Case #H-16-030. 911 Roybal Street.

Case #H-16-106A. 418 Apodaca Hill.

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Case #H-17-007A. 908 Old Santa Fe Trail.

Case #H-17-007B. 908 Old Santa Fe Trail.

Case #H-17-008. 220 Otero Street.

Vice-Chair Katz requested a change to the Findings of Fact and Conclusions of Law for Case #H-17-005A in paragraph 4. The property is located in the Downtown and Eastside Historic District, not the

Westside-Guadalupe Historic District.

**Member Boniface moved to approve the Findings of Fact and Conclusions of Law as amended. Member Bayer seconded the motion and it passed by unanimous voice vote.**

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

There was no business from the floor.

#### **G. COMMUNICATIONS**

There were no communications.

#### **H. ACTION ITEMS**

Vice-Chair Katz announced to the public the procedures for appealing a decision of the Board. He also explained that signs posted to notify the public of case reviews should be removed after the case is reviewed by the Board.

1. **Case #H-17-002. 600 Camino del Monte Sol.** Downtown & Eastside Historic District. Vahl Jackson, agent for Carolyn Blackburn, owner, proposes to construct a yardwall to the maximum allowable height of 4'8" and vehicle and pedestrian gates to a height of 4'2" on a non-contributing residential property. (David Rasch)

Mr. Rasch gave the staff report as follows:

#### **BACKGROUND & SUMMARY:**

600 Camino del Monte Sol is a single-family residence that was constructed in the Spanish-Pueblo Revival style in 1959 by Charles Digneo from the family of masons who worked around town in the late 19<sup>th</sup> century. The building is listed as non-contributing to the Downtown & Eastside Historic District.

On January 24, 2017, the HDRB postponed action pending clarification about the proposal. The applicant has addressed the Board's questions and now proposes to remodel the property with the following three items.

1. A stuccoed yardwall will be constructed along the entire street-frontage of the property. The wall will be at the maximum allowable height of 4' 8" with several steps in height as the land slopes down to the west. At both sides of the driveway entrance, the yardwall will continue at an angle further into the property. The applicant proposes a 12" radius at the wall angle and a 2" radius at all other edges. The wall will be stuccoed with El Rey cementitious "Buckskin".



2. An 11' 3" wide x 4' 2" high vehicle gate will be installed at the back of the wing walls. It will be openwork steel finished with wood in a dark brown color.
3. A 3' wide x 4' 2" high pedestrian gate, that will match the vehicle gate, will be installed south of the vehicle gate.

#### **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.

#### **Questions to Staff**

There were no questions to Staff regarding this case.

#### **Applicant's Presentation**

Mr. Vahl Jackson, 2332 School Road, was sworn. He explained that he didn't have the radii of the wall angles identified at the January meeting and the drawing had sharp angles so they "just made it smooth."

#### **Questions to the Applicant**

There were no questions to the Applicant.

#### **Public Comment**

There were no speakers from the public regarding this case and the public hearing was closed.

#### **Board Discussion**

Member Biedscheid said the pedestrian gate is south of the vehicle gate but in the packet, it shows it north of the vehicle gate.

Mr. Rasch confirmed it is south.

#### **Action of the Board**

**Member Roybal moved in Case #H-17-002 at 600 Camino del Monte Sol, to approve the application with staff recommendations. Member Boniface seconded the motion and it passed by**

unanimous voice vote.

2. **Case #H-17-009. 1594 Cerro Gordo Road.** Downtown & Eastside Historic District. Suby Bowden and Associates, agent for Robert Gaylor, owner, propose to construct a 3,190-sq. ft. residence to a height of 16' with a downhill overall height of 20' on a sloping site where the maximum allowable height is 13'2" and a 1,499-sq. ft. guest house to a height of 13' with a downhill overall height of 15' on a sloping site, and yardwalls and coyote fence to a height of 6'. (David Rasch)

Mr. Rasch gave the staff report as follows:

### **BACKGROUND & SUMMARY:**

1594 Cerro Gordo Road is a vacant lot in the Downtown & Eastside Historic District. The applicant proposes to construct primary and secondary residences on this sloping site with street frontage.

#### **Primary Residence**

A 3,190-square foot residential structure will be constructed in a simplified Santa Fe Style to a street-facing height of 16' on sloping grade where the maximum allowable height is 13' 2". The Board may grant up to 4' additional height without an exception, or up to 17' 2".

The building lacks typical details of Spanish-Pueblo Revival or Territorial Revival, but it does have room block massing. Contemporary details include non-traditional windows and rear portals that can barely be considered as portals. As such, the portals allow for larger lite dimensions without an exception.

#### **Secondary Residence**

A 1,499-square foot guest house will be constructed in a Simplified Santa Fe Style to a height of 13' on sloping grade.

#### **Other Site Work**

Stuccoed yardwalls and coyote fencing will not exceed 6' in height.

### **RELEVANT CODE CITATIONS**

#### **14-5.2(D)(9)(c) Height**

(ii)(F)

In exercising its authority under this section, the board shall limit the height of structures as set forth in this section. Heights of existing structures shall be as set forth on the official map of building heights in the historic districts.

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 stepbacks from the street.

(iii)

In historic districts, height shall be the vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive, at the midpoint of the street facing façade, excluding rooftop appurtenances, the increased height of walls or fences over pedestrian and vehicular openings, and gates (either in opened or closed position).

For structures which do not have street frontage, height shall be determined by the façade which contains the tallest vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive.

The height of walls and fences is measured from the street-facing side of the wall or fence. (Ord. No. 2002-37 § 27)

#### 14-5.2(E) Downtown and Eastside Design Standards

The governing body recognizes that a style of architecture has evolved within the city from the year 1600 to the present characterized by construction with adobe, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a development from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

##### **(1) Old Santa Fe Style**

Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

- (a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

- (b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;
- (c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
- (d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;
- (e) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and
- (f) It is characteristic of old Santa Fe style commercial buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

## **(2) Recent Santa Fe Style**

Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

- (a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;
- (b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;
- (c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;
- (d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

- (e) The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
- (f) Flat roofs shall have not more than thirty (30) inches overhang.

**STAFF RECOMMENDATION:**

Staff defers to the Board as to whether or not this project can be characterized as Santa Fe Style. If the project is considered more as Regional Modernism, then a style exception would be required. Otherwise, this application complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing.

At the field trip, we believed the windows of the primary residence will be publicly visible and don't meet the 30" rule. One window on the east elevation may need an exception.

**Questions to Staff**

Member Roybal said the report listed this as simplified Santa Fe style but now Staff called it regional modernism. He asked for clarification.

Mr. Rasch said it is sometimes considered as contemporary Santa Fe style. To him, it needs to be full-blown or simplified Santa Fe style. But it would need treatments like corbels and divided lite windows. This is very simplified and not the typical vocabulary - simplified but still harmonious.

Member Roybal asked if this was similar to the neighborhood styles.

Mr. Rasch said there is a mixture existing in this neighborhood and there are a number of vernacular style homes that were built as needed without significant detail. Some have pitched roofs because they are up in the hills.

Member Biedscheid asked if Staff reviewed the portion of the code that requires that windows not be more than 40% of the façade.

Mr. Rasch said he did and pointed out that the front of the building is quite different from the back of the building.

Vice-Chair Katz asked if the east façade as publicly visible.

Mr. Rasch said it is to some extent.

Vice-Chair Katz asked if any part of the south elevation is publicly visible.

Mr. Rasch said no.

Member Powell recalled the Board had an issue with the ribbon windows on the north façade in the past and asked if these windows follow the Code.

Mr. Rasch said the original drawing showed them as clerestory all in a row and the applicant agreed to break them up into three separate sets. They all follow code with panes that are just under 30".

Member Powell noted on the east elevation, that the windows appear to be below natural grade and asked if they could do that.

Mr. Rasch said nothing in the Code addresses that. The Board could decide if it was up to Santa Fe style. However, the building code would require tempered glass at that level.

Member Powell thought the three windows under the portal are publicly visible.

Mr. Rasch did not think the south window was but the three standing there are visible.

#### Applicant's Presentation

Ms. Suby Bowden, 333 Montezuma Avenue was sworn. She said a number of different aspects but about one hour before this meeting, she received a call from a neighbor saying the drawings we sent out yesterday to make sure all windows under the portal were now under 30", that they were concerned it might look like the Trey Jordan home on Cerro Gordo. So, she showed the Board several from John Gaw Meem homes. These are both made of adobe and made to look "wobbly." The corners don't all look the same but show as hand-made. Whereas, the Trey Jordan house is a wood-frame building with perhaps a 3/4" radius and very straight. The intention of these two buildings are that they are all made of adobe and purposely look hand-made.

The elevation shown on the overhead have windows on the south side that are under 30". Even though they are under the portals and set back. Some of the elevations show a curve at the top of the wall which is referred to as battered.

She showed a Meem building with soft radius on verticals and parapets with canales expressed through the walls, no exposed beams as headers over windows but all windows have that soft condition.

The guest house will show more battered and a square on the corner that protrudes out at the bottom. It will be hand-wobbled. One opening has no header but others in Meem buildings have headers.

The other thing they were looking for was for windows smaller than 30". They wanted up to the maximum allowed with many windows grouped together under the portal.

She spoke to two of the four neighbors before the meeting - not Mike and Peggy Gonzales or Susan Shields, but she assured those neighbors she spoke to that if there were other concerns, she would come back to the Board.

#### Questions to the Applicant

Member Roybal pointed out that the drawings the Board has show sharp edges.

Ms. Bowden said they would be soft and handmade and wobbling. The portals are proposed as steel portals to minimize maintenance and she looked at the Plaza Gazebo that has 5x5 inch columns. She is proposing 4x8 columns so they will appear to be a larger, thicker mass.

Steel is sharp so they can color it to look varied but they are of steel. She also brought samples of the windows and walls.

Member Powell saw the windows will be oxidized aluminum.

Ms. Bowden agreed and she had two different colors to show the Board and public.

Ms. Bowden shared a stone that is the color of the adobe and two different color samples of windows.

Member Powell asked to see the Meem windows again and she showed them.

Member Powell mentioned the anodized aluminum and was concerned, in the Historic District, that all that glazing and gold mullions might be reflective. The windows referenced as a precedent are bulk-headed at the bottom. The windows she was showing on the east façade are publicly visible but they go all the way to the ground. The west and south are fine but he had concerns with east façade and the metallic sheen of the mullions.

Ms. Bowden understood. The owner is 80 years old and looking for low maintenance. She didn't want wood windows that would require constant repainting.

Member Powell suggested using more brown color instead of Sage Green.

Ms. Bowden said she could change the color.

Member Powell thought green would be too bright.

Ms. Bowden said she was glad to work with the Board on the color.

Member Powell said it is a very nice design but on the east façade with that window put ...

Ms. Bowden said it would need a post at that corner.

Member Powell commended the Applicant for using adobe. Everything else is fine.

Member Boniface asked to see the aluminum samples again and asked how wide the mullions are.

Ms. Bowden said they would be 1.5 to 2".

Member Boniface didn't find this sample to be reflective.

Member Powell said the Board is urged to follow earth tones and these have a metallic sheen.

Ms. Bowden said they could get a matte finish from the manufacturer.

### Public Comment

Mr. Jim Harrington 1588 Cerro Gordo was sworn. He said he lives just west of the site of this new construction. He supported the application. He expected to have an issue with his view to the east but it will be set back far enough to not affect his view. He knew someone would build there some time. What he will see to the east is the parking area. He was the one who called her two hours ago. If you approve it, he would ask that it be amended to omit the wall around the parking area. He understood the walls are 6' high.

The reason he supported the application was to have a couple of great neighbors next door. Ms. Bowden talked to him when he first had questions and convened a meeting of most neighbors last Sunday. They are very open.

Vice-Chair Katz said the Board always appreciates hearing from neighbors and that usually helps the application along.

Mr. John Deangelo, 1580 Cerro Gordo was sworn. He was a direct neighbor and had no issue as a neighbor but appreciated them reaching out. He was not here to nitpick their plans. He was happy with their plans and the plan doesn't affect enjoying his property. But he asked what the appropriate historic design for it is. Cerro Gordo is not like the rest of the city. The property always remains, although residents come and go.

The only question is where it fits in the design categories. His personal view is that regional modern should not be permitted on Cerro Gordo. Trey's and Ed Mazria's houses are beautiful properties but they don't belong and to the extent we get more of those, it will become the dominant style.

Do we want to open up Cerro Gordo to Regional Modern style? Where does this one fit? If it isn't Regional Modern, then it is okay. It is a beautiful design and he wouldn't mind living in it.

There was a little flurry the last 24 hours because it is difficult for lay people to decipher the plans. Trey Jordan's and Ed Mazria's looked like traditional Santa Fe homes on the plans but not when built. When they saw the drawings yesterday, it did not look like a traditional Santa Fe style. Specifically, the windows, steel beams and squared off structure were issues.



We just care about the character of the neighborhood. Is it contemporary or traditional? What Ms. Bowden told him is reassuring. What she called wobbly adobe style would go a long way to assuage any concerns but there are still some concern with steel beams and metal windows.

Member Powell asked if he was concerned with all elevations or just the publicly visible parts.

Mr. Deangelo said it was only how it is viewed from Cerro Gordo. The east and west are visible as well as the north - a large section of the west elevation and the entire east elevation.

Member Powell said the Board visited it today and saw the north is visible. He didn't remember seeing much of the west elevation.

Mr. Rasch said most of it would be the yard wall.

Member Powell noted the west has the guest house. That is the most stunning of all the locations with the clerestory above the cantilever. If it is visible from the west, it is the most striking façade for modernism. Maybe that is the point.

Mr. Deangelo said that was his philosophical question. There is lot of pressure for regional modernism all over the city. And people with money want that.

Member Powell said the Board has been a little more progressive lately and the issue is if the Board is letting the city down with that. Thanks for bringing it up.

Mr. Deangelo said any regional modernism should be in other parts of the city. With it, we would end up with a mish mash of styles in the future.

Ms. Bowden asked Mr. Rasch to display the upper level of the main house and lower level of guest house. The upper image is with trees and the west elevation that faces Jim Harrington's home. The guest house is 10 feet lower than Cerro Gordo. She showed a photo. With the white post as the corner of western and northern boundary, you would see at the top of Cerro Gordo. So, it is not visible from Cerro Gordo.

She talked with Bob Gaylor and asked if he would lift those windows off the ground and he said he would if that made her more comfortable

Member Powell asked to see the clerestories on the west elevation.

Ms. Bowden described them.

Member Powell asked if the doors and windows are in shadow and not seen.

Ms. Bowden agreed.

Member Biedscheid asked if she could speak to her sense of the style of the portals. She explained the battered part well.

Ms. Bowden said in old Santa Fe style, they would have corbels like the gazebo. She talked with Mr. Gaylor about putting corbels there, and if that was important to the Board, they could come back. He was trying to keep it simpler.

Member Biedscheid asked Mr. Rasch for his comment on them.

Mr. Rasch said they really lack character-defining elements and are too simplified. They don't look like Spanish Revival or Territorial but they do look vernacular - just a plain, roof-covered with beams and posts.

Member Powell asked if the canales are of tubular steel.

Ms. Bowden agreed. They are just like John Gaw Meem's that she showed.

### Board Discussion

Member Powell said sometimes when we get stuck, we should hear each comment.

Member Biedscheid said she was sort of in favor of updating in a Santa Fe style in a way that is reflective of the past. She thought that the references to both vernacular and recent Santa Fe style on this house are well executed and have the inspiration of meaningful Santa Fe references. There is no problem in meeting the code so she had no objections to this project.

Member Boniface thought Ms. Bowden's presentations with Meem references were great. Her drawings do a disservice to her intent. With real adobe and rounded corners, that character is not shown in the drawings. Maybe some hand drawings would help. He was not ready to make a motion at this time and the 3' set back needs to be addressed. With the portal, he didn't know what to suggest. He would hate to see corbels tacked on. He was not opposed to the steel. It is a nice bridge - contemporary but with a traditional look. He knew she can deal with matte finishes and he liked where she was going with it.

Member Bayer said the presentation helped. She agreed with Member Boniface that the presentation helped more than drawings. Regarding portals, she didn't know what the solution is. It is publicly visible and she just didn't know.

Member Roybal agreed that it is a wonderful house. He liked all the levels of it. The drawings unfortunately don't reflect the desire to soften it. He just had a problem with the drawings.

Vice-Chair Katz shared those thoughts. The drawings were off-putting to him. It is not at all what she described and was puzzled. He had a very hard time saying it is within the code for style. That portal is not within what can be allowed by code. So, he asked if she want to address an exception or move the east window. He thought they should consider a style exception. It is visible from Canyon Road. People would see the south elevation clearly from Canyon Road and it is hard to have something this contemporary. As

beautifully designed as the house is, it doesn't fit with what the Board should consider.

He recalled that John Eddy said something profound about using steel. The essence of Santa Fe style is hand-done. Vernacular architecture was usually built by the people who lived there but it looked hand done. The metal windows, mullions and portal don't have the handmade look.

Member Roybal thought this case should be postponed for further work on it and resubmit the drawings.

Vice-Chair Katz agreed. The question is whether the Board could swallow this as Santa Fe style or seek an exception.

Ms. Bowden related that Bob Gaylor said if the Board needs to postpone it, he would understand. He agreed to move the window under the portal back three feet and if the portal needs to be wood, he would make it in natural, unpainted wood and then resubmit the drawings, calling out those finishes.

Member Powell didn't know if that was what they wanted.

Ms. Bowden said Mr. Gaylor wants to work with the neighborhood and would rather not ask for an exception.

Member Powell didn't know that an exception was necessary but wood would be thicker.

Ms. Bowden said if it was thicker, it would have to be wood.

Member Powell said that thin, straight style is not New Mexico style. It evokes that thin porch with corrugated plastic.

Ms. Bowden wanted none of that.

Member Biedscheid asked how Ms. Bowden would characterize it.

Ms. Bowden said it is recent Santa Fe Style.

#### Action of the Board

**Member Powell moved in Case #H-17-009 at 1594 Cerro Gordo Road, to postpone it to March 14 for new drawings. Member Roybal seconded the motion and it passed by unanimous voice vote.**

- 3. Case #H-17-010 352 Hillside Avenue. Downtown & Eastside Historic District. Barbara Felix, agent for Arnold and Sandra Rewado, owners, proposes to construct 161 sq. ft. of additions, and replace windows and doors on a non-statused residential structure. (David Rasch)**

Mr. Rasch gave the staff report as follows:

**BACKGROUND & SUMMARY:**

352 Hillside Avenue is a two-story residential structure that was constructed in the Spanish-Pueblo Revival style in 1992. The building is listed as non-contributing to the Downtown & Eastside Historic District.

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

1. The kitchen on the ground floor will be increased by 54 square feet at the northeast corner of the building. New windows will have divided-lites.
2. The 66-square foot guest room deck on the second floor will be infilled to match existing adjacent height. New windows will have single-lites that are less than 30" in the diagonal.
3. The second-floor guest room will be increased by 41 square feet, matching existing adjacent height.
4. Existing single-lite French doors and paired 6-lite casement windows in the ground floor kitchen will be swapped in location. The non-divided lite doors are located under a portal, so the 30" lite standard does not apply.
5. Finish colors include elastomeric stucco in "Saddle", window trim will be similar to paint color "Portico" a light earth-tone color, and exposed wooden lintels will be stained similar to paint color "Pavestone" a light, warm gray color.

**RELEVANT CODE CITATION**

**14-5.2(D)(9)(f) Massing and Floor Stepbacks**

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed building, yard wall, fence, or proposed stepback of upper floor levels is in harmony with the massing of the applicable streetscape and preservation of the historic and characteristic visual qualities of the streetscape. The Board shall also require that the publicly visible façades of the structure be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

**STAFF RECOMMENDATION:**

Staff defers to the Board regarding the lack of step back for the second story, increased square footage and recommends approval of this application which otherwise 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

Vice-Chair Katz asked if elastomeric was an issue.

Mr. Rasch said no. It is not an adobe building and it is not a listed historic building.

Member Powell pointed to the lack of set back and asked what is typically required.

Mr. Rasch read the code and noted it is not specific and is discretionary for the Board. The building already has a straight up second floor. There are very few two-story buildings in this neighborhood.

Member Powell asked if it is a publicly visible requirement. This appears to be in the back.

Mr. Rasch said this one is behind the yard wall and the code is not specific to public visibility.

Member Roybal noticed there is quite a drop where it is and people wouldn't see that more than now.

Mr. Rasch agreed - with the yard wall there.

### Applicant's Presentation

Ms. Ashley Hartshorn, 511 Agua Fria Street was sworn and said they did provide a small setback on the corner of the second floor at three feet. There are already straight up façades and the house is about 10 feet lower than the level of Hillside and people wouldn't see it unless they looked very closely.

### Questions to the Applicant

There were no questions to the Applicant.

### Public Comment

There were no speakers from the public regarding this case and the public hearing was closed.

### Action of the Board

**Member Boniface moved in Case #H-17-010 at 352 Hillside Avenue, to approve the application regarding the two-story addition since it is already evident and not a concern. Member Powell seconded the motion and it passed by unanimous voice vote.**

4. **Case #H-17-011. 550 Camino del Monte Sol.** Downtown & Eastside Historic District. Lorn Tryk, agent for Thomas Stoner and Laurie Larsen, owners, proposes to construct a 4' high coyote fence and a vehicle gate to a height of 5'11" where the maximum allowable is 6' at a significant residential property. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas gave the staff report as follows:

**BACKGROUND & SUMMARY:**

550 Camino del Monte Sol is a Spanish Pueblo Revival style property which is significant to the Downtown and Eastside Historic District. The house was the second home built by Will Shuster and was constructed in 1928. The property includes the main residence and guesthouse as well as a studio and a carport.

The applicant proposes to modify the property with the following two items.

- 1) Addition of a 5'-11" tall by 7'-0" wide gate at the driveway. The motorized gate will not be attached to the residence or guesthouse and will be set back from the street more than 20'-0". The gate and the posts will be constructed of cedar and stained with Minwax "Provincial" color. The upper portion of the gate will be partially open to allow visibility through the gate. The gate motor will be obscured from public visibility.
- 2) Construction of a 4'-0" tall coyote fence to be erected behind an existing stuccoed adobe wall at the northeast corner of the property, next to the guesthouse. The fence will be used to mount a mailbox which will be painted Benjamin Moore "Mexicali Turquoise."

**STAFF RECOMMENDATION:**

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

**Questions to Staff**

Member Boniface commented that on our field trip, Staff mentioned that they have had mail stolen and asked how the coyote fence would prevent theft.

Ms. Ramirez Thomas went to page 22 that showed the east elevation with a short coyote fence and would have a mailbox mounted and secured but she didn't know how.

Member Boniface thought they would still be able to reach into it.

Member Biedscheid asked if the paint color matches the house colors and the stain.

Ms. Ramirez Thomas agreed - on the front of the house.

### Applicant's Presentation

Mr. Lorn Tryk, 436 West San Francisco Street, was sworn and said they will work with the US Postal Service for a lock on the box. Right now, it is out there by itself and enclosing it in the fence will help. If they will have a problem, they will get it locked from USPS.

### Questions to the Applicant

Member Roybal asked if the coyote fence is really worth it in light of the new gate.

Mr. Tryk said there is much coyote on that street already but they could do a more formal board fence.

Member Roybal wondered about something more in character with the rest of the house.

Mr. Tryk said he was game if she is.

Member Roybal commented that it is a beautiful gate.

Member Powell agreed and asked about the color of the stain.

Mr. Tryk said it is Provincial - medium brown. The gate was inspired by a garage door up the street that is similar flavor to it and similar character.

Member Powell thought the coyote is a nice touch. Normally, the Boar would ask the applicant to pull the wall off a few inches from the building. He asked how close to the building the posts anchoring this gate will be.

Mr. Tryk said it is about a foot and a half but varies because the wall is heavily battered.

Member Powell asked if he could put it a little closer to the house for more security.

Mr. Tryk said the owner can answer that.

Member Powell said it still would differentiate the new from the existing.

Ms. Ramirez Thomas offered to share the colors that were provided.

Member Powell asked why the height would be 5' 11 instead of the six feet that was granted.

Mr. Tryk said he was just trying to keep it under.

Vice-Chair Katz asked if the coyote would have irregular tops.

Mr. Tryk agreed.

Ms. Laurie Larsen, owner, was sworn.

Member Powell asked about not putting it against the house.

Ms. Larsen said she has no air conditioning and often is in the house alone and she has to leave doors and windows open. It is disconcerting to do that. People have driven down her driveway and some let their dogs play on her property and when she stops them, they say it is open.

So, she wanted to open windows and doors. The wall is heavily battered. The house was built by Frank Applegate and his own house was directly to the south. The gate design is his garage doors. He built this originally as his painting studio and then the second Ms. Shuster moved into it. It was purchased by her parents in 1988 from the Shuster family and she has tried to keep it as what it was and just modernized it inside.

Vice-Chair Katz was confused. The posts are away from the house but asked if there was something to fill in that space.

Member Powell explained that he was proposing if she could minimize that foot and a half infill to be about six to eight inches.

Ms. Larsen explained that on the right-hand side is the guest house with concrete block stuccoed wall. But on the other side, she was not sure they could get it within six to eight inches because of the sculpture of the wall. The right-hand side is more visible. The left hand has a parapet that covers the driveway. She would prefer making it as close as possible.

Member Powell suggested the Board could let her decide how close she could make it and not tie her hands.

Ms. Larsen said the buttress comes out but she couldn't remove it. She thought it protruded about 6-9 inches.

Member Powell said at the San Miguel mission they had to remove all the buttresses. Moisture was getting inside. It has to be done carefully. We don't want to keep moisture inside the wall.

Mr. Tryk was not sure in this case that would happen. They deliberately made it fatter at the bottom. He asked if a smaller gap was okay.

Vice-Chair Katz agreed.

Member Boniface said that would make the drive width wider.

#### Public Comment



There were no speakers from the public regarding this case and the public hearing was closed.

#### Action of the Board

**Member Powell moved in Case #H-17-011 at 550 Camino del Monte Sol, to approve the application as submitted and offered a smaller clear gap as an option. Member Roybal seconded the motion and it passed by unanimous voice vote.**

- 5. Case #H-17-012. 113 Jimenez Street.** Westside-Guadalupe Historic District. Will Mee, agent for Jared Sotoroff, owner, proposes to remodel a non-contributing residential structure including changing windows and doors, constructing a 42 sq. ft. pergola to a height of 7', a 6' high yardwall and a pedestrian gate. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas gave the staff report as follows:

#### **BACKGROUND & SUMMARY:**

113 Jimenez Street is a vernacular style home listed as noncontributing to the Westside-Guadalupe Historic District. The home was constructed after 1945 and window replacements indicate that some alterations occurred in the 1970s and 1980s. Wall construction types include both adobe with stucco and CMU with stucco. The property is comprised of two units which will be referred to as **Unit A** and **Unit B** for the purposes of this report. The residence is in a state of disrepair and the applicant proposes to remodel the property.

The applicant proposes to remodel the property with the following 17 items.

#### **Unit A**

Unit A composes the portion of the house closest to the Jimenez Street frontage. Currently there are two doors located under the existing portal/porch on the south elevation of the property.

- 1) Remove the existing entry doors at the south elevation and the east facing façade of the south elevation to create one entry point into the house. The proposed entry will be at the south elevation and have a Pella 450 Series Clad/Wood door with clear side lites.
- 2) Replace current east facing door opening under the portal with a window.
- 3) Replace existing windows with a door on the east facing façade of the north elevation at the backyard.
- 4) Windows are proposed to be Pella 450 series Clad/Wood casements with no divided lites.
- 5) Replace rotted vigas on the west elevation of the unit.

- 6) Paint wood at the front portal in a dark brown color similar to the existing dark brown color.
- 7) Addition of a coyote fence gate to the west elevation at the northwest corner of the property. The height of the fence was not stated in the application. Six feet is requested height and set back 20'.

## **Unit B**

Unit B is located at the back of the driveway. The front door is located on the west elevation of the residence.

- 8) Construction of a 6'0" high CMU and stucco yardwall in front of the unit, at the west elevation.
- 9) Addition of concrete pad for a free standing pergola at the entry area (west elevation) of the unit.
- 10) Replace existing solid wood slab door on the west elevation with a 450 series Pella Full Light door.
- 11) Windows are proposed to be Pella 450 series Clad/Wood casements with no divided lites.

## **General Repairs to the Property**

- 12) Replace rotted drip edge at roofline.
- 13) Replace existing gutters.
- 14) Re-roof damaged areas of the roof.
- 15) Gas heater vent on the roof will be removed.
- 16) Rotted wood on the exterior of the building will be repaired and repainted in dark brown.
- 17) Stucco will be cementitious El Rey "Buckskin."

## **STAFF RECOMMENDATION:**

Staff recommends approval of the application as it complies with 14-5.2(D)(9) General Design Standards for All H Districts and 14-5.2(I) Westside-Guadalupe Historic District.

## **Questions to Staff**

Member Roybal asked what the overall condition is.

Ms. Ramirez Thomas said it is severely dilapidated.

Member Roybal reasoned that these repairs would definitely make it a better house.

Ms. Ramirez Thomas agreed.

#### Applicant's Presentation

Mr. Will Mee, 2097 Camino San Juan Montoya, was sworn and stated that this house is in bad shape. It has had no maintenance in the last 20 years and he wanted to keep as much of the original as possible but it needs to be a complete redo.

#### Questions to the Applicant

Vice-Chair Katz asked if there would not be much change on the outside.

Mr. Mee said everything would stay much the same except the rotted part. They are replacing the windows with modern windows but would use casements to keep the sliding look that it has. The portal stays the same; everything stays the same except for adding the courtyard wall and the latilla alleyway and block off the back side for security.

Member Powell asked if there is a post under a proposed window with trellis -

Mr. Mee said it is just showing the courtyard wall. It actually steps down on the side where it ties to the house.

Member Biedscheid referred to the bottom drawing at the right-hand side and showed latilla gates. She asked if that is the free-standing pergola.

Mr. Mee said no. The free-standing pergola is attached to the home on the south elevation. It is small and what she pointed to was just an entryway there.

Member Biedscheid asked if it connected to the yardwall.

Vice-Chair Katz asked if there was a yard wall.

Mr. Mee agreed. It is a new yard wall.

Member Powell did not see that shown on the drawings.

Ms. Ramirez Thomas said it is on page 17. The site plan shows the wall and the gate entry. It looks like a pilaster next to the existing coyote fence.

Member Boniface asked how high the yard wall is.

Mr. Mee said it would be a six-foot wall at the entry way and stepped down to 4'.

Member Powell asked if trying to keep its look the same was why he chose the slider style of the window.

Mr. Mee agreed.

Member Powell said the Historic Board usually discourages slider windows.

R. Mee asked if they preferred a divided lite window.

Mr. Rasch explained that divided windows are not required in this district.

Mr. Mee agreed that a divided lite window would add some character to the home.

Member Powell said the Staff could approve that if he chose to change to divided lite windows.

#### Public Comment

Ms. Kathryn Thompson, 111 Jimenez Street, was sworn. She said several neighbors are out of state now and couldn't be at this meeting, but we are really grateful that this property is being spruced up because it is in terrible shape. It was built by same people who built her house. There may be many hidden things under the floor or in the walls. It was shocking to her.

She wished the applicant would communicate with the neighborhood. No one knew anything about this until the sign was posted. She saw the sign last Wednesday. They might have had some feedback. She appreciated what the Board said about the windows. They could definitely be improved. It was always a single-family home. The only concern she had was the parking. The only visible space would be cars parked there. This lot is very small so there is no open space and no landscaping. One tree and one iris.

Member Powell agreed with her but explained that parking is not part of this Board's purview.

There were no other speakers from the public regarding this case and the public hearing was closed.

#### Action of the Board

**Member Roybal moved in Case #H-17-012 at 113 Jimenez Street, to approve as recommended by staff for all remodeling on unit A and B, and window changes proposed go to staff for review and approval.**

**Member Boniface seconded and asked for amendments to have irregular topped latillas and no visible rooftop equipment. Member Roybal accepted the amendments as friendly and the motion as amended passed by unanimous voice vote.**

6. **Case #H-17-013A. 522 Halona Street.** Downtown & Eastside Historic District. Tim Curry, agent for David Powell, owner requests designation of primary elevations of a contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas gave the staff report as follows:

**BACKGROUND & SUMMARY:**

522 Halona is a Spanish Pueblo Revival style residential structure located within the Downtown and Eastside Historic District. The house was built between sometime between 1935 and 1945. The house retains its original massing and windows, though there may have been changes to doors. A portal was enclosed and an addition was added to the north and west elevations of the house at the northwest corner (master bedroom and greenhouse on the floor plan). The portal enclosure and greenhouse are non-historic. Defining characteristics of the property include the undulating parapet, the yardwall, and the asymmetrical window openings. Designation of primary elevations is requested by staff in advance of a proposed remodel.

**STAFF RECOMMENDATION:**

Staff recommends the historic status remain as contributing per 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts. Staff recommends façades 1, 2, 3, 11, 12, 13, and 14 be designated primary as they capture the essential character of the property.

**Questions to Staff**

There were no questions to Staff.

**Applicant's Presentation**

Mr. Tim Curry, 1415 West Alameda, was sworn. He would like to make sure he understood which façades were going to be primary since there are numerous areas being recommended as primary.

Ms. Ramirez Thomas clarified that façades that are 4' wide are independent façades. All of the yard wall, all of the east and the south elevations are recommended as primary, as shown on page 5.

Mr. Curry asked about façade #4.

Ms. Ramirez Thomas said #4 was not recommended as primary.

Mr. Curry said that made sense to him. He was comfortable with that recommendation and he had nothing more to add.

### Questions to the Applicant

There were no questions to the Applicant.

### Public Comment

There were no speakers from the public regarding this case and the public hearing was closed.

### Action of the Board

**Member Biedscheid moved in Case #H-17-013A at 522 Halona Street, to adopt staff recommendation to continue the status of the house, designating façades 1, 2, 3, 11, 12, 13, and 14 as primary as shown on the site map. Member Boniface seconded the motion and it passed by unanimous voice vote.**

- 7. Case #H-17-014A. 201½ Ambrosio Street. Westside-Guadalupe Historic District. Marc Naktin, agent for Liz Perelstein, owner, requests designation of primary elevations of two contributing residential structures. (Nicole Ramirez Thomas)**

Ms. Ramirez Thomas gave the staff report as follows:

### **BACKGROUND & SUMMARY:**

201 ½ Ambrosio Street is a 1030 square foot single family residence located in the Westside-Guadalupe Historic District. The house was constructed in the vernacular style sometime between 1933 and 1939 and has a contributing historic status. Two properties exist at this address and the front house, 201 Ambrosio Street, was assigned a primary elevation in conjunction with a request for an addition to that property. 201 ½ has not received primary elevation designation and staff is requesting a designation of primary elevations.

### **STAFF RECOMMENDATION:**

Staff recommends the west elevation as primary.

### Questions to Staff

Vice-Chair Katz asked what distinctive features on the west elevation led Staff to designate it primary.

Ms. Ramirez Thomas said it retains the portal, which is the most distinctive characteristic of this property, in her opinion.

Vice-Chair Katz said she showed the Board the HCPI from 1985 and he didn't see a portal in that picture.

Ms. Ramirez Thomas said it is on page 4 of the packet but maybe she misinterpreted the photo. It is not very deep.

Vice-Chair Katz said the picture on page 5 looks like it has the façade wall. He guessed he read the photo differently.

Member Biedscheid said the photo on page 8 shows the two windows beyond the portal. It looks like the photo might match the 1985 photo.

Vice-Chair Katz thought it was the other building.

Member Boniface agreed.

Ms. Ramirez Thomas asked if Member Biedscheid was referencing past the tree to the left of the photograph.

Member Biedscheid agreed.

Ms. Ramirez Thomas saw that as the windows of the now-enclosed courtyard toward Alto Street to the north.

Member Boniface said the emphasis seems to be the portal but it doesn't extend all the way across the west elevation. He asked if she was suggesting the wall should be primary.

Ms. Ramirez Thomas said the Board could identify different façades on the west. It could be three façades but she just recommended the entire west façade including the wall, to be primary.

Member Boniface didn't see a photo of it and asked if it is just six feet wide in the front house. He didn't think Mr. Rasch was able to capture that wall.

Mr. Rasch pointed out that the house couldn't be contributing without a primary façade.

Member Boniface agreed. So, the portal and the wall beneath it is primary. It is a unique portal.

Ms. Ramirez Thomas said the only photo giving that sense toward the north end is on page 9 and is just the corner.

Vice-Chair Katz saw three basic façades on the west and two are under the portal. Maybe just those two would be primary. That would obviate the need for an exception.

Ms. Ramirez Thomas said it would not because it would still be within ten feet.

Vice-Chair Katz said he was referring to the eastern portion under the portal. They are not adding a wall within ten feet. It is already there.

Ms. Ramirez Thomas said they should stick to this case.

Member Bayer noted on page 4 for the 1985 HCPI, the plan drawing, it looks like the portal is there. And it is described in the architectural features.

#### Applicant's Presentation

Mr. Marc Naktin, 1505 Luján was sworn. He said "I think that is called gingerbread - maybe not original but looks old and looks nice. We don't plan to touch that. It is tough to wrap my head for assigning a primary location for a building stuck in the corner. I would have thought the one facing Alto Street would be primary."

"Assuming we get approval, it would become one building and does it have two primary elevations after that?"

#### Questions to the Applicant

There were no questions to the Applicant.

#### Public Comment

There were no speakers from the public regarding this case and the public hearing was closed.

#### Action of the Board

**Member Bayer moved in Case #H-17-014A at 201½ Ambrosio Street to designate the west elevation as primary. Member Biedscheid seconded and proposed an amendment with only the portion under the portal as primary (west and south). Member Bayer accepted that as friendly and the motion passed by unanimous voice vote.**

- 8. Case #H-17-014B, 201½ Ambrosio Street.** Westside-Guadalupe Historic District. Marc Naktin, agent for Liz Perelstein, owner, proposes to construct a 280 sq. ft. of addition with a 36" high clerestory to a height of 12'10" where the maximum allowable height is 14'4" on a contributing residential structure. An exception is requested place an addition at less than 10' from a primary



façade (Section 14-5.2(D)(2)(d)). (Nicole Ramirez Thomas)

Ms. Ramirez Thomas gave the staff report as follows:

**BACKGROUND & SUMMARY:**

201 ½ Ambrosio Street is a 1030 square foot single family residence located in the Westside-Guadalupe Historic District. The house was constructed in the vernacular style sometime between 1933 and 1939 and has a contributing historic status. The primary elevation is the west elevation two portions under the portal. The applicant is requesting approval for a remodel of the property.

The applicant proposes the following items.

- 1) Addition of a 280 square foot bedroom and bathroom to the west elevation, within the courtyard. The addition would attach to the primary elevation at 201 ½ Ambrosio Street and to the east elevation (non-primary) of 201 Ambrosio Street. An exception to place an addition less than 10' from a primary elevation is requested (14-5.2(D)(2)(d)). The addition will be 12'-10" where the maximum allowable height is 14'-4" inches. The addition does not exceed the 50% footprint rule for historic structures.

Current square footage:	1030
50% of current square footage:	515
Square footage requested:	280

- 2) Extend the existing portal structure to include a 90 degree turn, creating an L-shaped portal structure. The proposed portal portion would be located on the south elevation of the proposed addition.
- 3) Windows on the addition will match existing and will be painted in the color "Skylia."
- 4) Stucco parapets where they were not stuccoed from previous roof repair.
- 5) Stucco color will be cementitious El Rey "Taos."

**RELEVANT CODE CITATIONS**

14-5.2(D) General Design Standards for All H Districts

In any review of proposed additions or alterations to structures that have been declared significant or contributing in any historic district or a landmark in any part of the city, the following standards shall be met:

- (2) Additions
- (d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary façade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary façade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of structures instead of attaching them to the significant or contributing portion.

EXCEPTION TO PLACE AN ADDITION LESS THAN 10' FROM A PRIMARY ELEVATION.

(i) Do not damage the character of the streets scape.

**Applicant Response:** The applicant seeks only to maintain the character. The addition is not only designed to match the existing buildings seamlessly but to stay centralized on the existing floor plans and property maintaining a low profile and low visibility.

**Staff Response:** Staff agrees with this response.

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

**Applicant Response:** The applicant is a senior citizen on a fixed income retiring to Santa Fe. The house needs a proper master bedroom and some relief from the existing low ceilings. While hardship is relative, it physiologically and mentally makes a huge difference to the owner by introducing more daylight and volume to a typically dark and cramped adobe.

**Staff Response:** Staff agrees with this response in regard to the benefit of light to one's wellbeing.

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

**Applicant Response:** During the design process, all options were considered to provide the additional space. We looked at adding onto the outside of the existing structure but it negatively impacted the size of the yard along with changing the original character of the buildings from the street. Any other exterior locations are impossible due to almost zero lot line conditions with the neighbors on Alto Street and to both Alto and Ambrosio streets. Adding a second story is not a practical or sensitive option. Infilling between the two houses made the most sense. It is the most invisible and utilizes the useless and long dark 'alley' between the buildings that cannot be utilized for even a live garden.

**Staff Response:** Staff agrees 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 and structures in the related street scape.

**Applicant Response:** there is no practical on street parking and parking has to be maintained on site. Maintaining what little garden and parking that exists is important to the applicant. Leaving the parking/garden area also maintains the current density on the property and neighborhood.

**Staff Response:** Staff agrees with this response.

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

**Applicant Response:** The house is just as the applicant purchased it. It was a fantastic opportunity for a retired person to gain passive income by renting one home and living in the other. Improving the west

building to a level worthy of a permanent dwelling with a proper master bedroom, closet and bath will give it the hierarchy on the property needed to differentiate it from the rental unit.

*Staff Response:* Staff does not agree 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).

**Applicant Response:** Subsection 15-5.2(A)(1) calls for the buildings in historic districts to maintain a "harmonious outward appearance which includes "a general harmony as to style, form, color, height, proportion, texture, and material between buildings of historic design and those of more modern design." The proposed addition will Meet these requirements, as they will harmonize with the design of the existing house and neighborhood in general.

*Staff Response:* Staff agrees with this response.

### **STAFF RECOMMENDATION:**

Staff finds that not all the exception criteria have been met but the Board may find that further testimony from the applicant provides the necessary responses. Otherwise, staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for All H Districts and 14-5.2(I) Westside-Guadalupe Historic District.

Ms. Ramirez Thomas had accepted the responses for criteria 1, 2, 3, and 6, but not 5.

### **Questions to Staff**

Vice-Chair Katz pointed out that the exception is for adding an addition within ten feet of a primary façade but the Board did not designate that portion as a primary façade.

Ms. Ramirez Thomas said that is the south facing elevation under the portal.

Vice-Chair Katz thought it would remove historic material and asked what the Board should do. He asked if they would have to postpone this case for another exception.

Ms. Ramirez Thomas said either that or a redesign.

Member Boniface wasn't sure that was correct. He thought it was just extending that short south-facing wall.

Mr. Rasch said the darker walls are new walls so that it is new but in the same location as the existing wall.

Member Boniface surmised that he could just leave that wall where it is and it would not require another exception.

Vice-Chair Katz said it would need one if he put windows there.

Member Roybal asked if it could be in-kind in that area.

Mr. Rasch said it still is removal of historic materials.

Vice-Chair Katz said it is just to do it properly with notice and is not an insurmountable thing.

Mr. Naktin asked if they could compromise and still keep the wall there.

Mr. Rasch agreed that would work if they kept the wall and did not put in the French door.

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**Rescinding Case #H-17-014A:**

Member Biedscheid asked if it would be possible to reconsider the primary façade designations at this point. Her intent was to preserve the portal.

Ms. Gheen thought it was possible.

Vice-Chair Katz thought a person who voted in favor could move to reconsider.

Ms. Gheen said that was correct.

Member Biedscheid moved to reconsider the motion in the previous case.

Ms. Gheen said the correct motion would be to rescind the prior action in Case #H-17-014A.

**Member Biedscheid moved to rescind the prior action in Case #H-17-014A. Member Roybal seconded the motion and it passed by unanimous voice vote.**

**Member Biedscheid moved in Case #H-17-014A to designate as primary the west elevation portion under the portal and the portal. Member Roybal seconded the motion and it passed by unanimous voice vote.**

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**Resume Case #H-17-104B:**

Applicant's Presentation

Mr. Naktin (previously sworn) said he will remove that wall. It is a charming little house and the owners are retiring to move here. Both casitas are very small with low ceilings and they are adding a master bedroom and bath with clerestory windows.

Member Roybal asked Staff if the response to #5 needs to change.

Ms. Ramirez Thomas said they talked about what a great house it would be for the owners so they did not really address the criterion.

Mr. Naktin asked the criterion to be asked again.

Ms. Ramirez Thomas stated it and gave an example.

Mr. Rasch said the response is to address being less than 10' from a primary elevation.

Vice-Chair Katz believed no exception is needed there. They are not putting anything new there. The wall is already there.

Member Powell remembered the Board used to not hear parts A and B at the same meeting.

Ms. Ramirez Thomas added that without the south elevation as primary, it is no longer less than ten feet away.

Mr. Rasch agreed.

Mr. Naktin said they are just mimicking the portal that is there. It will remain untouched and just feather the roofing into that corner.

Ms. Ramirez Thomas said that part is within ten feet.

Member Biedscheid suggested a response would be the limited size of this property.

Mr. Naktin said it is just a small alley and is unusable space. They don't want to expand it any more. It will be fairly invisible. One would have to be in the courtyard to see the changes.

Ms. Gheen said she had no wisdom for the Board.

Member Boniface thought Ms. Ramirez Thomas gave an acceptable response. The creation of dark narrow and unusable space is not the action of the applicant and at the same time would not diminish its status.

#### Questions to the Applicant

There were no questions to the Applicant.

#### Public Comment

There were no speakers from the public regarding this case and the public hearing was closed.

#### Action of the Board

**Member Boniface moved in Case #H-17-014B at 201½ Ambrosio Street, to approve the application as submitted and find the response to #5 is acceptable as the creation of dark and unusable space between the buildings is not the result of the action of the applicant and furthermore, the infill of this space will be virtually invisible and not harming or diminishing the unique portal.**

**Member Roybal seconded the motion with an amendment that with the testimony, all criteria for the exception were met. Member Boniface accepted the amendment as friendly and it passed by unanimous voice vote.**

- 9. Case #H-17-015A. 612 Garcia Street. Downtown & Eastside Historic District. HPD Staff requests a historic status review of a non-statused residential structure. (Nicole Ramirez Thomas)**

Ms. Ramirez Thomas gave the staff report as follows:

#### **BACKGROUND & SUMMARY:**

612 Garcia Street is a single family residence built in the Spanish-Pueblo Revival style and is located in the Downtown and Eastside Historic District. The home was constructed in the 2010 and no previous work has been brought forward to establish the historic status of the home. The applicant is proposing a remodel to the east elevation of the home. Staff is requesting that the historic status of the residence be established.

#### **STAFF RECOMMENDATION:**

Staff recommends that the historic status of the residence be designated as noncontributing to the Downtown and Eastside as it does not Meet the standards for contributing or significant as set forth in 14-5.2(C) Regulation of Contributing and Significant Structures in the Historic Districts.

#### Questions to Staff

There were no questions to the Staff.

#### Public Comment

There were no speakers from the public regarding this case and the public hearing was closed.

### Action of the Board

**Member Roybal moved to follow Staff's recommendation in Case #H-17-015A to designate this residence as non-contributing. Member Bledscheid seconded the motion and it passed by unanimous voice vote.**

- 10. Case #H-17-015B. 612 Garcia Street. Downtown & Eastside Historic District.** Jack Robinson, agent for Felicia Bons, owner, proposes to remove fireplaces and chimneys, replace windows and doors on a non-statused residential structure. An exception is requested to exceed the 30" lite standard (Section 14-5.2(E)(1)(c)). (Nicole Ramirez Thomas)

Ms. Ramirez Thomas gave the staff report as follows:

### **BACKGROUND & SUMMARY:**

612 Garcia Street is a single family residence built in the Spanish-Pueblo Revival style and is located in the Downtown and Eastside Historic District. The applicant is proposing a remodel to the east elevation of the home.

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

- 1) Remove the fireplace and chimney at the southeast corner of the home.
- 2) Replace the existing fireplace and chimney on the east elevation of the home.
- 3) The proposed remodel of the east elevation of the home will replace existing windows with window of a similar style. The existing windows are 30 inch lites and an exception is required to replace the windows with a similar lite pattern but with 36" lites which do not comply with 14-5.2(E)(1)(c).
- 4) Replacement of a metal lattice gate at the entry courtyard on the west elevation with a solid wood door with recessed panels.
- 5) Add a wooden gate with iron grill work to the north elevation at the courtyard entry.
- 6) Stain beams, columns, and corbels on the east elevation portal "Rainier White."
- 7) Re-stain the existing garage doors on the west elevation and change the stain color from a dark brown stain to a light brown stain.

### **RELEVANT CODE CITATION**

14-5.2(E) Downtown and Eastside Design Standards

The *governing body* recognizes that a style of architecture has evolved within the *city* from the year 1600 to

the present characterized by construction with *adobe*, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a *development* from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

(1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with *adobe*, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

- (c) Solid *wall* space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section.

EXCEPTION TO USE DIVIDED LITE WINDOW WITH LITES GREAT THAN 30" IN ANY DIMENSION (14-5.2(E)(1)(c)).

- i. Do not damage the character of the district.

**Applicant Response:** This will not damage the character of the district and will maintain a uniform design statement for the East Elevation as the replacement windows will match the proportions of the existing Master Bedroom windows as shown in the East Elevation.

**Staff response:** Staff finds that the applicant has not responded to the criterion. The question is about the district and not the home. Visually the proposed windows and size of light appear congruent with the design of the home and the divided lite character and feeling of the Downtown and Eastside.

- ii. Are required to prevent a hardship to the applicant or an injury to the public welfare.

**Applicant Response:** This exception is required to prevent a hardship to the owner. If windows with 30" dimensions were used there would be an incongruity to the overall design that would adversely affect the property value of the home.

**Staff Response:** Staff agrees that an incongruent design may prove a hardship to the applicant.

- 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.

**Applicant Response:** We feel that by maintaining the original glass sizes on the new windows the Board will be allowing his home to retain the original design intent that was established by the other adjacent houses on the cul-de-sac (614, 616, 617, and 611 Garcia St.), all of which have been designed in a similar style in the last four to six years and all of which were approved by the HDRB. This aesthetic has been established in the "Las Placitas Compound" and to contradict it now would diminish the coherent statement that these homes contribute to the City of Santa Fe.

**Staff response:** Staff does not agree with this response. No other design options were proposed.



### **STAFF RECOMMENDATION:**

Staff finds that not all the exception criteria were met but the Board may find they have been met after further testimony from the applicant. Otherwise, staff recommends approval of the 14-5.2 (D)(9) General Design Standards for All H Districts, Height, Pitch, Scale, and Massing and 14-5.2(E) Downtown and Eastside Historic District.

Staff didn't agree with the responses for criteria #1 and #3.

### **Questions to Staff**

There were no questions to Staff.

### **Applicant's Presentation**

Mr. Doug McDowell, 1317 B Cerro Gordo, was sworn. He said this is a hardship for him. In this case, it is difficult to say what is a hardship. He noted that when he designed and built this elevation, the windows were approved. He now has three windows exactly the same as the four windows. They reduced the amount of glazing on the twelve-lite window.

He felt they were harmonious. If they start taking houses that are newer and non-contributing to make the windows match, then we start having things that don't match with the rest of the house.

From the inside, these windows have a lot to do with the structure. You see some that are the same and suddenly see some that are not the same.

Vice-Chair Katz agreed that is a hardship.

Mr. McDowell said he tried to make it harmonious. And you can only see it when looking down the driveway. And with the new construction next door, even if it was visible, it looks better. He thought the fireplace in the corner was a mistake. This makes a much more harmonious design using the same design of windows and replicating the existing windows.

Coming up with good answers is not easy but he thought they met the intent of the ordinance.

Vice-Chair Katz said the only other option would be to have all windows meet the 30" rule.

### **Questions to the Applicant**

There were no questions to the Applicant.

### Public Comment

There were no speakers from the public regarding this case and the public hearing was closed.

### Action of the Board

**Member Roybal moved in Case #H-17-015B at 612 Garcia Street, that all exceptions are met and moved to approve as proposed. Member Boniface seconded the motion.**

Member Biedscheid said the motion needs to clarify the reasons the Board agrees with the exception. She said that the applicant was given the option to meet it and it would not be congruent with the rest of the house.

Vice-Chair Katz proposed that recent Santa Fe style is really important here. Clash of style is a hardship when all the rest of the windows are harmonious.

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

## **I. MATTERS FROM THE BOARD**

Member Powell said he might not be back in time for the Board meeting next time but would not be able to attend the site visit.

Vice-Chair Katz and Member Boniface said they would not be at the next meeting either.

Vice-Chair Katz asked, regarding the Hinojos house, if they are building a wall in front of the house.

Mr. Rasch agreed to look at it.

Vice-Chair Katz said many notice signs are being left up after the HDRB hearing.

Mr. Rasch agreed to stress that to the applicants.

Vice-Chair Katz said regarding story poles that if people in the neighborhood have been concerned, they need to be able to see the story poles. At Loretto chapel, the poles went up ten minutes before the site visit and came down ten minutes after.

Member Boniface said the rule should be as for the sign - people need to see it.


Mr. Rasch said they could require the story poles to be up 15 days before meeting.

Member Bayer said the story poles on St. Francis fell over before the meeting.

**J. ADJOURNMENT**

The meeting was adjourned at 8:01 p.m.


Approved by:



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Cecilia Rios, Chair

Submitted by:



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Carl Boaz for Carl G. Boaz, Inc.