



Agenda

CITY CLERK'S OFFICE

DATE 11.8.2017 TIME 10:25am

SERVED BY [Signature]

RECEIVED BY Carmelina Spears

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, November 14, 2017 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 1st FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, November 14, 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: October 24, 2017
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-17-048. 520 Jose Street Unit 6.

Case #H-17-069. 334 Garcia Street.

Case #H-17-038. 715½ West Manhattan Avenue.

Case #H-16-094. 324 Camino del Monte Sol.

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

1. Case #H-16-038. 1369 Cerro Gordo. Downtown & Eastside Historic District. J. Nold Midyette, agent/owner, proposes to construct a 1,250 sq. ft. two-car garage to a height of 13'6" and a yardwall between two structures at a non-contributing property. (David Rasch)
2. Case #H-17-019. 808 Canyon Road. Downtown & Eastside Historic District. Dale Zinn, agent for David Salazar, owner, proposes to construct a screen for rooftop appurtenances, at 18' high where the maximum allowable height is 18'9". (Nicole Ramirez Thomas)
3. Case #H-17-071B. 424 Arroyo Tenorio. Downtown & Eastside Historic District. Sandra Donner, agent for Brad and Morgan Moody, owners, proposes to construct a free-standing 235 sq. ft. carport to a height of 11', reconfigure the existing yardwall and pedestrian gate, and perform other minor alterations. (David Rasch)
4. Case #H-17-083. 110 Delgado Street Unit A. Downtown & Eastside Historic District. Architectural Alliance, agent for Thunderbalm Partners, owner, proposes to remove a non-historic portal, construct a 287 sq. ft. addition to match existing adjacent height, replace doors and windows on non-primary elevations with opening changes on a contributing residential structure and enclose two brick courtyards with 6' high wall and gate. (David Rasch)
5. Case #H-17-081B. 110 Delgado Street Unit B. Downtown & Eastside Historic District. Architectural Alliance, agent for Thunderbalm Partners, owner, proposes to construct 511 sq. ft. of additions and other minor alterations on a contributing residential structure. (David Rasch)
6. Case #H-17-057B. 806 Don Gaspar Avenue. Don Gaspar Area Historic District. Palo Santo Designs, agent for Halley Roberts Strongwater and Daniel Strongwater, owners, proposes to demolish a contributing structure. An exception is requested (Section 14-5.2(D)(1)(a)). (Nicole Ramirez Thomas)
7. Case #H-17-085B. 3 Plaza Fatima. Downtown & Eastside Historic District. Christopher Purvis, agent for Marilyn Batts, owner, proposes to construct a 338 sq. ft. addition to 11'6" high, and widen the entry door on the primary elevation of a contributing residential structure and to construct a 340 sq. ft. free standing casita to 12' high. An exception is requested to alter a primary elevation opening (Section 14-5.2(D)(5)(a)(i)). (David Rasch)

8. Case #H-17-090. 1160 Camino de Cruz Blanca. Historic Review Historic District. Andy Lyons, agent for St. John's College, owner, proposes to replace historic and non-historic windows and doors at the Lower Dorm area. An exception is requested to remove historic material (Section 14-5.2(D)(5)(a)(1)). (David Rasch)
9. Case #H-17-091A. 604 Alto Street. Westside-Guadalupe Historic District. Jack Boubelik, agent/owner, requests primary elevation(s) designation for a contributing residential structure. (David Rasch)
10. Case #H-17-092. 1661 Cerro Gordo Road. Downtown & Eastside Historic District. Tim Curry, agent for Jonathon Duran and Danuta Alyassin, owners, propose to remodel a non-contributing structure by removing a sunroom, adding portals, changing windows and doors. (Nicole Ramirez Thomas)
11. Case #H-17-094A. 314 South Guadalupe Street. Historic Transition Historic District. Lorax Alliance, agent for Archdiocese of Santa Fe Real Estate Corp., owners, requests primary elevation(s) designation for a contributing residential structure. (Nicole Ramirez Thomas)
12. Case #H-17-095A. 905 Camino Ranchitos. Downtown & Eastside Historic District. Sandra Donner, agent for Grant Hayunga, owner requests a historic status review and primary elevation(s) designation, if applicable, for a non-contributing residential structure. (Nicole Ramirez Thomas)
13. Case #H-17-097A. 984 C Acequia Madre. Downtown & Eastside Historic District. John Barton, agent for Holly Hart, owner, requests a historic status review with primary elevation(s) designation, if applicable, of a non-contributing residential structure. (Nicole Ramirez Thomas)
14. Case #H-17-089. 1212 Canyon Road. Downtown & Eastside Historic District. Doug Webb, agent for Sigmund Jenssen, owner, proposes to replace non-historic windows and construct a balcony on a contributing residential structure. An exception is requested to install non-conforming windows (Section 14-5.2(E)(2)(e)). (David Rasch)
15. Case #H-17-068. 434 and 434A Acequia Madre. Downtown & Eastside Historic District. McDowell Fine Homes, agent/owner, proposes to construct a 5,763 sq. ft. residence to a height of 16'6" where the maximum allowable height is 15'7" on a sloping lot, and to construct 66" high yardwalls where the maximum allowable height is 41". Exceptions are requested to exceed the maximum allowable height for the yard wall (Section 14-5.2(D)(9)) and not meet the 3' corner standard(Section 14-5.2(E)(2)(b)). (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.santafenm.gov/historic_districts_review_board_hearing_packets for more information regarding cases on this agenda. Persons with disabilities in need of accommodations, contact the Historic Preservation Division office at (505) 955-6605 five (5) working days prior to the meeting date.



Agenda

CITY CLERK'S OFFICE

DATE 10/20/17 TIME 3:28pm

SEEN BY *M. C. Myers*

RECEIVED BY *Carmelona Spears*

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, November 14, 2017 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 1st FLOOR CITY HALL

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Case #H-17-069. 334 Garcia Street.

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

1. Case #H-16-038. 1369 Cerro Gordo. Downtown & Eastside Historic District. J. Nold Midyette, agent/owner, proposes to construct a 1,250 sq. ft. two-car garage to a height of 13'6" and a yardwall between two structures at a non-contributing property. (David Rasch) 7/1/17 14:29
2. Case #H-17-019. 808 Canyon Road. Downtown & Eastside Historic District. Dale Zinn, agent for David Salazar, owner, proposes to construct a screen for rooftop appurtenances, at 18' high where the maximum allowable height is 18'9". (Nicole Ramirez Thomas) 9/6/17
3. Case #H-17-071. 424 Arroyo Tenorio. Downtown & Eastside Historic District. Sandra Donner, agent for Brad and Morgan Moody, owners, proposes to construct a free-standing 235 sq. ft. carport to a height of 11', reconfigure the existing yardwall and pedestrian gate, and perform other minor alterations. (David Rasch) 9/26/17 14:18
4. Case #H-17-078. 998 Acequia Madre. Downtown & Eastside Historic District. Mark Brown, agent for Lisa Koskovich, owner, proposes to replace windows and doors, construct a 60" high yardwall where the maximum allowable height is 57", raise parapets, reconstruct an existing shed, and install a vehicle gate on a non-contributing residential structure. (Nicole Ramirez Thomas) 10/5/17 9:06
5. Case #H-17-083. 110 Delgado Street Unit A. Downtown & Eastside Historic District. Architectural Alliance, agent for Thunderbalm Partners, owner, proposes to remove a non-historic portal, construct a 287 sq. ft. addition to match existing adjacent height, replace doors and windows on non-primary elevations with opening changes on a contributing residential structure and enclose two brick courtyards with 6' high wall and gate. (David Rasch) 10/17/17 9:30
6. Case #H-17-081B. 110 Delgado Street Unit B. Downtown & Eastside Historic District. Architectural Alliance, agent for Thunderbalm Partners, owner, proposes to construct 511 sq. ft. of additions and other minor alterations on a contributing residential structure. (David Rasch) 10/17/17 9:31

7. Case #H-17-057. 806 Don Gaspar Avenue. Don Gaspar Area Historic District. Palo Santo Designs, agent for Halley Roberts Strongwater and Daniel Strongwater, owners, proposes to demolish a contributing structure. An exception is requested (Section 14-5.2(D)(1)(a)). (Nicole Ramirez Thomas) 9/15/17 16:10
8. Case #H-17-085. 3 Plaza Fatima. Downtown & Eastside Historic District. Christopher Purvis, agent for Marilyn Batts, owner, proposes to construct a 338 sq. ft. addition to 11'6" high, perform other minor alterations, and widen the entry door on the primary elevation of a contributing residential structure and to construct a 340 sq. ft. free standing casita to 12' high. An exception is requested to alter a primary elevation opening (Section 14-5.2(5)(a)(i)). (David Rasch) 10/10/17 13:29
9. Case #H-17-068. 434 and 434A Acequia Madre. Downtown & Eastside Historic District. McDowell Fine Homes, agent/owner, proposes to construct a 5,763 sq. ft. residence to a height of 16'6" where the maximum allowable height is 15'7" on a vacant lot, and to construct 66" high yardwalls where the maximum allowable height is 41". Exceptions are requested to exceed the maximum allowable height (Section 14-5.2(D)(9)) and not meet the 3' corner standard (Section 14-5.2(E)(2)(b)). (Nicole Ramirez Thomas) 10/12/17 14:44
10. Case #H-17-090. 1160 Camino de Cruz Blanca. Historic Review Historic District. Andy Lyons, agent for St. John's College, owner, proposes to replace historic and non-historic windows and doors at the Lower Dorm area. An exception is requested to remove historic material (Section 14-5.2(D)(5)(a)(1)) (David Rasch) 10/17/17 10:02
11. Case #H-17-089. 1212 Canyon Road. Downtown & Eastside Historic District. Doug Webb, agent for Sigmund Jenssen, owner, proposes to replace non-historic windows and construct a balcony on a contributing residential structure. An exception is requested to install non-conforming windows (Section 14-5.2(E)(2)(e)). (David Rasch)
12. Case #H-17-091. 604 Alto Street. Westside-Guadalupe Historic District. Jack Boubelik, agent/owner, requests primary elevation(s) designation for a contributing residential structure. (David Rasch) 10/11/17 13:22
13. Case #H-17-092. 1661 Cerro Gordo Road. Downtown & Eastside Historic District. Tim Curry, agent for Jonathon Duran and Danuta Alyassin, owners, propose to remodel a non-contributing structure by removing a sunroom, adding portals, changing windows and doors. (Nicole Ramirez Thomas) 10/16/17 10:41
14. Case #H-17-094. 314 South Guadalupe Street. Historic Transition Historic District. Lorax Alliance, agent for Archdiocese of Santa Fe Real Estate Corp., owners, requests primary elevation(s) designation for a contributing residential structure. (Nicole Ramirez Thomas) 10/17/17 14:45
15. Case #H-17-095. 905 Camino Ranchitos. Downtown & Eastside Historic District. Sandra Donner, agent for Grant Hayunga, owner requests a historic status review and primary elevation designation(s), if applicable, for a non-contributing residential structure. (Nicole Ramirez Thomas) 10/18/17 10:00
16. Case #H-17-096. 616 East Alameda Street Unit F. Downtown & Eastside Historic District. Stewart Ewing, agent for Sky View Holdings, Inc., owner, proposes to demolish a non-historic shed, construct a 614 sq. ft. addition, and change doors and windows on a non-contributing residential structure. (Nicole Ramirez Thomas) 10/18/17 10:51
17. Case #H-17-097. 984 C Acequia Madre. Downtown & Eastside Historic District. John Barton, agent for Holly Hart, owner, requests a historic status review with primary elevation designations, if applicable, of a non-contributing residential structure. (Nicole Ramirez Thomas) 10/18/17 11:01
18. Case #H-16-078. 564 Garcia Street. Downtown & Eastside Historic District. Joseph Bransford Builders, agent for Roy and Linda New, owners, request to increase the height of a non-contributing accessory structure to 12'0" where the maximum allowable height is 14'9". (Nicole Ramirez Thomas) nov 10/5/17 10:17

1. MATTERS FROM THE BOARD

J. ADJOURNMENT

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HISTORIC DISTRICTS REVIEW BOARD

November 14, 2017

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2. <u>Case #H-17-019.</u>	Approved with conditions 808 Canyon Road	4-5
3. <u>Case #H-17-071B</u>	Approved with conditions 424 Arroyo Tenorio	6-9
4. <u>Case #H-17-083.</u>	Approved as recommended 110 Delgado, Unit A	9-10
5. <u>Case #H-17-081B.</u>	Approved with conditions 110 Delgado, Unit B	10-13
6. <u>Case #H-17-057B.</u>	Postponed to November 28 806 Don Gaspar Avenue	13-21
7. <u>Case #H-17-085B</u>	Partially approved 3 Plaza Fatima	22-25
8. <u>Case #H-17-090</u>	Approved as submitted 1160 Camino de Crus Blanca	25-28
9. <u>Case #H-17-091A</u>	Primary elevations designated 604 Alto Street	28-30
10. <u>Case #H-17-092</u>	Approved as recommended 1661 Cerro Gordo Road	30-31
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12. <u>Case #H-17-095A</u>	Status changed to Contributing 905 Camino Ranchitos	33-36
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MINUTES OF THE
CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD

November 14, 2017

A. CALL TO ORDER

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

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms. Cecilia Rios, Chair
Mr. Frank Katz, Vice Chair
Ms. Meghan Bayer
Ms. Jennifer Biedscheid
Mr. Buddy Roybal

MEMBERS EXCUSED:

Mr. Edmund Boniface
Mr. William Powell

OTHERS PRESENT:

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

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Historic Planning Department and available on the City of Santa Fe web site.

C. APPROVAL OF AGENDA

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

D. APPROVAL OF MINUTES - October 24, 2017

Chair Rios requested the following change to the minutes:

On page 21, paragraph 3, line 4, Rios is her middle name.

Member Biedscheid moved to approve the minutes of October 24, 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-17-048. 520 Jose Street, Unit 6.

Case #H-17-038. 715½ West Manhattan Avenue.

Case #H-17-069. 334 Garcia Street.

Case #H-16-094. 324 Camino del Monte Sol.

Member Katz moved to approve all the Findings of Fact and Conclusions of Law as submitted. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

F. BUSINESS FROM THE FLOOR

There was no business from the Floor.

G. COMMUNICATIONS

Mr. Rasch asked if the Board wants more or fewer exceptions on the cases.

Member Katz said the Board wants the appropriate number of exceptions per code.

Mr. Rasch said Staff are considering a policy like what the Planning Commission does. They pre-screen them and if the applications don't meet the criteria in the Code, they don't go forward.

Member Biedscheid thought that would be helpful.

Member Roybal agreed.

Chair Rios suggested he send an email since two Board members are absent.

Mr. Rasch agreed to send one out.

H. ACTION ITEMS:

1. **Case #H-16-038. 1369 Cerro Gordo.** Downtown & Eastside Historic District. J. Nold Midyette, agent/owner, proposes to construct a 1,350-sq. ft. two-car garage to a height of 13' 6" and a yardwall between two structures at a non-contributing property. (David Rasch)

Mr. Rasch presented the Staff Report as follows:

BACKGROUND & SUMMARY:

1369 Cerro Gordo Road is a large lot located away from the public way that has four residential structures listed as non-contributing to the Downtown & Eastside Historic District.

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

1. A free-standing 1,250 square foot two-car garage will be constructed to a height of 13' 6" where the maximum allowable height is 14' 7". The adobe structure is designed in the Spanish-Pueblo Revival style. It will feature rounded edges and corners, protruding viga tails, divided-lite windows, and exposed wooden headers over wooden garage doors. Finishes include El Rey cementitious stucco in "Adobe" and natural wood trim.
2. A 6' long yardwall and pedestrian arch will connect the garage to an existing adjacent studio structure. The entry will have a stuccoed, stepped parapet over an exposed wooden header.

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

Chair Rios asked about the public visibility.

Mr. Rasch said it has none.

Applicant's Presentation

Mr. J Nold Midyette, 1369 Cerro Gordo, had nothing to add to the Staff Report except to explain that the structure would be built into the hillside, so it could not be seen from any direction and studio in front blocks it. He said the back of the property goes up fast.

Questions to the Applicant

Chair Rios asked if there would be anything on roof.

Mr. Midyette said nothing would be on the roof.

Public Comment

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

Action of the Board

Member Roybal moved in Case #H-16-038, at 1369 Cerro Gordo, to approve per staff recommendations. Member Katz seconded the motion and it passed by unanimous voice vote.

2. **Case #H-17-019. 808 Canyon Road.** Downtown & Eastside Historic District. Dale Zinn, agent for David Salazar, owner, proposes to construct a screen for rooftop appurtenances, at 18' high where the maximum allowable height is 18' 9". (Nicole Ramirez Thomas)

BACKGROUND & SUMMARY:

808 Canyon Road is a vernacular style building located within the Downtown and Eastside Historic District. The building is designated as contributing to the district and the primary elevation is the north elevation of the building. A building was known to have existed on the property by 1912. The building has served as a retail space, dining and drinking establishment, a gallery, and a residence throughout its history. A timeline of the property is provided in the packet as a supplement to the existing inventory form.

The applicant requests to screen visible roof top equipment.

1. The applicant proposes to construct a stuccoed screen to obscure roof top appurtenances. The rooftop equipment existed prior but was partially obscured by ducting that used to be on the roof. The ducting was removed during the remodel and now the equipment is visible from Canyon Road. The screen will be 18'-0" in height where the maximum allowable height is 18'-9".

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 Bayer noted that on Board's field trip, they saw lots of visible rooftop appurtenances from Camino del Monte Sol. She asked if they were not required to screen those.

Ms. Ramirez Thomas said the applicant can discuss that.

Applicant's Presentation

Mr. Dale Zinn, P.O. Box 756, was sworn. He apologized for the irrational exuberance of his client for building before approval. He agreed with Ms. Bayer's assessment. It clearly is visible from other side, so he changed the proposal to extend the screening around to the other side to block that visibility.

Questions to the Applicant

Chair Rios asked if it would be screened in the same color.

Mr. Zinn agreed.

Member Biedscheid asked if it would be the same height all the way around.

Mr. Zinn said yes.

Public Comment

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

Action of the Board

Member Katz moved in Case #H-17-019, at 808 Canyon Road, to approve the application upon the recommendation of Staff with the condition suggested by applicant to screen all the way around [the rooftop appurtenance]. Member Roybal seconded the motion and it passed by unanimous voice vote.

3. **Case #H-17-071B. 424 Arroyo Tenorio.** Downtown & Eastside Historic District. Sandra Donner, agent for Brad and Morgan Moody, owners, proposes to construct a free-standing 235 sq. ft. carport to a height of 11', reconfigure the existing yardwall and pedestrian gate, and perform other minor alterations (David Rasch)

Mr. Rasch presented the Staff Report as follows:

BACKGROUND & SUMMARY:

424 Arroyo Tenorio, known as the Griego House, is an approximately 1600 square foot single-family residence that was constructed between 1935 and 1940 in the Spanish-Pueblo Revival style. In 1974, an approximately 800 square foot addition was constructed on the southeast corner of the building. Historic windows have been replaced. In 2007, a former applicant and owner maintained that a small closet on the north elevation was also a non-historic addition. The previous owner's affidavit does not mention this as a 1974 addition. The building is listed as contributing to the Downtown & Eastside Historic District with the east elevation excluding the portal and the north elevation, excluding the closet, designated as primary. In addition, the south lotline rock wall is listed as contributing.

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

1. A 235-square foot free-standing carport will be constructed in the Spanish-Pueblo Revival style to a height of 11'. The carport will feature exposed wooden elements including square posts, carved corbels, and headers with an El Rey cementitious "Buckskin" stuccoed parapet.
2. Copper gutters and downspouts will be installed on the north elevation. Copper is not a traditional material and its use on the publicly-visible primary elevation is not highly recommended.
3. Off-white paint is proposed under the portals. Paint is not a traditional material and its use on a primary elevation is not recommended.
4. The entry courtyard wall will be reconfigured with the installation of an 8' 3" high stuccoed arch over the bileaf pedestrian gates in the 5' high yardwall. A 6' high yardwall will continue to the south lotline with a second pedestrian gate providing access to the rear yard. Gate designs with construction and finish materials were not submitted. El Rey cementitious stucco will be "Buckskin."
5. Other site modifications include pavers on the driveway and paths with low-voltage path lighting.

*Note the trash enclosure shown on drawings/itemized in the proposal will be deleted.

RELEVANT CODE CITATION

14-5.2(C)(1)(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure to be preserved

14-5.2(D)(5) Windows, Doors, and Other Architectural Features

- (b) For all façades of significant, contributing and landmark structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D) General Design Standards and (E) Downtown & Eastside Historic District with the conditions that the portal wall shall be stuccoed in off white or an exception shall be requested to paint the walls, the copper gutters and downspouts shall be patinated or replaced with more traditional galvanized metal and that the pedestrian gate materials, finishes, and designs shall be approved by staff before a construction permit application is submitted.

Questions to Staff

Chair Rios asked where the carport would be located in relation to the home.

Mr. Rasch said it would be first after entering the property from the street and close to the east façade.

Chair Rios asked if he discussed his recommendations, including the changes to the gutters and portal with the applicant.

Mr. Rasch said he did not.

Member Biedscheid said it was hard for her to visualize the very small space and asked for his opinion about the impact on the east primary elevation and the south property wall. It appeared to be very close to the primary elevations there.

Mr. Rasch clarified that the primary portion of the east elevation is only on the historic portion of the house. That is primary, but not the addition on the east. The carport location was pointed out and the little yard wall. The carport is within a foot of the building. He also showed the location of the main gate behind the carport.

Member Katz asked him to show the location of the gutter and downspout.

Mr. Rasch said the applicant can speak to it.

Applicant's Presentation

Ms. Sandra Donner, 1611 Paseo de Peralta, was sworn. She said the gutter has major drainage problems, so they are changing it just along that portal and the east façade to help with drainage issues. Regarding the paint color under the portal and galvanized recommendations, she had no problem with

either of those.

Questions to the Applicant

Chair Rios asked for the details of the gate.

Ms. Donner said they are still working on those details. What is there now is a simple wooden gate and she would like to work with the blue from the windows - a little bit of blue that is not too bright.

Chair Rios said the Staff can help her work out the gate.

Member Biedscheid said the issue of white under the portal is with using paint. She asked if they would be using stucco instead.

Ms. Donner said they could stucco it. The house is tight and very dark, so it is just to brighten the area.

Member Biedscheid asked if the arch over the main gate is a new element for the property.

Ms. Donner agreed. The existing gate is rather haphazard, slightly taller than the wall, and, like many places, people don't know where to go and this would also create a little more height.

Member Biedscheid asked if she would consider a squared off entry.

Ms. Donner said no. They saw an arch across the street and wanted to make this one similar.

Chair Rios thought either one would work.

Ms. Donner said the existing yard wall was introduced either in 2007 or in the 1970's.

Chair Rios asked if the wall height would be unchanged.

Ms. Donner agreed. It is just the arch that is taller.

Public Comment

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

Action of the Board

Member Roybal moved in Case #H-17-071B, at 424 Arroyo Tenorio, to approve the application with staff recommendations and conditions of using stucco and changing the copper to galvanized steel and the gate details be submitted to staff for approval. Member Katz seconded the motion and

it passed by unanimous voice vote.

4. **Case #H-17-083. 110 Delgado, Unit A.** Downtown & Eastside Historic District. Architectural Alliance, agent for Thunderbalm Partners, owner, proposes to remove a non-historic portal, construct a 287-sq. ft. addition to match existing adjacent height, replace doors and windows on non-primary elevations with opening changes on a contributing residential structure and enclose two brick courtyards with 6' high wall and gate. (David Rasch)

Mr. Rasch presented the Staff Report as follows:

BACKGROUND & SUMMARY:

110 Delgado Street Unit A was constructed in 1962 in a vernacular manner. Historic wood and steel windows are preserved. Removal of character-defining elements on the front façade with non-historic doors and a rear portal massing with Spanish-Pueblo Revival design detract from the historic integrity of the structure. The building is listed as contributing to the Downtown & Eastside Historic District and the east façade is designated as primary.

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

1. The non-historic portal on the west, rear elevation will be removed.
2. A 287-square foot addition will be constructed on the south elevation in compliance with the 50% footprint standard and the 10' primary façade setback standard (14-5.2(D)(2)(d)). The addition will match existing adjacent height and features 4-lite and 6-lite casement windows and a 10-lite French door.
3. Non-primary elevation windows and doors will be removed and replaced with 6-lite casement windows and 15-lite French doors in differing locations and opening dimensions.
4. An 18" deep cantilevered overhang will be installed at the west pedestrian door.
5. A brick-finished courtyard will be created on the south side of the building with a 6' high stuccoed yardwall. A stucco-finished fireplace and banco will be constructed in the southwest corner of the courtyard to a height of 13' 8". An arched wooden pedestrian gate will be installed on the south side of the courtyard.
6. A brick-finished courtyard will be created on the west side of the building with a 4' 6" high stuccoed yardwall. An arched wooden pedestrian gate will be installed on the southwest side of the courtyard.
7. Semi-circular metal sconces will be installed at doors. Surfaces will be finished with El Rey cementitious stucco in "Adobe", window and door cladding in "Blue Denim", and exposed wood stain in "Light Walnut".

STAFF RECOMMENDATION:

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

Questions to Staff

Chair Rios asked, with all the changes, this structure would remain contributing.

Mr. Rasch thought it would. It meets the 50% rule and the setback rules. They are removing the non-historic portal.

Applicant's Presentation

Mr. Eric Enfield, 612 Old Santa Fe Trail, was sworn. He said they tried to offset the addition with a 10-foot setback and putting a little fireplace on the east side behind a six-foot wall that will tie into it.

Questions to the Applicant

Chair Rios asked if there would be nothing visible on the roof.

Mr. Enfield agreed.

Member Biedscheid asked for a description of the metal sconces.

Mr. Enfield said they are dark bronze with a mica insert and 15 lite pattern about 6"x12".

Public Comment

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

Action of the Board

Member Katz moved in Case #H-17-083, at 110 Delgado, Unit A, to approve the application as recommended by Staff. Member Bayer seconded the motion and it passed by unanimous voice vote.

5. **Case #H-17-081B. 110 Delgado, Unit B.** Downtown & Eastside Historic District. Architectural Alliance, agent for Thunderbalm Partners, owner, proposes to construct 551 sq. ft. of additions and other minor alterations on a contributing residential structure. (David Rasch)

Mr. Rasch presented the Staff Report as follows:

BACKGROUND & SUMMARY:

110 Delgado Street, Unit B was a single-family residence that was constructed at approximately 1935 in a vernacular manner with a simple rectangular footprint. Additions were constructed on the south and west elevations at historic date(s) before 1969. The Spanish-Pueblo Revival north portal was constructed after 1969. Historic wood windows are character-defining. The building is listed as contributing to the Downtown & Eastside Historic District and the north elevation, excluding the portal, with the east façade are designated as primary.

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

1. A 298-square foot addition will be constructed on the south elevation for bedrooms. The addition will be 13' 2" high and lower than the tallest part of the building.
2. A 153-square foot addition will be constructed on the west elevation for a living room expansion. The addition will be 13' high.
3. A 50-square foot portal will be constructed on the west elevation of the living room addition. The portal will be 10' 9" high and it will feature wooden viga posts, carved corbels, and exposed headers with a stuccoed parapet.
4. Skylights are shown on the plans, but they are not itemized in the proposal and there is no discussion regarding the public visibility.
5. The wooden deck ramp on the east façade will be removed and replaced with steps at the north and south sides of the entry door.
6. A basement stairwell will be constructed on the west elevation and a 42" high stuccoed wall will be constructed around it.
7. A ground-mounted condenser will be installed on the west elevation and screened with a 42" high coyote fence.
8. Semicircular metal sconces will be installed, and finishes include El Rey cementitious stucco in "Adobe", window clad color in "Blue Denim", and exposed wood stain in "Light Walnut".
9. Other yardwalls and gates are shown in site drawings, but they were not itemized in the proposal nor were scaled drawings provided. More importantly, a gate is shown in the existing front yardwall, but there has not been any construction date provided, a historic status review, or

potential of an exception evaluated. Therefore, these items cannot go forward on this application.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D) General Design Standards and (E) Downtown & Eastside Historic District with the conditions that the skylights shall not be publicly visible, line sets from the condenser shall not be mounted on the exterior walls, the front yardwall shall be considered for historic status, and the yardwalls and gates shall be submitted in an itemized proposal with scaled elevations.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Enfield (previously sworn) agreed with Mr. Rasch about the gates and yardwalls. The skylights will be behind parapets and not visible. They avoided both north and east primary façades, but they are renovating the windows with cleaning and painting. They are nice windows. He pointed out that they are not asking for any exceptions. The building from the street has minimal visibility on the south and none on the west. They propose, on the south an addition of 298 sq. ft. and will come back with the yard walls and gates.

He pointed out on the plan an inaccurate statement. It is an existing gate, not a new gate.

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 portion was closed.

Action of the Board

Member Bayer asked if Mr. Rasch recommended the front yard wall be considered for historic status.

Mr. Rasch agreed and in the application, nothing is happening there.

Member Bayer moved in Case #H-17-081B, at 110 Delgado, Unit B, to approve the application with conditions that the skylights not be publicly visible, no condenser on external walls and walls and gate be submitted in an itemized proposal with elevations and the revised plan be submitted to Staff to remove those yardwalls before a construction permit is issued, reflecting no yardwalls. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

6. **Case #H-17-057B. 806 Don Gaspar Avenue.** Don Gaspar Area Historic District. Palo Santo Designs, agent for Halley Roberts Strongwater and Daniel Strongwater, owners, proposes to demolish a contributing structure. An exception is requested (Section 14-5.2(D)(1)(a)). (Nicole Ramirez Thomas)

BACKGROUND & SUMMARY:

806 Don Gaspar Avenue is a Cottage style single family residence located within the Don Gaspar Area Historic District. The house was built by Charles Stanford and was completed by 1912. It is listed as contributing the Don Gaspar Area Historic District. A detached garage is located at the southwest corner of the property and it is built in a vernacular style and is known to have been part of the property by 1967 based on aerial photographs. The garage is also contributing to the district. The Board assigned the north, east, and south elevation with the original glass doors as primary elevations for the main house. The east elevation is primary on the garage.

The applicant is requesting an exception to demolish the contributing garage (14-5.2(D)(1)(a)). The relevant code citations, demolition responses, and exception responses are provided.

RELEVANT CODE CITATIONS

14-3.14 Demolition of Historic Landmark Structure

(G) Standards

- (1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:
 - (a) Whether the *structure* is of historical importance;

Staff response: In July of 2017 the historic status of the garage was determined to be contributing to the Don Gaspar Area Historic District.

- (b) Whether the *structure* for which demolition is requested is an essential part of a unique *street* section or block front and whether this *street* section or block front will be reestablished by a proposed *structure*; and

Staff response: The structure is a common element of homes built in the Don Gaspar Area Historic District. The existence of a garage at the back of the property is not unique to this home but is a characteristic of homes built in the neighborhood in the 1930s and 1940s. The construction of the main house occurred prior

to the time the former chicken coop was turned into a garage.

- (c) The state of repair and structural stability of the *structure* under consideration.

Staff response: The garage is in a state of disrepair but according to the City Building Official and the engineer hired to evaluate the structure, the building is not in danger of collapsing. Repairs needed to make the garage habitable are substantial. Attached to this memo are a Special Inspections Demolition Request and the engineers report on the state of the building.

- (2) In determining whether a request for demolition of a *landmark structure* should be approved or denied, the HDRB and *governing body* shall consider the following:

- (a) The historical importance of the *structure*; and
- (b) The state of repair and structural stability of the *structure*.

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:

- (1) General
 - (a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

EXCEPTION RESPONSES

Does not damage the character of the Streetscape: The garage structure, which is free standing and situated at the back lot line, farthest from the street, is visible only to a very limited degree when the viewer is positioned directed in front of the property. It is not the dominant architectural feature of the property, and falls out of view quickly as one passes by the property.

Staff response: Staff agrees with this response. The dominant characteristics of the property are the large front yard with the house set to the back of the property and the general character of the house. The setback is unique to the streetscape. Garages located to the back of the property are a common element of properties in the Don Gaspar Area.

Prevents a hardship to the applicant or an injury to the public welfare: The applicants are a young couple with a newborn baby. One of the applicants' family home is in the district and the intention in buying the property was to renovate the home to suit the needs of a growing family as permanent residence. Anecdotally, it has been said that the previous owners sold the home because the layout did not suit the needs of their young children. The demolition of the garage is critical in the long term planning the family

has, in order to utilize a highly constrained lot (see further descriptions below) without disturbing or building upon the pristine front yard which is arguably the most distinguishing characteristic of the property. Removal of the garage would allow for suitable future construction that would preserve the streetscape and therefore the public welfare.

Furthermore the garage structure has been determined to be non-conforming by City Zoning Staff, as it shares a zero lot line condition with the neighboring property, its removal would improve zoning compliance in the district.

The building was also inspected by Jorge Gonzales, Structural Engineer, and Michael Purdy, City Building Inspector. Letters, attached. Gonzales has determined the building to be uninhabitable, Purdy has determined the building to be in a state of disrepair. Structural deficiencies are evident upon visual inspection and the building is beyond repair. Demolition is the most appropriate method of assuring that no hardship to the applicant or injury to the public good be realized.

Staff response: Staff does not agree with the response. The condition of the garage was existing upon purchase of the house. While the garage is in a state of disrepair, neither the Building Official or the engineer have stated that the garage is a danger to the public welfare.

Strengthen the 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: Removal of the garage will allow for future new construction which would enhance the heterogeneous character.

Staff response: Staff does not agree with the response. A full range of design options were not presented.

Is due to special conditions and circumstances which are peculiar to the land or structure involved which are not applicable to other lands or structures in the related streetscape: The unusual lot line configuration of the property, which has resulted from previous owners' lot consolidations, splits and granting of easements, leaves the home perched in a position which is non-conforming to current City Zoning Setback requirements. This is also true for the garage structure proposed for demolition here. The peculiar boundary and easement conditions severely restrain any new construction on the property except for in the front yard area. The unique character of this home is that it is set back far from the street and presents an aesthetically pleasing feature to the streetscape and district, which the applicants hope to preserve, leaving very limited options and special constraints to improving the property without utilizing the space currently occupied by the garage. If the garage was to be preserved, City Zoning staff has assured us that a 10ft building setback would be required of any future building, and thus severely constrains any options in the future, other than new construction in the front yard, which is undesirable to the greater public welfare.

Staff response: Staff agrees with the response in that the way the house is set back limits the opportunity to modify the property; especially if the large yard in front of the house is the defining characteristic of the property.

Is due to special conditions and circumstances which are not a result of the actions of the applicant: The applicants recently purchased the property as is. The current state of disrepair and

structural compromise was inherited from the previous owners.

Staff response: Staff agrees with this response. The garage has been in a state of disrepair for a long time.

Provides the least negative impact with respect to the purpose of the code: Demolition of the structure will allow the applicants to explore other design options for future improvements which will further enhance the heterogeneous character of the district and streetscape, while eliminating a dangerously unmaintained structure. As Chapter 14 duly expresses, the purpose of the Historic Districts is to promote economic, cultural and general welfare and to ensure harmonious, orderly and efficient growth and development. The historic outward appearance of the home and property is well preserved regardless of the presence of the detached garage; therefore demolition of the garage will have no negative effects on property values, touristic appeal and the welfare of the residents. Demolition will ensure the opportunity for the applicants to design and build a new structure in its place in alignment with historic styles, without adversely affecting the unique front yard aesthetic. This is in fulfillment of the purposes set out in 14-5.2 (A)(1).

Staff response: Staff agrees with this response.

STAFF RECOMMENDATION:

Staff does not find that all the exception criteria have been met however upon further testimony the Board may find the exceptions have been met. Staff defers to the Board to determine if the structure should be demolished.

Ms. Ramirez Thomas clarified that the hardship criterion was not agreed with because the condition of the garage was existing upon the purchase of the house; and although the garage was in disrepair, neither the building officials or engineer indicated that the garage was a danger to the public welfare. She also disagreed with the response on criterion 3 about full range of design options, since not more than one option was provided. However, testimony may find them as met.

Questions to Staff

Chair Rios asked where is the garage is on the property. The house is far back so she asked how far back the garage was located and what its condition was.

Ms. Ramirez Thomas said the garage is at the end of a long drive at the southwest corner with zero lot lines. While not falling down, it is in poor condition. There is an engineer's report and an inspector's report in the packet.

Chair Rios asked if the reports agree with her assessment.

Ms. Ramirez Thomas thought so and read part of the report from the building inspector. His observations were only visual, so the Applicant hired an engineer, who reported that it is not structurally

sound.

Chair Rios asked if a detached garage is common in this neighborhood.

Ms. Ramirez Thomas agreed. It is part of the character of many homes.

Chair Rios understood but thought they are different styles.

Ms. Ramirez Thomas agreed, and they are of a definite time period also. She agreed with four criteria and disagreed with two.

Member Bayer asked how the Board is supposed to weigh demolition criteria and exception criteria. There is nothing in demolition criteria that address the future of the property.

Ms. Ramirez Thomas read the standard aloud and said status was determined as contributing in July 2017. On the second criterion about the block front, her response was that it is a common element in the district, but that character is not unique, so it is not a unique street section or block. The third was about condition or repair. In considering demolition, the exception to remove a structure that is contributing is as put forth. They look at whether the building is worthy of keeping and whether it can be resurrected. Is it a viable structure? And it is about the contribution to the district.

Member Bayer said that makes sense. The ones Ms. Thomas agreed with relate to blocking future development. She wondered how to weight that.

Ms. Ramirez Thomas agreed there is muddiness with future plans. The applicant addressed the unusual lot line and consolidation issue and that had a lot about how the lot could be reconfigured for a modern family. So they answered, and she agreed with that response but looked to see how the special character was responded.

Member Roybal said his concern was the engineer's letter that says it is unsafe - so no one should go into the building. He asked how that is addressed.

Ms. Ramirez Thomas thought the engineer said the structure is sound. It is not on the verge of collapse so no potential injury to the public. He then mentioned structural challenges. It could not be habitable at present and would need a lot of work.

Chair Rios asked if he said it was unsafe.

Member Roybal said that is what it says.

Ms. Ramirez Thomas found where it said that because the adobe wall lacks a bond beam.

Member Roybal surmised then that it cannot be used.

Mr. Rasch said the City has some engineers that are very cognizant of preservation and others who are not and don't see it in the same way. He thought this person was not preservation minded.

Member Biedscheid asked if it is possible to add a concrete bond beam.

Mr. Rasch agreed, but preservationists don't support concrete bond beams on adobe.

Chair Rios noted that the south and east are zero lot lines.

Ms. Ramirez Thomas said it is just the south.

Chair Rios added that if it is demolished, they could not build on the lot line.

Ms. Ramirez Thomas agreed.

Member Bayer said the engineer letter identified what is needed to make it habitable. She asked what is needed for it to be a usable garage.

Ms. Ramirez Thomas thought the previous owners used it for storage, although one might get one small car in there.

Member Bayer was confused why he referenced habitation as if it would have a person living there.

Ms. Ramirez Thomas said the issue is whether it is safe to use with a car pulling in and out.

Member Biedscheid said in response to item B of demolition status about if the structure is considered an essential part of a street section. The garages are very common in the Don Gaspar District and do contribute to the district.

Ms. Ramirez Thomas thought that was the logic in making it contributing in the first place. It has a very unique parapet style in the district but not on this one.

Member Biedscheid said an adobe garage is very different. She wondered how many adobe garages were in this district.

Ms. Ramirez Thomas recalled one on Allendale and another at Booth and Grenada. They were simpler garage structures.

Member Biedscheid asked, if the Board were to determine that it should not be demolished, if it could be offset somehow.

Mr. Rasch said both sets of standards need to be met for demolition of a contributing structure.

Applicant's Presentation

Mr. Mark Georgetti was sworn. He first responded to Member Roybal's questions about the engineer's letter, which is confusing. He asked Mr. Gonzales to inspect the property and he inspected the whole property including the house and he doesn't make clear what is referencing the house and what is the garage. In the first paragraph, he is referring to the main house and the second paragraph is the statement that the adobe shed or garage is unsafe.

He says adobe walls lack a bond beam. Not wood or concrete. The roof joists are undersized.

He believed Mr. Gonzales does engage in numerous renovation projects and was quite aware of the preservation activity in this town. So his statements are just analyzing from an objective point of view in his belief.

Also in response to Ms. Ramirez Thomas's response to #3, he apologized that it was not as detailed as in his letter. He and his Staff met with zoning staff several weeks ago to discuss their options on using the garage and incorporating the garage into an addition, so it could be kept for end use of the owners - to have a studio /home office and double as a guest suite.

When they met with the zoning staff, they were clear that it would not be allowed to connect the garage in any way to the existing house because it is a nonconforming. There is no zero lot line set back in the district. And because, on the nonconforming status, not only can they not connect it but must maintain a ten-foot clearance around it. The majority of the lot is on the street side and it has a pristine landscaped area. In his opinion, it is one of the main historic features of the property. It is beautiful and well maintained.

The only other option, from a design point of view, is to connect and use it as living space but it is unsafe by the engineer. So the only other option would be an addition on the front, which is not desirable from the public or owner's point of view. So they did explore many options and he apologized for the lack of clarity. But without approval by zoning, they are only left with very unappealing options and none are feasible or advisable. That is his additional response on #3.

Questions to the Applicant

Member Biedscheid asked if he had any response on using it where it is as detached.

Mr. Georgetti said they cannot use it as guest house or renovate it in any way.

Member Katz didn't think that was correct.

Mr. Rasch explained that it is nonconforming, and any alteration cannot intensify the nonconformity. An addition could not be put on it.

Mr. Georgetti said it is constrained. They cannot attach the two buildings.

Mr. Rasch didn't think that would intensify the nonconformity.

Mr. Georgetti said he met with Greg Smith who said he could not connect them because it has a zero lot line. In order to make that attempt, we would have to ask for a variance before the Board of Adjustment and were told they have criteria under which it would be heard and if we don't meet that criteria, it cannot even come forward. One of which is, "Can the property owner use the property without the variance and zoning staff said they could not make that argument on his behalf." So in their view, a variance was a "non-pathway."

Member Bayer asked if he was saying that the Zoning Staff told him he could not make the argument because in their opinion, the owner could make a reasonable use of the property.

Mr. Georgetti said they told him that anybody could reasonably use this property with that garage there. But we argue - it is not the best and highest use.

Member Katz thought the Board needed better information and he was not comfortable.

Member Roybal asked if he would consider postponing this to get that clarified.

Mr. Georgetti asked what the Board would need.

Mr. Rasch said it is confusing on what Current Planning said if they are connected and not intensifying the nonconformity.

Member Katz added that the Board is sympathetic with what the Applicant wants to do but the status was changed and that creates a hurdle to overcome. He didn't see that yet and would like to help. But he was not comfortable at this point. It seems he could use the garage and add more space.

Mr. Georgetti said the east face is primary so it could not be added onto and he would have to offset any addition at least ten feet.

Member Katz said it would require an exception to add on to it. There are ways it could be done.

Ms. Ramirez Thomas said the code says any addition must be ten feet from the primary elevation and if you have a design that doesn't meet code, it would need an exception.

Mr. Rasch agreed but anything less than ten feet would show an attempt to meet the code.

Chair Rios asked what the size of the garage is.

Ms. Ramirez Thomas said it is approximately 200 square feet.

Chair Rios asked if he would agree to postpone this for more information from zoning and the City Attorney.

Mr. Georgetti said he would if it is necessary.

Member Katz made a motion to postpone this case to November 28, 2017. Member Roybal seconded the motion.

Public Comment

A man from the audience asked if he could make comments as the next-door neighbor.

Chair Rios apologized to him and said that he would have to come back again on November 28th.

Mr. Rasch said Staff would clarify with the applicant what was needed.

Chair Rios explained the case is in limbo right now. She apologized for the inconvenience.

Ms. Ramirez Thomas also invited a letter or email from anyone who would be unable to attend on November 28th and she would include it in the Board's packet.

Action of the Board

The motion to postpone Case #H-17-057B at 806 Don Gaspar Avenue to November 28, 2017 passed by unanimous voice vote.

7. **Case #H-17-085B. 3 Plaza Fatima.** Downtown & Eastside Historic District. Christopher Purvis, agent for Marilyn Matts, owner, proposes to construct a 338-sq. ft. addition to 11' 6" high, and widen the entry door on the primary elevation of a contributing residential structure and to construct a 340-sq. ft. free-standing casita to 12' high. An exception is requested to alter a primary elevation opening (Section 14-5.2(D)(5)(a)(I)). (David Rasch)

Mr. Rasch presented the Staff Report as follows:

BACKGROUND & SUMMARY:

3 Plaza Fatima is a single-family residence that was constructed before 1928 in the Spanish-Pueblo Revival Style. Historic windows and doors have been replaced. The building is listed as contributing to the Downtown & Eastside Historic District and the east elevation excluding the non-historic window and door is designated as primary.

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

1. The primary east elevation parapet will be increased 4" to allow for installation of roof insulation. This is a *de minimis* amount that does not require an exception. The west side of the building will be raised 18" and reroofed.
2. The non-historic front door will be removed and replaced with a 6-lite door with the opening widened from 30" to 36". An exception is requested to alter the opening dimension of an opening on a primary elevation (14-5.2(D)(5)(a)(I)) and the required exception criteria responses are at the end of this report.
3. A 288-square foot addition with a 50-square foot portal will be constructed on the south elevation at 10' back from the primary east elevation.
4. Non-historic windows will be replaced with true-divided lite windows in clad color "Military Blue" and triple windows on the south elevation will be replaced with paired 6-lite French doors.
5. A utility room door will be installed on the west elevation.
6. All exterior walls, except the primary east elevation, will have 2" of rigid insulation applied with restucco in El Rey cementitious "Desert Rose".
7. The yardwall gate will be replaced with a 36" wide gate.
8. A 340-square foot free-standing casita will be constructed in the Spanish-Pueblo Revival style to a height of 12'.

RELEVANT CODE CITATION

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

(5) Windows, Doors, and Other Architectural Features

(a) For all façades of significant and landmark structures and for the primary façades of contributing structures:

- (I) No opening shall be widened or narrowed.

EXCEPTION TO ALTER PRIMARY ELEVATION OPENING

- (I) *Do not damage the character of the district;*

This change to the width of the door on the primary elevation does not damage the district because the small increase in width will minimally change the proportions of the primary elevation.

Staff responses: Staff agrees with this statement. The increased width will not be perceivable from the yardwall gate visibility.

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

The required extra width is to allow for the width of a wheelchair because the owners plan to age in place while staying within the historic district and are planning at some point for the use of a wheelchair.

Staff responses: Staff agrees with this statement. A wheelchair cannot easily access this primary entrance to the building.

- (iii) *Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts;*

The proposed door widening is part of the full range of design options that should be available for residents to continue to live in aging buildings while ageing themselves.

Staff responses: Staff does not agree with this statement. The applicant did not address other design options and why they are not the chosen solution, such as the alteration of other non-primary entry doors.

STAFF RECOMMENDATION:

Staff finds that the exception request to alter a primary elevation opening has not been met. Otherwise, staff recommends approval of this application which complies with Section 14-5.2(D) General Design Standards and (E) Downtown & Eastside Historic District.

Questions to Staff

Member Biedscheid noted on item 2 for the exception to widen the opening that there was no exception to remove historic material.

Mr. Rasch said the door is not historic and the amount they are widening the opening is 3" on both sides. The Code specifically says no opening shall be widened so that is the one Staff focused on.

Member Biedscheid asked if all doors and all windows are non-historic.

Mr. Rasch said there might be some historic windows on the south, but it is not a primary elevation.

Chair Rios asked where the gate is located.

Mr. Rasch said it was what they were looking at on the site visit. The reason for increasing the width is for wheel chair access.

Applicant's Presentation

Mr. Christopher Purvis, 200 West Marcy, was sworn. He apologized for not addressing the 3rd criterion with other design options for making the door 36" wide. The other walls are not accessible and only place for it to happen is on the south. He didn't think they were replacing a window, but the east is the closest. On the south elevation is a five-foot wide glass door (actually two 30" doors) so it is the least damaging. And the ground slopes downhill and they must build it up to get into that door. It is a very small lot. That was his third response but didn't write it down.

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 portion was closed.

Action of the Board

Member Katz thought the difficulties of alternatives seem kind of thin. On the south, it is right around the corner and insignificant. He understood it would require a different configuration but could be accomplished and eliminate the need for an exception.

Member Katz moved in Case #H-17-085B, at 3 Plaza Fatima, to approve the application in all respects except the 30" front door and made a finding that the criteria for the exception have not been met. Member Roybal seconded the motion and it passed by unanimous voice vote.

- 8. Case #H-17-090. 1160 Camino de Cruz Blanca.** Historic Review Historic District. Andy Lyons, agent for St. John's College, owner, proposes to replace historic and non-historic windows and doors at the Lower Dorm area. An exception is requested to remove historic material (Section 14-

5.2(D)(5)(a)(I). (David Rasch)

Mr. Rasch presented the Staff Report as follows:

BACKGROUND & SUMMARY:

1160 Camino de Cruz Blanca, also known as St. John's College, is a group of many structures located in the Historic Review Historic District. The Lower Dorm Area, also known as the Women's Dormitories, is a triangular-massed two-story structure that was designed by Holien and Buckley and constructed in 1966-67 in a harmonious mid-century Territorial Revival style at the west side of the campus. The only documented alteration is the replacement of a majority of windows and doors from an unknown date. The building is listed as contributing to the Historic Review Historic District and the interior and exterior overall facades of the north and east blocks are designated as primary.

The applicant proposes to replace historic and non-historic doors and windows. An exception is requested to remove historic material (14-5.2(D)(5)(a)(i)) and the exception criteria responses follow.

Do not damage the character of the district.

Response: The proposed exterior door and window replacement of historic units will improve the overall appearance and character of the district. The original dorm complex was uniform with matching door and window assemblies. The architectural interest arose from the asymmetrical relationship of one building to another as well as level changes between the buildings due to the existing grade slope. The harmonious relationship between the individual buildings within the complex as well as the dorm buildings with the remainder of the campus deteriorated as doors and windows were repaired or replaced. St. John's College has the unique opportunity to upgrade all the doors and windows at one time, which will restore the harmonious character of the dorm complex. This will strengthen the cohesiveness of the dorm complex and the district as a whole.

Staff response: Staff agrees with this statement.

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

Response: Life safety of the students, faculty, and campus visitors is of paramount importance to St. John's College. This concern is a primary motive force behind the decision to replace the doors and windows as many of the existing windows do not meet the current life safety code. The original aluminum fixed sash over awning units, do not provide adequate opening clearance for emergency egress. Many of the casement windows have compromised hardware that do not allow for ease of opening. Many of the door units do not operate freely. Thus, during an emergency event, it is possible that timely egress would be compromised and injury to the occupants could occur. In addition, the proposed door and window replacement would reduce the hardship on the applicant. Immediate maintenance requirements would be reduced. As the doors and windows will be of a similar make, the maintenance department would have to stock fewer parts to be able to effect repairs on damaged units.

Staff response: Staff agrees with this statement.

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

Response: The applicant carefully deliberated all available design options to reach the preferred design solution. First, the applicant considered a single hung window unit with a shorter bottom sash to match the proportions of the original window units. This design did not meet egress requirements. A casement window option was discarded as the existing casement windows failed primarily due to wind loads and occupant use. A single hung unit with matching sash sizes provides the code required egress as single window locations. A single slider unit provides egress at double window locations. Each original wood door was evaluated. A small percentage could be repaired but the majority would require significant repairs (replacement of damaged material, reglazing with insulated glass, bracing, etc.). Thus, more durable new metal units are preferred. The door and window replacement would strengthen the heterogeneous character of the City by presenting a uniform appearance to the dorm complex while respecting the unique characteristic of each individual building on the campus of St. John's College and the surrounding area.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff finds that the exception request to remove historic material has been met and recommends approval of the application as submitted.

Questions to Staff

Chair Rios asked how many windows are to be replaced.

Mr. Rasch said could be hundreds.

Member Roybal asked if everything will be replaced in-kind.

Mr. Rasch said they may change some lite patterns. Some of them are ugly.

Member Roybal noted that the college is very private.

Mr. Rasch said where the Board parked at the site visit is the only visibility point but the property is not gated.

Member Roybal understood the visibility just on campus.

Mr. Rasch added that it is not changing the building in a significant way, so he didn't think it impacts the visibility.

Applicant's Presentation

Mr. Andy Lyons, P.O. Box 6020, was sworn. He said he and Mr. Enfield worked together and proposed a thorough replacement of windows as part of 3-year infrastructure project.

Mr. Enfield (previously sworn) said the college's intent is to replace those doors and windows on the dorm and the utility building. The architects who replaced John Gas Meem had replaced with aluminum windows, but the doors had always been wood painted doors with side lights and coupled with anodized aluminum windows. The repairs and replacements were done before it had any historic status. The building has 191 windows and 46 doors. The assessments highlight the many windows that are inoperable. As many as 153 have been replaced and they have 45 nonhistoric doors and sidelights out of the 46 total either replaced or extensively altered.

The College must project expected life and integrity with the original design. They are now of four different designs.

They now propose a single design that bows to the historic design with single double hungs that mimic the original design and the original anodized finish and doors. They have the original drawings and will match exactly that design. The only difference will be instead of wood painted, to use clad doors with a factory finish. This is a commercial building and most windows have no cranks left. The students leave them open. Crank operation is a problem. The only reason for having three types is to meet egress at the bottom with awning style and double windows were too small for egress so one half was a slider.

The hopper windows are in the bathrooms for privacy. It is addressed in #3 in the exception responses. The original windows did not meet egress requirements which the rooms should have. All original designs will be matched.

There is continuity in the design with one design and provide egress and ventilation in the un-air-conditioned dorms.

They plan on further replacements and it would be wonderful if they could work with Staff on the upper dorms. Most have not been renovated since they were first built.

Questions to the Applicant

Chair Rios asked what the time line is.

Mr. Enfield said it would be done during break in school next summer.

Member Biedscheid asked if any openings are being changed.

Mr. Enfield said no.

Mr. Lyons said the vast majority have long since been replaced. There are a few original windows and doors on upper balconies, but they are shot. For consistency, they propose to replace them all with new aluminum units that are expected to last several decades.

He read a quote from Meem about the choice to add a modern twist to Territorial style, not only as reflection of historic precedent. They would employ aluminum windows for efficiency and maintenance. He believed they are staying true to that intent and adding balcony doors to that.

The units will be removed from the inside and slide the new doors and windows into the existing masonry openings and caulk the outside gap. There will be 237 replacements. They will come back for the upper dorms at some point and will do exactly the same thing.

Mr. Enfield said the sills are cast concrete and will not be damaged.

Public Comment

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

Action of the Board

Member Bayer commented that the responses were well done on the exception criteria.

Chair Rios thought replacing them from the inside is great.

Member Bayer moved in Case #H-17-090, at 1160 Camino de Cruz Blanca, to approve the application as submitted and find the exception criteria are met. Member Roybal seconded the motion and it passed by unanimous voice vote.

9. **Case #H-17-091A, 604 Alto Street.** Westside-Guadalupe Historic District. Jack Boubelik, agent/owner, requests primary elevation(s) designation for a contributing residential structure. (David Rasch)

Mr. Rasch presented the Staff Report as follows:

BACKGROUND & SUMMARY:

604 Alto Street is a single-family residence that is attached to adjacent structures of historic importance with two sides of the structure sharing walls with the adjacent structures. The structure was built in 1912 in a vernacular manner with a Spanish-Pueblo Revival porch on the north elevation that was constructed between 1928 and 1934. There is a mixture of historic wood, historic steel, and non-historic aluminum windows. The building is listed as contributing to the Westside-Guadalupe Historic District.

The applicant requests primary elevation designation.

STAFF RECOMMENDATION:

Staff recommends that the Board designate the north elevation with the porch at the primary elevation.

Questions to Staff

Member Biedscheid asked if the application on page 7 for listing on the State Register of Cultural Properties was for the same building.

Mr. Rasch said it is mostly for the former store further to the south but attached to this building.

Applicant's Presentation

Mr. Jack Boubelik, 604 Alto Street, was sworn and stood for questions.

Questions to the Applicant

Chair Rios asked if he agreed with staff recommendations.

Mr. Boubelik said he agreed and had nothing to add.

Public Comment

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

Action of the Board

Member Katz moved in Case #H-17-091A, at 604 Alto Street, to designate the north elevation with the porch as the primary elevation. Member Roybal seconded the motion and it passed by unanimous voice vote.

10. Case #H-17-092. 1661 Cerro Gordo Road. Downtown & Eastside Historic District. Tim Curry, agent for Jonathon Duran and Danuta Alyssin, owners, propose to remodel a non-contributing structure by removing a sunroom, adding portals, changing windows and doors. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the Staff Report as follows:

BACKGROUND & SUMMARY:

1661 Cerro Gordo is a 4,557-square foot single family residence located in the Downtown and Eastside Historic District. The house was built after 1945 in the vernacular style and has undergone significant additions and changes over time. As indicated on the New Mexico Historic Building Inventory form from 1983, the house was once a simple box. Today the home has a sunroom addition, four bedrooms, and a large portal area in the back yard.

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

- 1) Reconfigure the sunroom to create a smaller façade with new doors and windows. The roof of the addition will be hipped to match the existing house.
- 2) Addition of a 229-square foot portal space.
 - A 133-square foot portal is proposed to be added to the southwest corner of the remodeled sunroom.
 - The north elevation portal and fireplace will be removed to create a smaller portal of 105 square feet at the north elevation.
 - A 72-square foot portal is also proposed on the north elevation at the guest suite.
- 3) Removal of the garage doors on the east elevation in order to create a guest suite.
- 4) Remove existing courtyard wall gates and replace them the similar gates in the same size and style.
- 5) Windows to be replaced or added will be divided light wood clad windows in Sierra Pacific "Dark Bronze."
- 6) Re-stucco the home in cementitious El Rey "Torreon."
- 7) Roof material will be "Tan" to match the existing corrugated roof material.

STAFF RECOMMENDATION:

Staff recommends approval of the application as it complies with 14-5.2(D)(9) General Design Standards for All H District and 14-5.2(E) Downtown and Eastside.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Tim Curry, 1415 W Alameda, was sworn. He said this is a nonconforming metal pitched-roof home. After inspection, we found it in good shape and the owners wish to retain it. What we proposed is a big improvement and maintaining the style of the home.

Chair Rios asked if they would use the same color.

Mr. Curry said the proposed stucco color is Torreon, which is different than existing color. It is a light-colored stucco. He said they would have nothing on the roof.

Questions to the Applicant

Chair Rios said it is a nice submittal that is very legible/

Public Comment

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

Action of the Board

Member Roybal moved in Case #H-17-092, at 1661 Cerro Gordo Road, to approve the application as recommended. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

11. Case #H-17-094A, 314 South Guadalupe Street. Historic Transition Historic District. Lorax Alliance, agent for Archdiocese of Santa Fe Real Estate Corp., owners, requests primary elevation(s) designation for a contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

314 South Guadalupe Street is an 8,230-square foot commercial building located in the Historic Transition District. It is built in the Spanish Pueblo Revival style and is owned by the Archdiocese of Santa Fe. The building was constructed by 1928 and was listed in a city directory as the Miguel Chavez School. It is also known as the "Santuario School." After serving as a school the building was used for numerous commercial businesses. The historic status of the building is contributing, and the applicant is requesting primary elevation designations.

The contributing architectural characteristics of the building include the "I" shape foot print. The shape is disrupted by an addition to the west elevation. The date of the addition is unknown. Other elements include the flat roof, corner buttresses, a massive front entry portal, vigas, heavy wood lintel accents, and the original windows. Few changes have occurred to the property over the years. Recently, the applicant was given permission to perform maintenance and repair to the building (i.e. stucco, wood repair, re-roof, and modification to the ADA access).

STAFF RECOMMENDATION:

Staff recommends the east (façade 1 on map) and north (façade 2 on map) elevations as primary.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Harrison was sworn and said the Archdiocese appreciates the professional help in leading him through uncharted territory. This building is a ghost of itself, unattended and unloved but an important part of Santa Fe. So the opportunity to bring it back to life and bring in a café and other professional uses and a patio with the restaurant was appreciated. That was his most beloved place 30 years ago. It will be a wonderful contribution to that neighborhood and he hoped it serves as a catalyst for redevelopment of other properties in the neighborhood.

Questions to the Applicant

Chair Rios asked if he agreed with Staff recommendations.

Mr. Harrison said he did.

Member Biedscheid asked Ms. Ramirez Thomas if the patio would be also considered for preservation.

Ms. Ramirez Thomas said the patio was very modified and quite a bit of wood added and grills. So she would not think so.

Public Comment

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

Action of the Board

Member Katz moved in Case #H-17-094A, at 314 South Guadalupe Street, to accept the Staff recommendation for designating the north and east elevations as primary façades. Member Bayer seconded the motion and it passed by unanimous voice vote.

12. Case #H-17-095A. 905 Camino Ranchitos. Downtown & Eastside Historic District.

Sandra Donner, agent for Grant Hayunga, owner, requests a historic status review and primary elevation(s) designation, if applicable, for a non-contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the Staff Report as follows:

BACKGROUND & SUMMARY:

905 Camino Ranchitos is a Spanish Pueblo Revival style single family residence and guest house located in the Downtown and Eastside Historic District. The exact date of construction is unknown but, according to the Historic Cultural Properties Inventory form, a subdivision survey from 1966 does not show that the house existed in this location, putting the construction date at post-1966. The house first shows up in the city directory in 1973. A second story was added to the property before 1980. The guest house was formerly a chicken coop and became a guest house at an unknown date. The applicant is requesting a status review for the main residence.

The defining characteristics of the home include the long portal at the front of the house, wood corbel details, vigas, and the overall massing is characteristic of the Spanish Pueblo Revival style. Major changes to the house include addition of a second story and window changes.

STAFF RECOMMENDATION:

Staff recommends the status of the main residence remain noncontributing per 14-5.2(C) Regulation of Significant and Contributing building as there is uncertainty about the date of construction of the home and the home has had changes that date to the 1970s or 1980s which include addition of a second story and window changes.

Questions to Staff

Chair Rios asked if the house doesn't show up until 1973.

Ms. Ramirez Thomas agreed.

Chair Rios reasoned that presently, it is noncontributing and should remain noncontributing because of the addition of the second floor

Ms. Ramirez Thomas said the first floor was built after 1966. Her initial impression was that it should be contributing but, after walking around, she saw the second floor was added and all windows changed. There is a possibility that some of the openings were also changed.

Member Biedscheid noticed the survey in 1991 requested a new survey be done.

Ms. Ramirez Thomas said it was a preference by Staff. Other materials could be submitted in a new survey by the applicant.

Member Biedscheid said it referred to a guest house and the letter says it was built in 2004 and your Staff Report says, "unknown date." So it may not even be historic.

Ms. Ramirez Thomas said page six at the bottom addresses the guest house and it doesn't look like that picture any more.

Applicant's Presentation

Ms. Sandra Donner (previously sworn) said the guest house was definitely renovated and her client was not a party to that renovation. There was a guest house and it was added onto and now has no resemblance to what was there in 2004.

Questions to the Applicant

Chair Rios asked if she agreed with the Staff Report.

Ms. Donner said yes. The house has had some very odd additions, especially on the upper level. The addition feels like 1980's for quality of windows, etc.

Member Katz asked when it was built.

Ms. Donner had no idea.

Member Biedscheid said the Board feels fairly safe on this but it was built close to 50 years ago and we don't know for sure without other indications. It is a very nice house with excellent features and might be older than 50 years.

Member Katz asked, if the Board just left it as noncontributing from the uncertainty, and the owners come in with some plans, whether the Board would get another chance to evaluate the status.

Ms. Ramirez Thomas agreed.

Member Katz asked if they are thinking of a remodel.

Ms. Donner said the client is looking at work because it is in very poor condition and has been neglected. She wants to replace windows and change one addition that was lowered, and it has triple double-hung windows and needs stucco repair.

Mr. Rasch said if the Board retains noncontributing status, you can call the status up again later. The Board has that authority.

Member Katz thought they really should know more about it but didn't want to hold up the owner. And with a remodel, the owner should come back with further evidence.

Ms. Donner said she has been working on this property for a while and the scope has changed. It is now windows and the drawings are done. She will probably submit the application next week. The owner has done several houses and is thoughtful about it.

Member Bayer asked if the owner had considered a new HCPI form.

Ms. Donner said no. He purchased it as a non-contributing home. It is decaying and bad on the inside.

Member Katz added that when he bought it, it likely was not old enough.

Ms. Ramirez Thomas pointed out that the second story addition and the tower that can be seen on page 5 and the windows are all nonhistoric.

Chair Rios asked if it has the same footprint.

Ms. Ramirez Thomas said from the drawing on page 4, it looked like there was an addition on the southwest corner.

Ms. Donner agreed but it has been the same since 1991.

Public Comment

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

Action of the Board

Member Katz moved in Case #H-17-095A, at 905 Camino Ranchitos, to change the status to contributing and designate the historic south façade without the southwest corner and not the second floor as primary. Member Biedscheid seconded the motion.

Member Katz clarified that the windows are non-historic and could be replaced.

The motion passed by majority voice vote with all voting in favor except Member Roybal who dissented.

- 13. Case #H-17-097A, 984C Acequia Madre.** Downtown & Eastside Historic District. John Barton, agent for Holly Hart, owner, requests a historic status review with primary elevation(s) designation, if applicable, of a non-contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the Staff Report as follows:

BACKGROUND & SUMMARY:

984 C Acequia Madre is a single-family residence located within the Downtown and Eastside Historic District. The house was built prior to 1973 and has Spanish Pueblo Revival Style and Territorial Style elements. The original structure appears to have been quite a bit smaller as is indicated on the map included in the Historic Cultural Properties Inventory Form. The property, according to the previous owner of the home, was added onto in the 1970s, 1980s, and 2000s. The applicant is requesting a status review.

STAFF RECOMMENDATION:

Staff recommends the status of the property remain noncontributing per 14-5.2(C) Regulation of Significant and Contributing Properties as the degree of change to the property has erased all historic character.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Jon Barton, 305 Suprema Court, was sworn and had no presentation.

Questions to the Applicant

Chair Rios asked if he agreed with Staff's recommendation.

Mr. Barton said yes.

Public Comment

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

Action of the Board

Member Roybal moved in Case #H-17-097A, at 984C Acequia Madre to approve retaining noncontributing status. Member Katz seconded the motion and it passed by unanimous voice vote.

- 14. Case #H-17-089, 1212 Canyon Road.** Downtown & Eastside Historic District. Doug Webb, agent for Sigmund Jenssen, owner, proposes to replace non-historic windows and construct a balcony on a contributing residential structure. An exception is requested to install non-conforming windows. (Section 14-5.2(E)(2)(e)). (David Rasch)

Mr. Rasch presented the Staff Report as follows:

BACKGROUND & SUMMARY:

1212 Canyon Road is a single-family residence with attached guest house was constructed in 1938 in a vernacular manner. Significant non-historic alterations have overwhelmed the historic character of the structure, including expansion of the second story and the disharmonious bay window. The building is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant began replacing windows without an approval and without a permit. The windows that have already been replaced are non-compliant to the Downtown & Eastside Historic District because they have internal muntins only.

Now, the applicant proposes to remodel the residence, excluding the guest house, with the following three items.

1. Windows will be replaced with aluminum-clad windows that conform to the 30" standard, but do not conform to the required "old Santa Fe style" due to the lack of permanently applied interior and exterior muntins. Some of the windows that are requested for replacement have not been replaced, yet. The white-painted wood surrounds will be replaced in-kind.
2. An approximately 70 square foot second-story balcony will be reestablished above an existing portal on the west elevation. The balcony will have a TREX deck and a wrought iron balustrade with a baroque curvilinear style.
3. The building will have a synthetic "paint" in the color Fawn and trim color in "white". If the building is presently painted, then it was completed without approval.

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.

(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:

- (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;

EXCEPTION TO INSTALL NON-CONFORMING WINDOWS

i) Do not damage the character of the district

We will maintain the historic style of the house and bring it into alignment with the neighborhood. The current windows are a mash-up of styles and colors. This replacement project will unify the color and style of the home.

Staff response: Staff does not agree with this statement. The interior muntins do not maintain the historic style of the house nor bring it into alignment with the neighborhood or district.

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

This concept is partly applicable because the windows being replaced are old and technologically unsound, with thin aluminum frames and dysfunctional hardware. They were taped shut with packing tape to keep the sashes from falling out again. They bleed heat and are not windproof. Some are brown, some are mismatching white. The fact that the sashes fall out and hit people is definitely a factor.

Staff response: Staff finds that the applicant has not addressed this criterion. The applicant must address why true-divided lite or simulated-divided lite windows cannot be installed.

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

In this case, this particular house had been occupied for so long and remodeled poorly so many times as to become a bit of an eyesore. The exterior is painted stucco, the windows are multiple colors and very cheaply made, the balcony that added so much charm to the entry needs replacing to restore the former glory, so to speak.

We seek to unify the window scheme, re-stucco the exterior to match the character of the neighboring homes, and restore the balcony in an appropriate style.

The exception we seek is only that the windows (already purchased) are simulated divided lites. The style is consistent, and the color is matching all the "good" windows that are not being changed.

The window replacement is really needed for heating and weatherproofing the home.

Staff response: Staff disagrees with this statement and finds that the applicant has not addressed this criterion. First, there are existing true-divided lite windows that will be maintained, so the window scheme proposed here will not "unify" the structure. Second, the applicant has not presented any design options, such as installation of storm windows or installation of permanent muntins on the interior and exterior.

STAFF RECOMMENDATION:

Staff finds that the exception request to install non-conforming windows has not been met. In addition, the baroque quality of the balustrade is disharmonious to the architectural style of the structure and the application of paint instead of synthetic stucco is disharmonious to the district. This remodel does not conform to the Downtown & Eastside Historic District.

Questions to Staff

Chair Rios asked how many windows are to be replaced.

Mr. Rasch said there are a few dozen windows and probably three or four have already been replaced.

Chair Rios asked what a Trex deck is.

Mr. Rasch said looks like wooden planks but is composite material, typically used in outside areas with traffic for durability.

Chair Rios asked about the balustrade in baroque style.

Mr. Rasch said it has a curvilinear element that is not on the building now. So isn't really harmonious to its style. It is on west elevation and shown on page 48 in the packet. He showed a drawing of it.

Member Roybal noted it was constructed in 1938. He asked if it could be returned to contributing.

Mr. Rasch said no because it has had too many changes.

Member Bayer said the windows already were replaced and there is not a suitable retrofit to make them conform.

Mr. Rasch said he had seen people permanently affix muntins on the exterior but it would void the warranty. When epoxied, they last.

Member Bayer noticed they also propose to paint over stucco.

Mr. Rasch said the Board doesn't usually allow that but they could use synthetic stucco.

Applicant's Presentation

Mr. Del Rodman was sworn along with Mr. Jerry Feth, company owner installing the windows.

Mr. Rodman said the house has been painted for a long time and we propose to put a synthetic finish on it that looks like the real thing.

Questions to the Applicant

Chair Rios asked if they are proposing to put a synthetic stucco on it.

Mr. Feth said there is not clearance to fully restucco and restore it to what it was. So they are just proposing to repaint it. The color is close to Adobe.

Chair Rios asked about the number of windows to be replaced.

Mr. Rodman said there are eight and five have been replaced already.

Chair Rios asked if they could affix muntins.

Mr. Rodman said they do make aluminum muntins to put on the outside with permanent adhesive. It is peel and stick epoxy to adhere. And the warranty would remain since it is their product.

Chair Rios asked about the muntin profile.

Mr. Rodman said it has a Roman ogee on each side and is fairly decorative. They are Andersen windows and he could probably get a photo for Mr. Rasch.

Public Comment

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

Action of the Board

Member Bayer said these cases are very difficult when work is done without a permit and the work is noncompliant. To her, it is hard to approve, first because she didn't think it meets the exception criteria. She was sympathetic with the owner, but it was done illegally.

Mr. Rodman said the existing windows were dangerous. They were held together with packing tape. The sash fell on the painter there. They were plastic and had fake muntins. This is a huge improvement and unifies the look of the house. The bottom story has nice wooden handmade windows with tiny panes and the upper is to make it look like a nice house. They were all junk. He had submitted pictures of them.

Member Katz was sure it was bad. But City Hall was here all along and that was what is done.

Mr. Rodman didn't know what other suggestion there is.

Member Biedscheid didn't feel comfortable with any of this. She didn't hear him offer to replace with true divided lights and hadn't heard anything about the balcony. The photo gives us a sense of what was there, so she didn't feel comfortable with that. It should also have stucco, rather than paint.

Mr. Rodman said they would texture the stucco.

Mr. Rodman said the balcony is hand built - hammered and shaped. He put the curve in it because it is cool but could make it straight. There was no picture of the balcony. A letter from the former owner says there was a balcony there before. He has done such wrought iron balconies before.

He said the Board could guide him on what the hand rail could be. "It won't rot."

Member Biedscheid agreed that it is a nice design but not consistent with Santa Fe style. The letter refers to a photo.

Mr. Rasch said the photo is on page 8.

Chair Rios asked what the public visibility is.

Mr. Rasch said that elevation is not as visible as the north and east.

Member Katz moved in Case #H-17-089, at 1212 Canyon Road, to deny the window replacement; approve the second-floor balcony without the curve and to bring the design to staff; and to deny the proposal to paint the house. It needs to be a synthetic stucco in a color staff could approve.

Member Biedscheid seconded the motion and added a condition that the balcony design be revised and brought to staff for review and approval. Member Katz accepted the condition as friendly and the motion passed by majority voice vote with all voting yes except Member Roybal, who dissented.

Mr. Rodman said he could replace the sashes, which would be very expensive, with true divided lites. The muntins are already the right size. It would be our only option.

Member Katz said the Board wouldn't let him put the windows back.

Member Katz moved to reconsider the previous action of the Board. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

Member Katz moved to allow the applicant to bring to Staff a revision to replace the sash with true divided lights and approve the balcony with a straight design and use synthetic stucco instead of paint.

Member Biedscheid seconded the motion with a condition that revised drawings be submitted to Staff for review and approval prior to seeking a construction permit. The motion passed by unanimous voice vote.

- 15. Case #H-17-068. 434 and 434A Acequia Madre.** Downtown & Eastside Historic District. McDowell Fine Homes, agent/owner, proposes to construct a 5,763-sq. ft. residence to a height of 16'6" where the maximum allowable height is 15'7" on a sloping lot, and to construct 66" high yardwalls where the maximum allowable height is 41". Exceptions are requested to exceed the maximum allowable height for the yard wall (Section 14-5.2(D)(9)) and not meet the 3' corner standard (Section 14-5.2(E)(2)(b)). (Nicole Ramirez Thomas)

BACKGROUND & SUMMARY:

434 and 434A Acequia Madre are proposed new construction for a main residence and guest house on a vacant lot within the Plaza Chamisal compound.

Main House

- 1) The applicant proposes to construct a 3,469-square foot main residence with 1356 square feet of portal space, a 71-square foot mechanical room, and a 744-square foot garage. The house will be constructed in the Spanish Pueblo Revival style.
 - The proposed height of the tallest architectural element, the clerestory, is 16'-6" where the maximum allowable height is 15'-8". The applicant provided the topographic map demonstrating that there is more than two feet of slope and is therefore not required to request an exception per 14-5.2(D)(9)(c)(2)(F). The relevant code citation is provided at the end of this memo.
 - The west and south elevation of the house is proposed to have windows that do not meet the three-foot corner rule (14-5.2(E)(2)(b)). The applicant is requesting an exception to place windows closer than three feet to the corner.
- 2) An 85-square foot zaguan will be located at the east yardwall.
- 3) Yard walls for the property will be masonry with a stucco finish and will be built to a maximum height of 5'-6" with step elements at variable heights to break up the mass. The east section of the yardwall will have a rock base with masonry and stucco on top of it. The yard wall gate will be wood plank with copper coping. An exception is requested to build the wall to 5'-6" where the maximum allowable height is 3'-5" (14-5.2(D)(9)). The relevant code citation and exception responses are provided at the end of this memo.

Guest House

- 4) The applicant proposes to construct a 1021 square foot casita with 174 square feet of portal space and 48 square feet of mechanical space. The casita will be constructed in the Spanish Pueblo revival style.

General Design Elements

- 5) Windows will be divided light Sierra Pacific wood clad windows in white with the exception of the clerestory windows which will have exposed wood lintels.

- 6) The garage doors will be a four-panel wood door with vertical planks. The top panel will have a "lazy snake" spindle design.

The zaguan door will be solid wood.

- 7) The entry door to the main house will be divided light with side lights and a transom.
- 8) The entry door to the casita will be wood.
- 9) John Gaw Meem style doors will be used on the south and west elevations of the casita and at the north elevation of the main house.
- 10) The stucco will be one of Plaza Chamisal Condominium Association approved colors. "Navajo White" will be used underneath portals.
- 11) Iron grillwork crosses will be placed at the clerestory windows in the main residence and at the casita living room/kitchen.
- 12) Exterior woodwork will be medium brown wood stain.
- 13) Exterior light fixtures will be tin with a combed color pattern on the glass.
- 14) Portals will be paved with flagstone.

RELEVANT CODE CITATIONS

14-2.5(D)(9)Height, Pitch, Scale, Massing and Floor Stepbacks

The height, pitch, *scale*, and massing of any *structure* in an historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.

14-5.2(E)(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:

- (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;

EXCEPTION RESPONSES

EXCEPTION TO EXCEED THE MAXIMUM ALLOWABLE HEIGHT

The allowable yard wall height as set by the Historic Preservation Division along the streetside is 41". We are asking for an exception to that height. This dimension was arrived at by including the existing low rock "walls" that provide the boundaries or borders to the Private Drive in the Plaza Chamisal compound. They are all 17" or less in height and if averaged would be 12 ¼" high. If these low rock "walls" were not included in the calculations the allowable yard wall height would be 51". Please see attached photos.

The lowest portion of the East Side yard wall will be 3'-0". This wall will step up 2'-6" to meet the East wall of the Mechanical Room. As the wall continues south it will step up to meet the proposed 5'-6" tall wall at the southern edge of the property. The average height of this wall will be 51".

"Do not damage the character of the streetscape" As shown on the attached Site Plan sketch with "Wall & Fence Height Calculations for 434 & 436 Acequia Madre" directly east at 438 ½ the yard wall heights are 58" and 60". North of the site the yard wall heights range from 54" to 62". Therefore, we feel our proposed yard wall height of 51" at the east side of the property would not damage the character of the streetscape.

Staff response: Staff agrees with this response. By and large the yard walls within Plaza Chamisal are around 5 feet tall and the streetscape is not disrupted by the proposed yard wall height.

"Prevent a hardship to the applicant or an injury to the public" By limiting the yard wall height to 41" the owner would not be able to expect any sense of privacy or security.

Staff response: Staff agrees that 41 inches would be a low wall for a yard and given the close construction of the homes a lack of privacy may be likely.

"Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside with the Historic Districts." By increasing the allowable yard wall height to 51" the applicant would be able to construct functioning walls that are in harmony with the walls to the east and northeast of the site.

Staff response: Staff does not agree with this response. A full range of design options were not provided.

"Are due to special conditions and circumstances which are not peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape." The proposed increase in yard wall height is due to the special condition that exists in the relationship between the Zaguán and the east wall of the Casita Mechanical Room. At the suggestion of a member of the Plaza Chamisal Condominium Association we have brought the east wall of the Casita Mechanical Room east to meet the plane of the east wall of the Zaguán. This has resulted in a stepped wall with soft curves that climbs as it meets the parapet of the Zaguán. Also, we will be stepping the wall up in soft curves at the south end of

this wall to meet the 5'-6" yard wall on the south edge of the property that is parallel to the Acequia. We have taken the heights of these portions of the wall and have calculated a proposed average height of 51".

Staff response: Staff agrees with the response. The applicant has worked to consider the conditions of approval as set forth by the condominium association and the wall design is part of the conditions. The special circumstance is that the design must fit the condominium complex.

"Are due to special conditions and circumstances which are not a result of actions by the applicant;" As mentioned above, we have made revisions to our design based on input from the Plaza Chamisal Condominium Association. We are pleased to include their input and approval for this design.

Staff response: Staff agrees with this response. The yard wall design is in part a circumstance of compliance with the condominium association.

"Provide the least negative impact with respect to the purpose of this section as set forth in 14.5.2(A)(1)" By keeping the wall as low as practical and by stepping up to meet the Zagan parapet to the north and stepping up to meet the south yard wall we feel that we have preserved the look of the existing site walls in the compound.

Staff response: Staff agrees with this response. The wall is not excessively high and is in keeping with the design within the streetscape.

EXCEPTION TO EXCEED A THREE FOOT CORNER

As stated in 14.5.2(E)(2)(b) "No door or window in a publicly visible façade shall be located nearer than three feet from the corner of the façade". We are asking for an exception for the southernmost window in the Master Bathroom as shown in the Proposed West Elevation, 3/A-3.3, 2/A-3.0 and 2/A-3.2. In order to provide light and ventilation for this room we have designed two 1'-6" x 3'-0" double hung windows which are located on either side of the vanity. The southernmost edge of this window is 1'-5" from the outside corner of the façade. We would like to have the sink centered on the vanity and this design necessitates the location of the two windows on either side of the vanity. We have considered placing an awning window above the mirror at this vanity as shown on 4/A-3.3, however, the bottom of this window would have to be 6'-8" above the floor and this placement would make it difficult for the owner to operate. For this reason we feel the best option is the one we have presented with the two windows flanking the sink.

We are also requesting an exception to the above Design Standard for the two "bay windows or window seats", one of which is located in the south wall of the Master Bedroom in the Main Residence and the other which is located in the south wall of the Bedroom in the Casita. These bays project 3' in front of the adjacent exterior walls. The windows in these "bays" are located 1'-7" from the outside corners. We feel these "bays" are part of the wider façade due to the fact that they are lower in height than the exterior walls and that these projections should not be considered an interruption of the façades from which they project. The distance from the Master Bedroom "bay" to the outside corner of the overall façade is 4'-1" and the distance from the Casita Bedroom "bay" to the outside corner of the overall façade is 3'-5".

"Do not damage the character of the streetscape" The "bay" windows are not on the streetscape side (east side) of the property. They are on the south side and will be behind a 5'-6" yard wall. The window in the

Master Bedroom is on the west side of the property behind a 5'-6" yard wall. Therefore, the visibility of these windows is not applicable to the streetscape.

Staff response: Staff does not agree with this response. A determination by the City Attorney's Office has stated that yard walls do not prohibit visibility. Given the location of the lot within Plaza Chamisal, Halona Street is part of the applicable streetscape. However, in regard to the bay window, the proposed construction occurs in the Downtown and Eastside Historic District and is consistent with other designs described as Santa Fe style and associated with John Gaw Meem. In regard to both sets of windows the exception is requested for staff does not believe the designs adversely affect the streetscape.

"Prevent a hardship to the applicant or an injury to the public" The option of providing an awning window over the Master Bath vanity would be impractical and difficult to operate for the applicant.

Staff response: Staff does not agree with the response. The bay window is not addressed. As to the awning window in the bathroom, staff agrees that an inoperable window could be a hardship.

"Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside with the Historic Districts." By allowing the "bay" windows the heterogeneous character of the "Santa Fe Style" would be strengthened. This design feature has been used by John Gaw Meem in the McCormick residence. In fact "Alcoves and window seats abound in Meem houses", as quoted in the book "Facing Southwest", by Chris Wilson.

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Staff response: Staff does not agree with this response. The house is new construction. Additionally, the bay window was not addressed. In considering the configuration of the lot, it does appear to be most conducive to the long east/west orientation that is presented. This is in part due to the acequia that borders the property to the south. Additionally, a long north/south orientation of the house would be out of character for the complex.

"Are due to special conditions and circumstances which are not a result of actions by the applicant;" By incorporating the "bay windows" into the design the façade should not be considered that portion that contains the "bay window" alone but, rather, that should be considered that portion of the exterior wall that encapsulates the "bay window".

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Staff response: Staff agrees with this response though "breaking up of the massing" is the antithesis of the intention of this code section. That stated, staff does not feel that this design provides any negative impact to the general harmony of the streetscape or the district.

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Staff response: Staff agrees with this response though "breaking up of the massing" is the antithesis of the intention of this code section. That stated, staff does not feel that this design provides any negative impact to the general harmony of the streetscape or the district.

STAFF RECOMMENDATION:

Staff does not find that all the exception criteria have been met but upon further testimony by the applicant the Board may find the exception criteria have been met. Should the Board find the exception criteria have been met, staff recommends approval of the project as it complies with 14-5.2(D)(9) General Design Standards for All H District, Height, Pitch, Scale, and Massing and 14-5.2(E) Downtown and Eastside.

She said the case could be approved with more testimony.

Questions to Staff

Chair Rios asked for the height range in Plaza Chamisal.

Ms. Ramirez Thomas said the calculation is on page 12. The highest is 5' 8".

Mr. Rasch said that is on the north side at the parking area in front of 528 Acequia Madre.

Chair Rios asked if that is different from this street.

Mr. Rasch said it is publicly visible because it is not gated.

Chair Rios reasoned that the 5' 8" is right on the street but within the compound.

Ms. Ramirez Thomas said it is in the compound.

Chair Rios asked if most are a certain height and shorter.

Ms. Ramirez Thomas agreed. It looks to be about five feet. The average is lower because of some smaller walls that line the property. She didn't think the design proposed is inconsistent.

Chair Rios said the range is 5' 2" to 5' 6".

Ms. Ramirez Thomas suggested the applicant could speak to it more.

Chair Rios asked her to describe where the residence is proposed.

Ms. Ramirez Thomas said it is back to the condominium area between Halona and the circular driveway.

Applicant's Presentation

Mr. Doug McDowell, 1317 B Cerro Gordo, was sworn. He said he spent lots of time with the Condo Association on this project. We found out when we did an agreement to build the house for another client, that there were some questions about the agreement with the association and looked it like we didn't have a right to build on the property we bought. Then we had to get all the signatures on a new amendment agreeing to the placement and heights of the buildings, square footage and where it sat on the lot, and we did that.

He thought this is one of the more important compounds and was called by the original owners who inherited them to ask if he wanted to buy it. He said yes without even going there.

He has tried to be very considerate on design on the east with the zaguan. The garage is more than 30' back and the courtyard on that side also allows the roadway down along Acequia Madre. The Plaza

Chamisal wraps around this and most of the compound looks on it. He pointed out the stepping up and the zaguan put on that side and showed the parking spaces. That wall is 4' 2". So the building is set back a lot from the road and visible over a low wall.

The garage is a foot and a half down from the road and added a portal to reduce visual of the doors.

The side along the acequia (south) is being used a fair amount as a walk way to downtown. The other side is the actual 7.5' easement from the acequia and where he put the wall that steps down as the property steps down. On Halona, the wall is six feet tall. And he proposed a varied height stuccoed wall and met the neighbors there.

Regarding walls, he shared a handout for the Board members. In measuring the walls, when staff went out to measure, he pointed out little "curbs" that are taken into account on the wall height calculation. Just for future use, he asked what they do count as walls. On the front, by the zaguan and garage you see a very low wall and plantings

Chair Rios said the Board doesn't have the north elevation; just the east and south.

Mr. McDowell said he meant the east elevation to the left of Zagan. There is a planter wall in keeping with condo compounds and very low so the neighbors to the east can look through to Halona in the distance. He thought it would be good to clarify what is a planter; what is a curb and what is a wall. And he asked if all of them should be included within a compound calculation. They vary greatly.

So with the elevation that is most exposed, they are well within lower heights. We have agreement from the association for these heights also.

Regarding window sizes, he got pressure on the southwest corner where the master bathroom is, to get light in there and with the walls short, they had a hard time to get windows in. It is not publicly visible and will have a lot of plantings in that area. The client asked us to have an orchard on that area to the east, south and west of courtyards for good plantings.

Regarding the bay windows, these are consistent with a lot of John Gaw Meem houses. They are 2' 6" from the corner and three feet out from the wall and then another 2' 6". They are window seats and have an element with both sides like a small building stuck on the front with one window and stepping out to the window. He thought it was in keeping with the style of the area and a beautiful building for east side.

He got a call from a neighbor this morning who didn't like the white windows. Everyone got a copy of everything and he got no calls until last night and this morning. The neighbor said there were no white windows. But Mark Hogan's does have white windows and almost all on the south side of the acequia are linen colored.

So there is one that has white windows and next to the condominium all have white windows. He asked if we want a little variation in the compound or all exactly the same. Most everyone agrees the most predominant window color in the district is white. It was the easiest color to get.

The solar panels are non-reflective and behind parapets like all the others he built in the district.

The doors are Meem style with portal posts, corbels, lintels that are all wood. The clerestory windows will not have sills - just better to have outlined with stucco.

The stucco is tough. None of the colors look like their name. He picked Adobe, but we agreed to match one building in the compound and that will require a custom color. It is light brown. Maybe a better way is to go out and make a sample.

Questions to Applicant

Chair Rios asked for the square footage of the house and the casita without porch.

Mr. McDowell said the 1,020 is the casita and heated is 3,469 for the main house.

Chair Rios asked if the corners would be rounded like the house to the west.

Mr. McDowell said they are getting it as round as they can. They will wrap the top of the parapet and canting it for a good roll on it. Also where canale openings are, they are canting the opening back. It will be very rounded.

Chair Rios asked how deep the windows will be.

Mr. McDowell said 3-4". With as much depth on the inside as possible.

Chair Rios asked if he had to comply with an easement at the acequia.

Mr. McDowell agreed. There is an easement there. He pointed out the acequia line and they kept 7.5 feet on each side as a setback for the easement, so they can maintain it.

Chair Rios noticed the color rendering doesn't show white windows.

Mr. McDowell agreed and that is just for shape. There are also differences with the zaguan and mechanical room connection the from rendering, based on input from neighbors.

Chair Rios asked if the 3,050 size is compatible with existing homes.

Mr. McDowell said the options for this property would allow them to build three houses and three garages as the other options. They are right at or less than what was allowed. We didn't want a road on the north to access those three. For the size of the lot and open space, it responds well to the neighborhood there.

Ms. Ramirez Thomas said the design is quite nice and meets all requirements. She couldn't speak to the covenants. The design is consistent. It will look newer than some others but is in harmony with them. It

might be a little larger but is not two-story which some in the compound are. This is within the realm.

Member Biedscheid asked if little wooden fences are prevalent there.

Mr. Rasch agreed.

Ms. Gheen said in terms of determination of the difference between a curb and a wall, the Land Use Department does have the authority to interpret the Code and Staff actually has the ability⁴ to determine what exceptions are required and whether the exception criteria are met.

Public Comment

Mr. Dale Guy, 438 Acequia Madre was sworn. He said he lives within Plaza Chamisal and here as a unit owner of two of the nine units. He was not representing the board of directors but his and his wife's view. They own the house directly east since 2002 and have spent a lot of time, effort, and money to maintain the historic character. He is a board member and he really liked what Mr. McDowell has done.

They jumped for joy to see he proposed house and casita and some of the details like on page 17, for a tin light fixture that looks like it came for the 1920's. He did have two concerns. One is with the color scheme that he received.

On the morning he voted, and he was corrected that seven owners vote, and we met with the Board and an attorney and he presented a color rendition to us. This has some color changes. He acquiesced and when he read the application, he saw the white windows.

Most of the windows there are dark stained. He knew Mark Hogan's has white windows. He was shocked but admitted the material was sent out October 18. He was in the hospital during that time and didn't turn his attention to it until he got a letter from him saying it was what we agreed to

The house he lives in is very historic. It is a two-story Katherine Stinson Otero house and the view they have of the property is one of his concerns. On page 32, you could see solar panels on the roof of the garage. From their bedroom on the second story, the panels can be seen. The Association has a prohibition of solar panels on existing structures. This would be the first one. Their house will be there long after they have departed. Those were his two concerns but thought it is a very good project. Thank you.

Mr. Richard Alford, 413 Arroyo Tenorio, was sworn. He lives less than 100 yards away and walks down Halona Street. This is relatively open and has large places you can see through. He mentions specifically how walls can be low but the one on the exterior is on the perimeter. He looks at that wall from the bridge and see it about 150 feet long that is 5' 6" high. "Why does he turn his back on the neighborhood? What is the rationale? Privacy? Presumably the City imposed that on streets with truck traffic. I haven't seen even a bicycle along there. I don't think there should be an exemption. If he does, why not for the rest of the neighborhood in general and not just the Plaza Chamisal. Your decision should reflect the needs of everyone, not just Plaza Chamisal. If you approve it, what are the grounds for the exception? If you approve it, I hope you include why he needs more protection than other citizens in Santa Fe. I live on

Arroyo Tenorio and my wall is higher, but most are low."

It is a very long wall and needs to be broken up. I just don't think that is appropriate in the historic district.

Ms. Ramirez Thomas said in the discussion, a full range of options might address that concern.

Mr. Dave Stapens, 442 Acequia Madre, Unit 6, was sworn. His concern is also with the south wall. He lives in the Acequia Compound that split off in the early 2000's in what was an apple orchard. Our compound does look onto the south elevation. The south wall is a concern. A lot of concern was given to the east wall, but we were not given any opportunity for input.

On page 30 of the application, you can see that section along the acequia and offset by the 7.5' easement. A good portion of the south wall is in direct view of our compound. All of us will face that wall to some extent and doesn't work well for us. It will be an eyesore and way out of scale.

On page 33, the top illustration is the south elevation and on the east elevation, you can see the east wall rises to 5' 6" at the southeast corner. Going west from there on the south, it seems the wall starts to be even higher and is a monolithic structure. When the Board went out to look at it, he didn't know if they saw it from the perspective of the Acequia Compound. He took a picture on his iPad and showed it to the Board. All the members of his Compound had more or less the same view of that wall.

Compounds have always had a great sense of community and we enjoy the openness. But a wall like this will destroy that - certainly of the aesthetics and doesn't seem to be consistent with the feeling on these historic areas.

A lot of the acequia is nothing more than a weedy ditch but we have a great view of this historic ditch. This wall turns it into an alley way and is highly inappropriate in his opinion. The wall and fence guidelines talk about encouraging lower privacy walls but still make a contribution to the streetscape. The view from our compound is part of the streetscape and care should be taken for that wall on the south that we see every day to get it right. He asked that the Board to reconsider an exception until an appropriate design can be made to address their concerns.

Mr. Robert Vladem, 430 Acequia Madre, said he lives in the second house. He is on the board but not speaking for the board. When he first heard that someone had bought the property, he was very concerned because it was clear that three houses could be built with three parking areas and three garages. This house will be a great addition. He was one house over and across and wouldn't see this house every day but would know it is there. He would pass it but not really see it.

He had three comments. First were solar panels. He is a very green person. The bylaws prohibit him from putting solar panels on his house. On this new house, the parapets look high. He didn't see how these panels would detract. He wished every house in Santa Fe had solar panels. Second was the look and feel. It will be as close to anything else in Plaza Chamisal where some are maintained, others not. There is nothing about this house or casita that would trouble him about the look. Third are the walls along there - Plaza Chamisal seems large. The walls being proposed don't trouble him or seem imposing like the great

walls of China. His walls are about the same height and if those are a problem then his walls are too. They are within Plaza Chamisal. He thought the design was well thought out and beautiful.

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

Chair Rios asked about the length of the south wall.

Mr. McDowell said his staff was working on that.

Mr. McDowell acknowledged the solar panels will be visible from the second story but not from a public way.

Chair Rios said Mr. Guy thought they should be moved.

Mr. McDowell said he considered other locations, but the garage has the structure to handle the mounting on the garage and to have the array right at one place and interface with the mechanical room. He didn't see that moving them elsewhere would make them not visible. He could see them anywhere from the second story.

Mr. McDowell said the south wall is 186 feet long. He said he spent a lot of time thinking about all neighbors, including the Acequia Compound residents. 5' 6" is not tall and it steps down with the slope. It is not a big wall and not tall in those neighborhoods. The bulk of the house is visible and not hidden from Acequia Compound. They will see the whole house.

He started with a survey of where the actual acequia is. It meanders, and some big trees may affect where the wall would need to be. By code, he can't cut anything over a six-inch diameter. So the site plan doesn't show where it really is and where the big trees are to have a big set back from those and is realistic. The wall will have to meander to keep that 7.5-foot setback.

Chair Rios asked if the lowest height of the wall is 3' 6".

Mr. McDowell said it steps up from 3' up to 5' 6" at the corner and maintains that as it slopes. And it connects with an existing wall that in some places is six feet or higher. The wall will be where the bottom windows are at the neighbors. He stepped the house back where it came close to other houses. There is a lot of green space and a lot of trees. He has done all he can to accommodate neighbors. This is very unsettling for him.

Chair Rios understood most of the wall is at 5' 6".

Member Bayer noted that Staff didn't agree with his response on a full range of design options.

Mr. McDowell agreed. He is running a wall along the property line. It is a property line and it is a wall. So, he could step it as the property changes. He could put bars in it but that would look hokey, so he is keeping it as simple as he can. It is directly across from a six-foot coyote fence. But it was uncomfortable for him to mention that. The proposed wall is in keeping with the district. There are no other design options

except things that look hokey like adding shutters or having coyote on top, etc.

Ms. Ramirez Thomas asked why it would not work to not have a wall but instead, have vegetation. She knew they had discussed this design and he did consider others.

Mr. McDowell said having no walls would not work because it is an access from the acequia to get to the east side. He could stand there for 3 hours and would see six people walk through there.

Ms. Ramirez Thomas explained that the exception is to the east wall. The south wall could go up to six feet.

Member Bayer clarified that the exception is just on a street-facing side.

Ms. Ramirez Thomas agreed.

Mr. McDowell said they plan to do quite a bit of planting. The trees and plantings will provide more privacy. They are not trying to lock out a neighborhood. People can see right over that wall.

Member Bayer explained that the Board must go through the criteria staff didn't agree with. She asked if he could go through options for the street-facing wall.

Mr. McDowell said they were to stay with the calculated height from the zaguan to the corner and go to six feet from there. He thought that was too high and unattractive with no step and 3' would be able to look through it from the east. They had a drawing with a rock face so that was a different design. He didn't feel the options they considered fit with the compound and didn't look like the rest. The zaguan once sat in front of the mechanical room but they pushed it back with the yard wall. So he made it all on one plane to make it not as obvious. The homeowners liked the design he came up with.

Member Biedscheid asked Staff about the definition of streetscape.

Mr. Rasch said that is a good point. Is there a public pathway?

Mr. McDowell said there is a path on the other side along the acequia.

Ms. Ramirez Thomas thought maybe that is applicable for the design option there. She clarified for the record that the exception would then apply to both the south and the east, which is proposed at 5' 6".

Member Biedscheid asked what happened with the acequia easements further on. She asked if it runs beyond this property to other walls.

Mr. McDowell explained that when they broke off the Acequia Compound, they reset the setback from the acequia line and that is where the six-foot coyote fence is and that is labeled as an access easement. He didn't want to close it off. The other option is that he could put a gate there to not walk through there. That was another design option, but he didn't like that option.

Member Biedscheid asked if people do go through there.

Mr. McDowell agreed.

Member Biedscheid asked where the acequia went further to the east. Does it continue through Plaza Chamisal?

Mr. McDowell replied that it is like a path to nowhere.

Member Biedscheid asked if the west side was currently six feet.

Mr. McDowell agreed.

Mr. McDowell said they will open a wall on this side for construction to take place from that side to minimize traffic within the condominium.

Member Biedscheid reasoned that the west side is 5' 6" against six feet.

Mr. McDowell explained there was a portion of it at six feet and then it drops down to 5' 6".

Chair Rios reopened public comment to allow Mr. Robinson to speak quickly.

Mr. Jack Robinson, 110 Del Rio Drive, was sworn. He said he works with Mr. McDowell. For the wall on the south, he explained that the height of 5' 6" was measured from existing grade. On the site plan, the topography goes down and when it reaches that wall location, it is already two feet below. The acequia topography is two feet back so you could think of it as a 3' 6" wall. The wall is really lower than it appears to be.

The wall on the west starts on the north at 5' 6" and drops to 4' 6" at the south side, and they will just rebuild it after construction, so it meets the wall on the south side.

Mr. Alford (previously sworn) said he was not asking for no wall but just for a lower wall. Mr. McDowell said if it was much lower, they could climb over it. But just further down, he has a 3' wall. So he asked why Mr. McDowell needs it for security. It just didn't make a whole lot of sense to him. He was just asking for a wall that is less massive. And the Board should be concerned about people other than just in Plaza Chamisal.

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

Chair Rios thought the windows would be better stained instead of white. With the thickness of the walls, she knew off-white was an appropriate color but the rendering with the stain is lovely. She personally thought that was more in keeping.

Mr. McDowell commented that windows are no longer stained; they are clad. These proposed windows are clad windows. That reduces maintenance considerably.

Mr. Rasch said typically white or green trim is put on Territorial Revival buildings but not on Pueblo Revival style buildings. It is not typical.

Mr. McDowell responded that having the windows all blue would be something to jump out at you.

Action of the Board

Member Bayer commented that it is a lovely home and a lot of thought went into it. But she didn't think he provided testimony on the 3' corner window exception.

Chair Rios asked how many windows don't comply with the three-foot rule.

Mr. McDowell said the bay window on the south and two windows to the left, which he could turn into one window to meet the 3' rule. The one around the corner and the three around the corner.

Ms. Ramirez Thomas said that on the south elevation, with the two becoming one window would no longer need an exception so only the bay window needs the exception. There was no longer the need for discussion on the bathroom window.

Mr. McDowell said he could make the bay window smaller to meet the rule.

Member Biedscheid said the bay window is an interesting element of the façade and realized he took it from a John Gaw Meem design, so it is a hardship to the applicant, which is criterion #2.

And with respect to #3, it is the same - a heterogeneous characteristic unique for Plaza Chamisal and strengthens the design in this district.

Criterion #4 - special conditions; building a house that is not like any other house, is a special condition and she appreciated when architects come to the Board, different, unique and rather difficult designs.

Criterion #5 is the same category as special conditions, not the action of the applicant. It is a little different for the compound.

Member Biedscheid said with respect to the yardwalls, that is the one element that when she looked at Plaza Chamisal, she was surprised to read in the Staff Report that the walls were around five feet because it doesn't appear that way. When looking at the layout, it really looks like very low walls. And you can see all the houses. Her initial impression was that it has none that are above three feet. But this does have planter and curb walls and some taller regular stucco walls, and this house has planters and three-foot walls, as well.

Member Katz asked Staff if the south wall has a six-foot rule.

Ms. Ramirez Thomas said when there is not a public way, it can be six feet on either side and the back, which is the zoning height. But at the front elevation, it is limited by the streetscape average height.

Mr. Rasch explained that if it is not on a street frontage, Staff cannot average those because they would have to trespass to measure so they defer to the zoning height for anything more than 20 feet from a public way. That is typically six feet in residential districts.

Mr. McDowell said the access easement was actually recreated for people to enter the compound because it goes nowhere instead of a public path.

Member Katz moved in Case #H-17-068, at 434 and 434A Acequia Madre, to approve the application as submitted in all respects, and finding that the three-foot window criteria is a classic Santa Fe design adopted by John Gaw Meem and is appropriate here; that the height of the south wall at 5' 6", given the topography which puts the house at a higher level than where the base of the wall is, mitigates to some extent, the height, and that, as Staff has found, all but one of the criteria on the one not met is the third criterion - a unique heterogeneous character of the City by a full range of designs - he agreed with the applicant that the alternatives of no wall or a wall with lots of holes in it or a wall that goes up and down, does not make it any better and this wall steps down with the topography that makes it fit in with the topography much better than any of those alternatives, so they were considered.

Chair Rios asked for friendly conditions that the windows be inset at least 4".

Member Katz accepted that as friendly.

Chair Rios asked that the entire house have rounded edges.

Member Katz said that was already in the submittal.

Chair Rios said the motion needs to address the stucco color and the window color.

Member Katz said the window color is a tough issue.

Member Katz rejected the white window color in this design and to allow the applicant to submit another color to staff for approval and that the stucco color be submitted to staff also.

Ms. Gheen asked for him to say more about the wall, criterion #5.

Member Katz said it is the way the staff said.

Member Roybal seconded the motion and added that all exception criteria have been met. The motion passed by unanimous voice vote.

Chair Rios told Mr. McDowell that his project passed, and he needed to submit the window color and stucco corner to Staff for review and approval.

Mr. McDowell thanked the Board for their consideration of his application.

I. MATTERS FROM THE BOARD

Chair Rios announced that she would not be present at the next meeting on November 28th.

Member Roybal commented that all the information on St. John's could have been condensed to show typical windows in pictures. He didn't think all that paperwork was necessary for the Board. He asked Mr. Rasch if it was necessary for him to submit all that information to the Board.

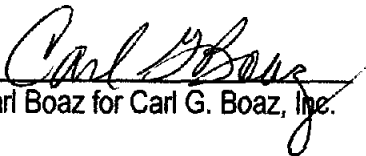
Mr. Rasch said he needed to share with the Board what was submitted.

Chair Rios added that a Board member might have a question that possibly needed that information.

J. ADJOURNMENT

The meeting was adjourned at 9:30 p.m.

Submitted by:


Carl Boaz for Carl G. Boaz, Inc.

Approved by:


Cecilia Rios, Chair