



Agenda

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, August 28, 2018 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 1st FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, August 28, 2018 at 5:30 P.M.

CITY COUNCIL CHAMBERS

SECOND AMENDED

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: August 14, 2018
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-18-071A. 225 Montoya Circle.

Case #H-18-085A. 820 Don Cubero Avenue.

Case #H-18-086. 107 Cienega Street.

Case #H-18-073. 411 West Water Street Units A and B.

Case #H-18-084A. 143 Camino Escondido and 613 Canyon Road.

Case #H-18-071B. 225 Montoya Circle

Case #H-18-085B. 820 Don Cubero Avenue.

Case #H-18-079. 853 East Palace Avenue.

Case #H-16-002. 814 Camino Atalaya.

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

1. Case #H-18-075. 335 Gormley Lane. Downtown & Eastside Historic District. Scott and Maika Wong, agents/owners, propose to construct a 4,123 sq. ft. residential structure on a vacant lot to 14'6" where the maximum allowable height is 15'8". (Carlos Gemora)
2. Case #H-18-085B. 820 Don Cubero Avenue. Don Gaspar Area Historic District. Architectural Alliance, agent for Alicia Bertram, owner, proposes to replace windows and perform maintenance and repair on a contributing residential structure. (Nicole Ramirez Thomas)
3. Case #H-17-079. 1120 Canyon Road. Downtown & Eastside Historic District. Marc Naktin, agent for Cristo Rey Church, owner, proposes to replace windows on a significant non-residential structure. An exception is requested to not replace a material in-kind (Section 14-5.2(D)(5)). (Carlos Gemora)
4. Case #H-18-078B. 66 – 70 East San Francisco Street. Downtown and Eastside Historic District. Jeff Seres, agent for G.E. Plaza Galeria, LLC, owner, proposes to alter a primary elevation on a contributing building. Exceptions are requested to change windows to doors and create an opening where one does not exist (Section 14-5.2(D)(5)(i) & (ii)), raise the height of the parapet (Section 15-5.2(D)(3)), construct an addition on a primary elevation (Section 14-5.2(E)(2)(b)), and to not meet the 3' corner rule (Section 14-5.2(D)(2)). (Nicole Ramirez Thomas)
5. Case #H-18-087. 725 Old Santa Fe Trail. Don Gaspar Area Historic District. Thomas Ostenberg, agent/owner proposes to construct a 202 sq. ft. portal and alter a coyote fence on a contributing residential structure (Nicole Ramirez Thomas).
6. Case #H-18-088. 217 East Berger Street. Downtown & Eastside Historic District. Ken Chiaro, agent for Christine Chiaro, owner, proposes to replace windows, install HVAC, and other maintenance on a non-contributing residential structure. (Nicole Ramirez Thomas)

RECEIVED AT THE CITY CLERK'S OFFICE

DATE: 8/22/18
TIME: 4:31 PM

7. Case #H-18-090. 301 East Palace Avenue. Downtown & Eastside Historic District. Mark Hogan, agent for Cheryl Benard, owner, proposes to replace windows on a non-contributing residential structure. (Nicole Ramirez Thomas)
8. Case #H-18-094. 729 Canyon Road. Downtown & Eastside Historic District. Architectural Alliance, agent for Michael Henington, owners, proposes to roof an overhang on a non-contributing non-residential structure. (Nicole Ramirez Thomas)
9. Case #H-18-091. 524 Johnson Lane. Downtown & Eastside Historic District. Annex General Contracting and Design Inc., agent for Louise Bass, owner, proposes to replace windows, construct and modify yardwalls to a height of 54" where 64" is the maximum allowable height, roof a pergola, construct a portico, and other maintenance on a non-contributing residential structure. (Nicole Ramirez Thomas)
10. Case #H-18- 092A. 1150 Camino San Acacio. Downtown & Eastside Historic District. HPD Staff requests a historic status review with designation of primary elevations, if applicable for a non-contributing residential structure. (Nicole Ramirez Thomas)
11. Case #H-18-093. 303 Rodriguez Street Unit A. Downtown & Eastside Historic District. Michael Schriber and Christina Alfieri, agent/owners, propose to construct an 80 sq. ft. addition, install windows where none exist on a non-contributing residential structure. An exception is requested to the 3 foot corner rule (Section 14-5.2(E)(2)(b)). (Nicole Ramirez Thomas)

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

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Case #H-18-073, 411 West Water Street Units A and B.

Case #H-18-084A, 143 Camino Escondido and 613 Canyon Road.

Case #H-18-071B, 225 Montoya Circle

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Case #H-18-079, 853 East Palace Avenue.

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

1. Case #H-18-075, 335 Gormley Lane. Downtown & Eastside Historic District. Scott and Maika Wong, agents/owners, propose to construct a 4,123 sq. ft. residential structure on a vacant lot to 14'6" where the maximum allowable height is 15'8". (Carlos Gemora)
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3. Case #H-17-079, 1120 Canyon Road. Downtown & Eastside Historic District. Marc Naktin, agent for Cristo Rey Church, owner, proposes to replace windows on a significant non-residential structure. An exception is requested to not replace a material in-kind (Section 14-5.2(D)(5)). (Carlos Gemora)
4. Case #H-18-078B, 66 – 70 East San Francisco Street. Downtown and Eastside Historic District. Jeff Seres, agent for G.E. Plaza Galeria, LLC, owner, proposes to alter a primary elevation on a contributing building. Exceptions are requested to change windows to doors and create an opening where one does not exist (Section 14-5.2(D)(5)(i) & (ii)), raise the height of the parapet (Section 15-5.2(D)(3)), construct an addition on a primary elevation (Section 14-5.2(E)(2)(b)), and to not meet the 3' corner rule (Section 14-5.2(D)(2)). (Nicole Ramirez Thomas)
5. Case #H-18-087, 725 Old Santa Fe Trail. Don Gaspar Area Historic District. Thomas Ostenberg, agent/owner proposes to construct a 202 sq. ft. portal and alter a coyote fence on a contributing residential structure (Nicole Ramirez Thomas).
6. Case #H-18-088, 217 East Berger Street. Downtown & Eastside Historic District. Ken Chiaro, agent for Christine Chiaro, owner, proposes to replace windows, install HVAC, and other maintenance on a non-contributing residential structure. (Nicole Ramirez Thomas)

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DATE: 8/22/18
TIME: 11:09 AM

7. Case #H-18-090. 301 East Palace Avenue. Downtown & Eastside Historic District. Mark Hogan, agent for Cheryl Benard, owner, proposes to replace windows on a non-contributing residential structure. (Nicole Ramirez Thomas)
8. Case #H-18-094. 729 Canyon Road. Downtown & Eastside Historic District. Architectural Alliance, agent for Michael Henington, owners, proposes to roof an overhang on a non-contributing non-residential structure. (Nicole Ramirez Thomas)
9. Case #H-18-091. 524 Johnson Lane. Downtown & Eastside Historic District. Annex General Contracting and Design Inc., agent for Louise Bass, owner, proposes to replace windows, construct and modify yardwalls to a height of 54" where 64" is the maximum allowable height, roof a pergola, construct a portico, and other maintenance on a non-contributing residential structure. (Nicole Ramirez Thomas)
10. Case #H-18- 092A. 1150 Camino San Acacio. Downtown & Eastside Historic District. HPD Staff requests a historic status review with designation of primary elevations, if applicable for a non-contributing residential structure. (Nicole Ramirez Thomas)
11. Case #H-18-093. 303 Rodriguez Street Unit A. Downtown & Eastside Historic District. Michael Schriber and Christina Alfieri, agent/owners, propose to construct an 80 sq. ft. addition, install windows where none exist on a non-contributing residential structure. An exception is requested to the 3 foot corner rule (Section 14-5.2(E)(2)(b)). (Nicole Ramirez Thomas)

I. MATTERS FROM THE BOARD

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CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: August 14, 2018
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-18-071A, 225 Montoya Circle.

Case #H-18-075, 335 Gormley Lane

Case #H-18-081, 114 Old Santa Fe Trail.

Case #H-18-083A, 606 East Palace Avenue.

Case #H-18-085B, 820 Don Cubero Avenue.

Case #H-18-079, 853 East Palace Avenue.

Case #H-18-084A, 143 Camino Escondido and 613 Canyon Road.

Case #H-18-071B, 225 Montoya Circle

Case #H-16-002, 814 Camino Atalaya

Case #H-18-082, 1469 Canyon Road.

Case #H-18-085A, 820 Don Cubero Avenue.

Case #H-18-086, 107 Cienega Street.

Case #H-18-073, 411 West Water Street Units A and B.

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

1. Case #H-17-108, 100 North Guadalupe Street. Downtown & Eastside Historic District. Descartes Labs, agent for Firestone 100, LLC, owner, requests verification of the illumination of sign at a contributing non-residential property complies with the HDRB condition. (Nicole Ramirez Thomas)
2. Case #H-18-083B, 606 East Palace Avenue. Downtown & Eastside Historic District. Thomas Gonzales agent for Jennifer and David Ramo, owners, proposes a deck extension to a contributing residential structure. An exception is requested to construct an addition to a primary façade (Section 14-5.2(D)(2)). (Carlos Gemora)
3. Case #H-17-079, 1120 Canyon Road. Downtown & Eastside Historic District. Marc Naktin, agent for Cristo Rey Church, owner, proposes to replace windows on a contributing non-residential structure. An exception is requested to remove historic material and not replace in kind (Section 14-5.2(D)(5)). (Carlos Gemora)
4. Case #H-18-078B, 66 – 70 East San Francisco Street. Downtown and Eastside Historic District. Jeff Seres, agent for G.E. Plaza Galeria, LLC, owner, proposes to alter a primary elevation on a contributing building. Exceptions are requested to change windows to doors and create an opening where one does not exist (Section 14-5.2(D)(5)(i) & (ii)), raise the height of the parapet (Section 15-5.2(D)(3)), construct an addition on a primary elevation (Section 14-5.2(E)(2)(b)), and to not meet the 3' corner rule (Section 14-5.2(D)(2)). (Nicole Ramirez Thomas)
5. Case #H-18-087, 725 Old Santa Fe Trail. Don Gaspar Area Historic District. Thomas Ostenberg, agent/owner proposes to construct a 202 sq. ft. portal and alter a coyote fence on a contributing residential structure (Nicole Ramirez Thomas).
6. Case #H-18-088, 217 East Berger Street. Downtown & Eastside Historic District. Ken Chiaro, agent for Christine Chiaro, owner, proposes to replace windows, install HVAC, and other maintenance on a non-contributing residential structure. (Nicole Ramirez Thomas)

RECEIVED AT THE CITY CLERK'S OFFICE

DATE: 8/19/18

TIME: 3:52 PM

7. Case #H-18-089. 546 Canyon Road. Downtown & Eastside Historic District. Joshua Maes, agent for James McManis, owner, proposes to replace windows on non-contributing residential structure. (Nicole Ramirez Thomas)
8. Case #H-18-090. 301 East Palace Avenue. Downtown & Eastside Historic District. Mark Hogan, agent for Cheryl Benard, owner, proposes to replace windows on a non-contributing residential structure. (Nicole Ramirez Thomas)
9. Case #H-18-073. 729 Canyon Road. Downtown & Eastside Historic District. Architectural Alliance, agent for Michael Henington, owners, proposes to roof an overhang on a non-contributing non-residential structure. (Nicole Ramirez Thomas)
10. Case #H-18-091. 524 Johnson Lane. Downtown & Eastside Historic District. Annex General Contracting and Design Inc., agent for Louise Bass, owner, proposes to replace windows, construct and modify yardwalls to a height of 54" where 64" is the maximum allowable height, roof a pergola, construct a portico, and other maintenance on a non-contributing residential structure. (Nicole Ramirez Thomas)
11. Case #H-18- 092A. 1150 Camino San Acacio. Downtown & Eastside Historic District. HPD Staff requests a historic status review with designation of primary elevations, if applicable for a non-contributing residential structure. (Nicole Ramirez Thomas)
12. Case #H-18-092B. 1150 Camino San Acacio. Downtown & Eastside Historic District. Joseph Bransford Builders, agent for Gabe and Sonia Salazar, owners, proposes to construct a 650 sq. ft. addition on a contributing residential structure. An exception is requested to construct within 10 feet of a primary elevation (Section 14-5.2(D)(2)). (Nicole Ramirez Thomas)
13. Case #H-18-093. 303 Rodriguez Street Unit A. Downtown & Eastside Historic District. Michael Schriber and Christina Alfieri, agent/owners, propose to construct an 80 sq. ft. addition, install windows where none exist on a non-contributing residential structure. An exception is requested to the 3 foot corner rule (Section 14-5.2(E)(2)(b)). (Nicole Ramirez Thomas)
14. Case #H-13-095. 321 West San Francisco Street. Downtown & Eastside Historic District. Lloyd and Associates, agent Guadalupe Hotel Investment LLC, owners, proposes signs on a contributing non-residential structure. An exception is requested to exceed the allowable number of signs (Section 14-8.10(H)(3)). (Carlos Gemora)

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

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SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
August 28, 2018

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3. Case #H-17-079. 1120 Canyon Road	Approved with conditions	9-12
4. Case #H-18-078B. 66 — 70 East San Francisco Street	No Action Taken	12-13
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6. Case #H-18-088. 217 East Berger Street	Approved with conditions	13-17
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MINUTES OF THE
CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD

August 28, 2018

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:

Mr. Frank Katz, Vice Chair
Ms. Jennifer Biedscheid
Mr. Edmund Boniface
Mr. Buddy Roybal

MEMBERS EXCUSED:

Ms. Cecilia Rios, Chair
Ms. Meghan Bayer
[one vacancy]

OTHERS PRESENT:

Ms. Nicole Ramirez Thomas, Senior Planner
Mr. Carlos Gemora, 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

Ms. Ramirez Thomas said Case #5 is postponed to a future date.
Vice Chair Katz was reluctant to proceed to a vote and because last time it was a tie

vote not all of the same members are present now. We could discuss it but not likely to vote tonight.

MOTION: Member Roybal moved, seconded by Member Biedscheid, to approve the agenda as amended with Case #5 postponed.

VOTE: The motion passed by unanimous (3-0) voice vote with Members Biedscheid, Boniface and Roybal voting in favor and none voting against.

D. APPROVAL OF MINUTES - August 14, 2018

Member Biedscheid requested the following change to the minutes:

On page 47, 5th paragraph, it was Member Bayer who asked the question.

Vice Chair Katz requested the following changes:

On page 48, 4th paragraph at the end of the first line, delete "may" and insert "they." three lines down is a "be" that should be removed.

Ms. Gheen requested a change on page 35, line 2, where it should be whether it needs an exception (not is an exception). In the next paragraph - postpone to August 28 and ~~and~~ in the event staff determined. Second line - does not require an, add "and to."

On page 52 in the motion should say, "to dedicate the south and east elevations as primary."

On page 66, paragraph 2, line 1, it should say "flat plane" instead of "flat plain."

MOTION: Member Boniface moved, seconded by Member Biedscheid, to approve the minutes of August 14, 2018 as amended.

VOTE: The motion passed by 3-0-1 voice vote with Members Biedscheid, Boniface and Katz voting in favor, none voting against and Member Roybal abstaining.

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-18-071A. 225 Montoya Circle. Case #H-18-071B. 225 Montoya Circle
Case #H-18-085A. 820 Don Cubero Ave. Case #H-18-085B. 820 Don Cubero Ave.
Case #H-18-086. 107 Cienega Street. Case #11-18-079. 853 East Palace Avenue.
Case #H-18-073. 411 West Water Street Units A and B.

There were no changes in findings.

MOTION: Member Boniface moved, seconded by Member Biedscheid to approve the findings of fact and conclusions of law as presented.

VOTE: The motion passed by 3-0-1 voice vote with Members Biedscheid, Boniface and Katz voting in favor, none voting against and Member Roybal abstaining.

F. BUSINESS FROM THE FLOOR

Ms. Stefanie Beninato thanked the Board for not approving the change in the detailing on the tile at the last meeting and hoped that the Board, instead of doing ad hoc changes, to use their political capital for a real review of the ordinance and come forward with something organic and whole and open to public discussion.

There was no other business from the Floor.

G. COMMUNICATIONS

Ms. Gheen asked to table Communications until Ms. Ramirez Thomas is back in the room.

H. ACTION ITEMS

Vice Chair Katz announced to the public that anyone wishing to appeal a decision of the Board has up to fifteen days after the Board has approved the Findings of Fact and Conclusions of Law or, if the Findings have not been approved, up to 30 days after the decision was made. Anyone wishing to appeal could also check with Staff on the details. He also reminded applicants of the need to remove the posted signs within 25 days after cases have been voted on at the meeting.

Ms. Ramirez Thomas returned.

- 1. Case #H-18-075. 335 Gormley Lane.** Downtown & Eastside Historic District. Scott and Maika Wong, agents/owners, propose to construct a 4,123 sq. ft. residential structure on a vacant lot to 14'6" where the maximum allowable height is 15'8". (Carlos Gemora)

Mr. Gemora presented the Staff report for this case as follows:

BACKGROUND & SUMMARY:

335 Gormley Lane is a vacant lot in the Downtown and Eastside Historic District. The applicant proposes to construct a single-family residence to a maximum height of 14'6" where the maximum allowable height is 15'8."

On August 14, 2018 the board briefly discussed design elements such as wall height and lot coverage, but postponed the proposal asking the applicant to lessen the visual impact of the garage. Specific suggestions included moving the garage back from the street, changing the garage orientation, and moving from one large double door to two smaller single doors.

Changes include:

- 1) Lowering the rear height of the home and the entire garage 6"
- 2) Redesigning the garage for two single doors rather than one double door.

Previously proposed design features include:

1. Parapet-style roofs with "Suede" colored acrylic stucco.
2. Windows and doors with "linen white" colored clad casement, divided lites, and recessed a minimum of 3" from the stucco face.
3. Portal posts and beams painted white to match windows and doors.
4. "Suede" colored stucco walls on the street ranging from 36-53" (maximum height allowed).
5. Side and rear walls and coyote fences (behind the front façade and away from the street) 6-8' high as allowed by underlying zoning.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and has determined that this application complies with Section 14-5.2(D)(9) General Design Standards for all Historic Districts, Height, Pitch, Scale, and Massing, and 14-5.2(E) Downtown and Eastside Historic District.

Questions to Staff

Member Biedscheid thought she had asked for a wall height calculation at the previous hearing. She thought the walls ranged from three feet to four and a half feet. She asked what the allowed height of walls on the street was.

Mr. Gemora said he did not perform those wall calculations and was not sure when that was done. The maximum height allowed is 4' 6", which is what they are proposing.

Member Biedscheid asked him to comment on other walls on Gormley.

Mr. Gemora said there was a lot of openness on the north side. A lot of the area is less developed than other areas. Some walls go from 3' to 8' along Gormley.

Member Biedscheid asked if he could explain how the wall height calculation is done. She thought the height calculation was just along Gormley Lane.

Mr. Gemora agreed it was just along Gormley Lane. The calculation included walls within about 20' of the streetscape and measured at multiple points to get an average for the Gormley Lane height.

Member Biedscheid asked if it counted side walls or just walls lining Gormley Lane.

Mr. Gemora said those going in are only counted right there at the property. There are some higher walls on the property to the northwest and a commercial property to the northeast with a retaining wall and coyote and old chain link there, as well.

Ms. Ramirez Thomas clarified that anything (wall or fence) on the street would be calculated and from street back 20' but no other side walls.

Applicant's Presentation

Ms. Sobie Sayeda, P. O. Box 2345, was sworn and said she agreed with the staff report for the redesign of the garage as requested. We first had one wide door and split it into two and on the windows at top of the garage doors to break up the massing, as previously proposed and lowered the parapet by six inches. So it is redesigned as requested. Her clients request approval of the design and if there are minor tweaks, that they could take them to Staff.

Questions to the Applicant

Vice Chair Katz understood the windows are at the top.

Member Biedscheid asked for the color of garage doors.

Ms. Sayeda, said the color will be medium to light wood stain.

Public Comment

Mr. John Eddy, 227 East Palace, Suite D, was sworn. He asked for clarification of what he could not see last time. He referred to a masonry structure roughly ten feet from the center of the elevation in front of the yard wall that looks like a chimney. He asked if it was a chimney that was attached to a yardscape fireplace or if it was part of the house.

Vice Chair Katz thought it was attached but not to the house. He suggests the Board let the Applicant explain it.

Mr. Eddy was concerned that although it is a nice design and looked lovely, that Gormley Lane is a tricky historic spot, that the massing was a concern. They probably could extend their construction legally, but the massing bothered him. If the chimney is not attached to the house and is, in fact, a yardscape element with a fireplace, the massing could be helped by eliminating that feature. All it does now is add to the massing.

Ms. Sayeda said that the chimney, itself, as shown on page 11, was part of the building.

Vice Chair Katz asked if there was any wall between that portion.

Ms. Sayeda said no. It is part of the portal and not part of yard wall. It is set back from the front and part of the portal at the corner. She pointed out the location and confirmed that it is part of the building. It holds up the portal along with other posts.

Mr. Eddy said that helped and justified its presence and presumed it had a 2' clearance above the portal.

Ms. Stefanie Beninato, P.O. Box 1601, was sworn. She was also concerned with the massive structure which she thought was not in harmony on Gormley Lane. She asked that when Staff said 4,100 sq. ft., it would be really helpful to know, as part of the Staff Report, what part is enclosed as opposed to what is open portal or covered space to know how our perception is a little off.

She heard the garage doors got changed but she also heard about making it a little smaller and maybe it is there.

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

Action of the Board

Member Boniface commended Ms. Sayeda for making the changes requested. And they do address all of the Board's concerns.

MOTION: Member Boniface moved, seconded by Member Roybal, in Case #H-18-075 at 335 Gormley Lane, to approve the application as presented.

VOTE: The motion passed by unanimous (3-0) voice vote with Members Biedscheid, Boniface and Roybal voting in favor and none voting against.

2. **Case #H-18-085B. 820 Don Cubero Avenue.** Don Gaspar Area Historic District. Architectural Alliance, agent for Alicia Bertram, owner, proposes to replace windows and perform maintenance and repair on a contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the Staff report for this case as follows:

BACKGROUND & SUMMARY:

820 Don Cubero Avenue is a contributing structure built in a Mission Revival style frequently found in the Don Gaspar Area. The house was built in the 1930s and has a detached garage at the back of the driveway. The house has had some modifications but in general the footprint is historic, and the style of the house remains intact. Windows have been replaced over the years and a small portal area was enclosed on the south elevation. The Board approved minor remodel to the main house at their hearing on August 14, 2018. The garage portion of the case was postponed for more information about the historic footprint. The east elevation of the garage was designated as primary.

Garage/Casita

- 3) Demolish a portion of the addition on the west side of the garage. The entire footprint of the garage existed by 1969. The existing square footage of the garage is 643 square feet. To comply with zoning setbacks and to make the space usable, the applicant is remodeling the garage. The remodel will add an addition 197 square feet to the footprint. No exception is requested at the footprint will not exceed by more than 50%.
- 4) Change the garage door to a window assembly. The Board requested a more garage-like design. The applicant is proposing carriage doors at the east elevation of the garage. The current dimension of the opening will not change.

General

- 5) Stucco will be "Sandalwood."
- 6) Window and door cladding will be "Pure White."
- 7) Stain for wood elements will be "Light Walnut."

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(H) Don Gaspar Area Historic District.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Ms. Hunter Redman, 2837 Pueblo Jacona in Santa Fe, was sworn. She thanked the Board for hearing her again on the garage and the suggestion of changing the opening to look more like a garage door. She thought it is a better design now and in keeping with the historic house. And when a vehicle is in the driveway with lights on, they won't shine in the living room. She agreed with the Staff recommendations.

Questions to the Applicant

Member Biedscheid thanked Ms. Redman and said this is just what the Board hoped to see. On the east elevation for the main house, the drawing did not show the carriage doors on the proposed elevation for the garage - just the window.

Ms. Redman said she was correct.

Member Biedscheid asked that she revise the drawing for Staff to review.

Ms. Redman said okay.

Member Boniface noted the application says windows and doors will be pure white and wood elements would be light walnut. He asked if the door will be wood or clad.

Ms. Redman said the door will be pure white to match the windows.

Public Comment

Ms. Beninato, (previously sworn) said she appreciated the changes. However, there are two drawings that need to be revised and submitted.

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

Action of the Board

MOTION: Member Roybal moved, seconded by Member Biedscheid, in Case #H-18-085B at 820 Don Cubero Avenue, to approve the application as recommended by Staff with revised drawings presented to Staff for review and approval.

VOTE: The motion passed by unanimous (3-0) voice vote with Members Biedscheid, Boniface and Roybal voting in favor and none voting against.

3. **Case #H-17-079. 1120 Canyon Road.** Downtown & Eastside Historic District. Marc Naktin, agent for Cristo Rey Church, owner, proposes to replace windows on a significant non-residential structure. An exception is requested to not replace a material in-kind (Section 14-5.2(D)(5)). (Carlos Gemora)

Mr. Gemora presented the Staff report for this case as follows:

BACKGROUND & SUMMARY:

1120 Canyon Road, known as the Christo Rey Covenant, is a non-residential structure constructed in approximately 1930 in the Pueblo-Spanish Revival style with a southwest addition in the 1950's. The covenant is listed as Significant to the Downtown and Eastside Historic District and a detached casita is listed as Contributing.

In September of 2017 the board approved, among a few other items, an exception to remove and replace some of the historic steel windows on the southwest, 1950's addition with "like" or "in-kind" steel sash windows of the same opening dimensions. The findings of fact and conclusions of law reflected that window insulation and restoration was necessary to prevent a hardship and would be significantly more functional for the applicant. In-kind steel windows were approved as attached.

In October of 2017 the board approved a few items on the contributing casita. This proposal does not address or modify that decision.

The applicant now proposes a modification to the board's September 2017 approval for replacement of historic steel windows in-kind and offers similar but different

replacement windows for the board's consideration. An exception has already been granted to remove historic material, but the applicant now requests an exception for style; moving from "like" steel sash windows to "similar" metal-clad casement windows.

RELEVANT CODE CITATIONS:

15-5.2(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.
- (b) If a proposed alteration or new construction will cause an adjacent structure to lose its significant, contributing, or landmark status, the application may be denied.

(5) Windows, Doors, and Other Architectural Features

STAFF RECOMMENDATION:

Staff finds the exception criteria have been met and recommends approval of the application as it complies with Section 14-5.2(D)(9) General Design Standards for all Historic Districts, Height, Pitch, Scale, and Massing, and 14-5.2(E) Downtown and Eastside Historic District.

Questions to Staff

Member Roybal asked about the difference in appearance of windows.

Mr. Gemora explained that is for Board to decide. The replacements proposed were almost exactly the same in appearance. The Applicant listed three options for the windows, labeled A, B, and C. Option A has similar panes with thinner dividers and is the least similar. Option C still has a little difference. Option B most nearly resembles the original. The main difference is moving from the sash to the casement and which one the Board would find more acceptable.

Member Roybal asked about differences in economics.

Mr. Gemora said it was both economics and style. The original approved windows were about \$15,000 per window. They listed a little over \$6,000 for the sash and \$9,000

for the rest of the window.

Applicant's Presentation

Mr. Marc Naktin, 1305 Luján Street, was sworn. He said the primary difference in the windows is function. Option B functions exactly the same way as originals. Option A is a large awning window and matches the proportions better and Option C- has an awning opening up high, picking up the original at the top. However, we researched manufactures for thin members. The manufacturer Colby has a very thin divider and is closest physically. The irony is the Hope Window that could replicate it but even their members are thicker than the original. And we have much lower price for them. And the church has limited funds.

Questions to the Applicant

Vice Chair Katz asked if he had photos. That would help the Board.

Mr. Naktin said he did have photos. Unlike many windows like Andersen or Pella that have quite thick dividers. But Hope has a contemporary style window that would allow us to almost replicate the thin members of the sash - within 1/8". The original divides were 5/8" centers.

Member Roybal asked if the Colby was Option A, B, or C.

Mr. Naktin said they are all from the same manufacturer, Colby. Options B and C would be the primary options offering same ventilation style.

He showed a scale drawing showing actual thickness - they are like an arrowhead on steel windows and the divides on Colby are very similar.

Mr. Gemora offered to him showing the photos on the overhead.

Mr. Naktin showed a photo and pointed out the thinness of the dividers.

He said Fr. Ortega could answer questions for efficiency of the building. The building is significant but the addition in the 1950s is concrete block and had zero efficiency.

Member Roybal asked if any of the options would work. He would rather have a recommendation from Mr. Naktin.

Mr. Naktin said cheaper is always better. They are about equal in efficiency and the only difference is in ventilation.

Member Roybal asked if the church would be happy with either B or C.

Fr. Adam Ortega Ortiz, 1120 Canyon Road, was sworn and said any of the three from Colby would be much better than the Hope window. He liked B and C better than A. The R value is the same and cheaper helps the pocket book. Price is better on A. He mentioned that more than just the windows need to be done to the building.

Public Comment

Ms. Beninato, previously sworn, was surprised since economics is not supposed to be what the Board considers, especially for the Catholic Church to talk about it. She thought A is far too modern and does not replicate what is there. C does that best and maybe she didn't see it correctly. The original proposal was to cost \$15,000 and C seems to work best with what was there on the top windows.

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

Mr. Naktin said, "We like C the best. If that means anything."

Action of the Board

Member Biedscheid noted in the original proposal there were wood headers on some of the windows and she asked for confirmation that they would be retained with this change. She added that couple of the steel sash windows had stained glass.

Mr. Naktin agreed, and they would not be touching those except for touch up. And regarding the wood headers, they don't propose to remove any historic material.

MOTION: Member Boniface moved, seconded by Member Roybal, in Case #H-17-079 at 1120 Canyon Road, to approve with Option C which is much closer to the original windows and per staff recommendations.

VOTE: The motion passed by unanimous (3-0) voice vote with Members Biedscheid, Boniface and Roybal voting in favor and none voting against.

Ms. Gheen stated the language for appeals that she had research and read that it is within 15 days of the final action date, which is the date the Board adopts the written decision, and that if no such adoption has occurred within 31 days, then the date of the final action shall be the 31st day.

4. **Case #H-18-078B. 66 — 70 East San Francisco Street.** Downtown and Eastside Historic District. Jeff Seres, agent for G.E. Plaza Galeria, EEC, owner, proposes to alter a primary elevation on a contributing building. Exceptions are requested to change windows to doors and create an opening where one does not exist (Section 14-5.2(D)(5)(i) & (ii)), raise the height of the parapet (Section 15-5.2(D)(3)), construct an addition on a primary elevation (Section 14-5.2(E)(2)(b)), and to not meet the 3' corner rule (Section 14-5.2(D)(2)). (Nicole Ramirez Thomas)

Ms. Ramirez Thomas said the Applicant has requested a postponement of this case to a date certain of September 11, 2018 with the revised drawings the Board requested.

Vice-Chair Katz denied that date because the agenda is very full and would not have full Board present on that date. He suggested it could be heard at the second meeting in September.

Ms. Ramirez Thomas said that would be September 25.

No Board action was taken on this case.

5. **Case 4H-18-087. 725 Old Santa Fe Trail.** Don Gaspar Area Historic District. Thomas Ostenberg, agent/owner proposes to construct a 202 sq. ft. portal and alter a coyote fence on a contributing residential structure (Nicole Ramirez Thomas).

This case was postponed under Approval of the Agenda.

6. **Case #H-18-088. 217 East Berger Street.** Downtown & Eastside Historic District. Ken Chiaro, agent for Christine Chiaro, owner, proposes to replace windows, install HVAC, and other maintenance on a noncontributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the Staff report for this case as follows:

BACKGROUND & SUMMARY:

217 East Berger Street is a non-contributing residential structure located in the Don Gaspar Area Historic District. The house is built in the Spanish-Pueblo Revival style and was built before 1951. The house has undergone a number of renovations over the years and was designated as non-contributing in 2015 due to those changes.

The applicant requests the following for remodel:

- 8) Replace windows with aluminum clad windows in "Sage Green".
- 9) Two windows will not be replaced, one on the south at the dining room and one at the south elevation at the living room. The trim on these windows will be painted "Sage Green".
- 10) Removal of the door at the southeast corner of the house. The door will become a window.
- 11) Restucco the house in El Rey "Buckskin". Elastomeric or cementitious was not specified but the applicant can specify at the hearing.
- 12) Replace security lights on the property to meet the requirements of the City's night sky ordinance.
- 13) Addition of a mini-split unit, ground mounted with hidden lines, to be placed at the north elevation.

STAFF RECOMMENDATION:

Staff recommends approval of the application as it complies with 14-5.2(D)(9) General Design Standards for All H Districts, Height, Pitch, Scale, and Massing, and 14-5.2(H) Don Gaspar Area Historic District.

Questions to Staff

Vice Chair Katz pointed out the difference in the two pictures. One of them shows vigas and the other doesn't.

Ms. Ramirez Thomas said the vigas are already there.

Member Biedscheid thought the light pattern of the window looks to be changing. She asked if that is correct.

Ms. Ramirez Thomas agreed it was in some places, but the building is non-contributing so that is not a problem. There is no preservation standard applied to it.

Member Biedscheid asked if there was an attempt for a consistent lite pattern.

Ms. Ramirez Thomas agreed but they were being changed more for efficiency.

Applicant's Presentation

Mr. Ken Chiaro, 217 East Berger Street, was sworn. He said he did the drawings himself and left off the vigas on one drawing. The windows should all be consistent. The front window is of wood construction and west side window, a newer window, will all be from the same manufacture with consistent style and color.

Questions to the Applicant

Member Boniface noticed something in the drawing labeled “hide a line” and asked if it was to hide compressor lines.

Mr. Chiaro agreed. He explained that the contractor said that was what they had been using on their installations. It is some kind of gutter material they could texture with a stucco finish coat, so it resembles same color and texture.

Member Biedscheid asked if the stucco would be elastomeric or cementitious.

Mr. Chiaro confirmed it is cementitious El Rey material.

Member Biedscheid asked about the lights or motion detectors shown on the front facade.

Mr. Chiaro explained they propose to comply with the Night Sky Ordinance for non-pollution. There is a motion detector with bulbs and we propose to move them. He agreed they had been placed very high on the building and didn't know why.

Member Biedscheid asked if they are needed above the window.

Mr. Chiaro said there is a light that is hidden high up in the portal. He had not seen them in operation and didn't know their intention. The previous owner had them all the way around. He was not even sure they are operational at this point.

Vice Chair Katz asked if he would be willing to remove them and not replace them with expensive Santa Fe style lights.

Mr. Chiaro said he would be willing but didn't know if his wife would agree. The front ones in particular don't contribute to anything. She might have been afraid of people walking around the building. There is a Santa Fe style motion detector now.

Member Boniface asked what the horizontal line above the door on the top drawing was.

Mr. Chiaro thought it might be an artifact. It is just a solid wall there and just a flat plane there.

Public Comment

Mr. John Eddy, previously sworn, noted that it is a handsome house from the street and he was glad they want to make improvements to it. He was curious that the door

becoming a window might make sense to bring that light over to the right-hand side above the portal and bring that portal into symmetry above the entry door. That door was drawn as a solid core plain door and he asked if that was what was proposed.

Mr. Chiaro said the same door will stay. It is an older solid door and probably original.

Mr. Eddy asked if it was a frame and panel door.

Mr. Chiaro agreed.

Ms. Beninato, previously sworn, asked to see the elevation drawing. She said it seems like all 3 over 3 windows are going away except one retained. The 2 over 2 windows are a loss of character for that house and she also advocated for getting the lights off the roof and the one on the side coming lower down. The HVAC system should have some kind of screening to reduce the noise at night. Whatever people can do to keep the neighborhood quiet is a good thing.

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

Action of the Board

Member Biedscheid commented about the lite divisions. It said in the packet that more were 3 over 3 and one is retained. She asked if the Applicant could consider matching the window they are keeping.

Mr. Chiaro said all the windows will be consistent with the same manufacturer.

Ms. Ramirez Thomas clarified that the owner's intent was to keep the openings the same. It is concrete block, so it is difficult to maintain the width on all of them.

Member Boniface was a proponent of 3 over 3. The same size of windows could remain and just the divisions within the sash that would change to 3 over 3. The window on the right should also be three over three.

Mr. Chiaro said the window on the right is a 1980's window and it would not change the project very much to replace it.

Member Biedscheid confirmed with applicant that the lights high up on the wall could be removed so they are lower on the wall.

Mr. Chiaro had no objection with that or that they be balanced on the façade - either way. Right now they don't contribute to the character of the house.

MOTION: Member Biedscheid moved, seconded by Member Boniface, in Case #H-18-088 at 217 East Berger Street, to approve the application as submitted with conditions:

1. That the stucco be cementitious El Rey;
2. That the security lights be removed, and the applicant may propose lights for staff approval in Santa Fe style;
3. That the window lite patterns match 3 over 3 where possible with no change to openings;
4. And that revised drawings be submitted to staff.

Member Boniface asked for an amendment that with removal of the lights, the Applicant be allowed to install at least one light under the portal and that the window proposed the right-hand side also be 3 over 3.

Member Biedscheid accepted the amendment as friendly.

VOTE: The motion passed by unanimous (3-0) voice vote with Members Biedscheid, Boniface and Roybal voting in favor and none voting against.

7. **Case #H-18-090. 301 East Palace Avenue.** Downtown & Eastside Historic District. Mark Hogan, agent for Cheryl Benard, owner, proposes to replace windows on a non-contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the Staff report for this case as follows:

BACKGROUND & SUMMARY:

301 East Palace Avenue is a non-contributing residential structure. A structure existed in this location by 1948 but the Sanborn Map shows a different footprint per a note on the inventory form for the property. The building was at one time the Castillo Medical Building. Photos of the building show that it was also a hair studio and other retail business in the 1980s. Photos from 1999 show the building to be in relatively the same configuration and style as is seen now, which is a simple Territorial Revival style. The windows and doors have white pediments and surrounds and the parapets have brick coping.

The applicant proposes to remodel the building with the following:

- 14) Addition of a window to the east elevation.
- 15) Replace a window on the east elevation.
- 16) Replace doors on the east elevation.
- 17) Add a railing that wraps from the south elevation to the east elevation.

18) Replace a window on the west elevation.

19) Finishes and style will remain in the Territorial Revival style with white trim.

STAFF RECOMMENDATION:

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

Questions to Staff

Member Roybal asked what the last item meant.

Ms. Ramirez Thomas said it would have the same coping and detail.

Applicant's Presentation

Mr. Mark Hogan, 994 Old Santa Fe Trail, was sworn. He said this project is a conversion to be a residence and the other two replacements are for egress on the other two bedrooms because existing windows didn't meet the requirements. He brought some side-by-side elevations. One other adjustment is that they were going to seal a door but decided not to do that now.

In the revised packet, he asked for a fence to separate from the church parking lot and match the same railing. Subsequent to that, the client wanted to have it be coyote or ask that staff could review and approve a coyote fence on that east property line. It would allow some visibility in, but also with some privacy.

It is shown at 3' 6" but he asked for at least 5 feet tall to have some privacy.

Questions to the Applicant

There were no questions for the Applicant.

Public Comment

Ms. Beninato, previously sworn, said she believed they started interior construction on this building. She asked that if it is a 5' coyote fence, that it come back because it is very visible on Palace Avenue, or make it lower or so many feet back, to maintain the openness and visual path down Palace.

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

hearing portion was closed.

Action of the Board

Member Boniface said he had no problems with any of it except going from a railing to a coyote fence. He appreciated the desire for privacy with coyote, but it doesn't fit with Territorial style

MOTION: Member Boniface moved, seconded by Member Roybal, in Case #H-18-090 at 301 East Palace Avenue, to approve the application as recommended by Staff, with the railing.

Discussion on the Motion:

Member Biedscheid asked if the railing would be of wood.

Mr. Hogan said it is painted wood. In providing his client some direction he asked, if they took a similar pattern and elongated it so it met the privacy in a fence rather than coyote, if it would be acceptable to the Board.

Member Boniface said the drawing looked so tiny that he thought it was an iron railing. He understood Mr. Hogan was trying to mimic the wood railing that was on the front of the building.

Mr. Hogan agreed. He asked if stretching the distance between the bottom rail and the top rail, so they could bring it above eye level (higher than the 3' 6" now).

Ms. Ramirez Thomas noted there might be a couple of challenges with that proposal. The traffic triangle would have to be evaluated to make sure it could be that tall at the corner. And that area is also subject to the streetscape standard for height. She did not know what the maximum allowable height was there.

Member Boniface reasoned that it would be safer to approve it as submitted. Then the Applicant wishes, they could come back and address the other issues Staff just raised. Otherwise, the Board could be approving something they should not approve.

Ms. Ramirez Thomas reminded them that Staff can approve up to four feet and if the Applicant wishes it higher, the traffic review would be required.

Mr. Hogan said that was helpful. If his client wants to pursue something more, he would come back. He didn't think they were affecting Palace/Paseo intersection traffic at all.

Member Boniface restated that his motion is to allow the railing to go to four feet with

verification of site triangle overriding. Member Roybal seconded the motion.

Vice Chair Katz asked if the fence style is the same as in the front.

Mr. Hogan agreed.

VOTE: The motion passed by unanimous (3-0) voice vote with Members Biedscheid, Boniface and Roybal voting in favor and none voting against.

- 8. Case #H-18-094. 729 Canyon Road.** Downtown & Eastside Historic District. Architectural Alliance, agent for Michael Henington, owners, proposes to roof an overhang on a non-contributing non-residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the Staff report for this case as follows:

BACKGROUND & SUMMARY:

729 Canyon Road is a non-contributing non-residential structure located in the Downtown and Eastside Historic District. The property is composed of three businesses in a building that is divided into suits. The building was constructed after 1945. Today the building has a Spanish Pueblo Revival style to it, and given the modern windows, the building appears to have undergone some changes over the years. No historic material is evident on the building. The property is listed as 727-731 Canyon Road, and the property being discussed is 729 Canyon Road. The applicant is asking to correct a violation.

The applicant proposes the following modification to the building.

- 1) Install and overhang of latillas supported by vigas at the front entrance to protect from the southern exposure.

STAFF RECOMMENDATION:

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

Questions to Staff

Member Biedscheid asked about the overhang of latillas.

Ms. Ramirez Thomas explained the prohibition of cantilevers for overhangs without supports. The addition of supports would prevent it being a cantilever.

Member Biedscheid asked how far an overhang could go without supports.

Ms. Ramirez Thomas said at 30" or more, without supports, is a cantilever.

Applicant's Presentation

Mr. Eric Enfield, 612 Old Santa Fe Trail, was sworn. He said he did not install the latillas. He has a problem to get rid of sun on his antiques. He would take off what is there and install latillas going across. Zoning put on a condition that there must be a ½" between latillas to avoid it being called a roof. There is no problem with lot coverage. It has parking all the way around. It could be at much more density.

Questions to the Applicant

Vice Chair Katz liked the new look better but not much and felt it doesn't fit well with what is in the neighborhood. He asked if Mr. Enfield would consider a portal which would give better protection from the sun and match better with the rest of the building.

Mr. Enfield said pueblos used similar structures and hung produce and animal skins there to dry. If it was his, he wouldn't do this. The owner didn't want the cost of a portal just to get protection for his antiques.

Member Boniface assumed his client wouldn't be putting animal skins fruit there and he felt the same way as Vice-Chair Katz. This just seemed really inappropriate here. It doesn't fit here and just makes it look worse. "I appreciate what you are trying to do with the client, but I don't think we can have a resolution."

Mr. Enfield said he does have a resolution. He could cut all the viga ends and made them all the same depth at 30". It hangs out about 5' now.

Member Boniface said that would satisfy him. The photo is deceiving - it projects out quite a way. It looks very odd to see a viga out at that length with no support. That resolution would satisfy him. It would make it look better.

Mr. Enfield approached the bench and showed a drawing with the vigas cut back.

Member Biedscheid pointed out that there are already two portals on either side of the proposed latilla structure. She didn't think it is the best design. Stucco overhangs posts.

Mr. Enfield didn't think posts would make it look any better. He said he could not commit to a portal but could commit to a cut back. He clarified that the vigas are existing.

Public Comment

Ms. Beninato, previously sworn, agreed with the Board members that this is not even in keeping with the building, let alone the streetscape. She thought they could cut vigas off, so it would be raised to same height as other portals with more of the same. If you want that, it should not be more than 30" so it is not considered a cantilever, but the Board should specify a single length.

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

Mr. Enfield pointed out that there are overhangs like this in town that have been covered. There is a lot of variation. He was comfortable with 30" and didn't think it will be perceptible.

Action of the Board

Vice Chair Katz suggested that if the Board refused to approve the application, maybe he would come for a portal. It is not part of the guideline.

Member Biedscheid read from 14-5.2 E 2c and agreed that it is allowed but not compatible.

MOTION: Member Biedscheid moved, seconded by Member Boniface, to deny Case #H-18-094 at 729 Canyon Road, with a request that the applicant consider a portal in its place because the application is disharmonious with the streetscape.

VOTE: The motion passed by majority (3-1) voice vote with Members Biedscheid, Boniface and Katz voting in favor and Member Roybal voting against.

- 9. Case #H-18-091. 524 Johnson Lane.** Downtown & Eastside Historic District. Annex General Contracting and Design Inc., agent for Louise Bass, owner, proposes to replace windows, construct and modify yardwalls to a height of 54" where 64" is the maximum allowable height, roof a pergola, construct a portico, and other maintenance on a non-contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the Staff report for this case as follows:

BACKGROUND & SUMMARY:

529 Johnson Lane is a single-family residence which is listed as non-contributing to the Downtown and Eastside Historic District. The house was built after 1995 in the Territorial Revival style.

The applicant requests the following:

- 1) Replace windows with aluminum clad windows in "Sierra White".
- 2) a) Modify the courtyard walls at the west and south by increasing the height of the wall from 42" to 54" where the maximum allowable height is 64". A wood gate will be added at the entrance. The wall construction will remain CMU with stucco.
- 3) Remove coyote fence at the north property line and construct a 6'-0" CMU and stucco yard wall.
- 4) Construct an eyebrow at the back door on the east elevation.
- 5) Construct a covering to add more shelter on the pergola at the front door on the west elevation. The dimensions will remain the same.
- 6) Stucco color will be elastomeric Sto "Sandia" which is a warm brown color.
- 7) Trim color is requested to be in "Pink Flamingo".

STAFF RECOMMENDATION:

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

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Kevin Evans was sworn. He said the pink flamingo color is only for the front door and all other trim is the "White Canvas" color. He stood for questions.

Questions to the Applicant

Member Biedscheid asked what that color looked like.

Ms. Ramirez Thomas circulated a color sample.

Member Biedscheid asked if there would be a screen door over the front door.

Mr. Evans said yes. The door frame will get the white canvas color which is an off-white.

Ms. Ramirez Thomas asked if the shutters would remain blue.

Mr. Evans said no. They would also be painted white.

Public Comment

Ms. Julie Register, 520 Johnson Lane was sworn. She said demolition had gone on for the past 6-8 months within the house with no visible permit. This elevation shown was a bedroom and the window was being boarded up with a little aperture across the top and she didn't think it was allowed in this neighborhood. It is not like the original. One of her neighbors called about something similar and we were told we could not change any apertures on front windows or doors. This looks like such changes being done there.

She also noticed when she submitted the color for the standing seam roof and samples circulated with El Rey buckskin and the Board suggested Chocolate Brown to her instead.

Ms. Register asked if the windows are going to be changed on this house. She also asked if they allowed to do that. She was told they could not do that.

She also wondered if the roof over the pergola becomes another room.

She said, "In the parking area, it seems like there is a change on the little archway. My neighbor has two designated places to park - one in front and one at the coyote dead end. He has a designated parking space and wondered if that would be allowed.

Vice Chair Katz explained that this Board does not have purview over the parking spaces.

Vice Chair Katz noted the drawings showed no changes to window dimensions.

Mr. Evans said the only change is on the southeast window. They had to remove it because of water damage so his client asked if it could be raised, at the same width, to allow for egress.

Vice Chair Katz pointed out that the drawing shows them to be the same.

Mr. Evans admitted that was a mistake.

Vice Chair Katz asked staff about the window change.

Ms. Ramirez Thomas suggested the other houses could be Contributing. One house built after 1990 was given administrative approval. Those were the only reasons she could think of.

Vice Chair Katz thought the pergola affects lot coverage.

Ms. Ramirez Thomas clarified that it is already treated as lot coverage.

Member Boniface asked if we are clear that one window is the only change, and the rest of the windows will stay the same.

Mr. Evans said the other windows are hard to open and water is leaking into them.

Member Boniface added that the shutters are not drawn but he indicated they will keep them. And they would be painted white.

Mr. Evans agreed.

Mr. John Eddy, previously sworn, asked about the 3-foot corner rule for windows and whether these were grandfathered in.

Ms. Ramirez Thomas said they are not visible and they are existing. They are on the east side and not in front where the streetscape is.

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

Action of the Board

Member Biedscheid asked the Applicant to describe what is happening to the windows.

Mr. Evans said they were just raising the bottom up in order to have a place to put a bed. They are keeping the header height as is.

MOTION: Member Roybal moved, seconded by Member Biedscheid, in Case #H-18-091 at 524 Johnson Lane, to approve the application per Staff recommendation with written clarification of all outside colors. Member Biedscheid requested an amendment that the screen door be painted white and shutters painted white and drawings be revised to show

positions of window and shutters. Member Roybal agreed with the amendment.

VOTE: The motion passed by unanimous (3-0) voice vote with Members Biedscheid, Boniface and Roybal voting in favor and none voting against.

- 10. Case #11-18- 092A 1150 Camino San Acacio.** Downtown & Eastside Historic District. HPD Staff requests a historic status review with designation of primary elevations, if applicable for a non-contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the Staff report for this case as follows:

BACKGROUND & SUMMARY:

1150 Camino San Acacio is a single-family bungalow built in the vernacular style. The house was built sometime after 1950. It is a unique style of home for San Acacio Street and retains its original footprint and much of the original windows. The house has aluminum sliding windows that appear to be original, a simple porch, and a low-pitched roof. In addition to the house a stacked stone retaining wall is located at the streetscape on the north property line. The current status of the house is non-contributing, and staff has requested a status review with primary elevation designations.

STAFF RECOMMENDATION:

Staff recommends the historic status of the house be upgraded from non-contributing to contributing per 14-5.2(C) Designation of Significant and Contributing structures and recommends the north and east elevations as primary. The retaining wall is also recommended as contributing.

Questions to Staff

Member Boniface asked what stands out about this house that makes it eligible to be Contributing.

Ms. Ramirez Thomas said it is a unique style for San Acacio as a 1950 style bungalow. It is in very excellent condition. Those are the qualities that make it meet code. It is a very simple, modest structure and the Board may disagree with her recommendation.

Member Boniface asked about the aluminum sliders and if the applicant would be required to keep them.

Ms. Ramirez Thomas pointed out that sliders can be historic now.

Applicant's Presentation

Mr. Joseph Bransford, 3000 Governor Mechem Road, was sworn.

Questions to the Applicant

Vice Chair Katz asked if he agreed with the proposed upgrade.

Mr. Bransford said he first thought it was contributing. He didn't understand that at all.

Ms. Ramirez Thomas explained that anything 50 years old or older is historic but not automatically Contributing. It is currently listed as non-contributing, but she was recommending it become Contributing.

Mr. Bransford asked if it becomes contributing, if those aluminum slider windows are historic.

Ms. Ramirez Thomas said they are historic but not necessary to be retained.

Vice Chair Katz further explained that if it is contributing, it would limit what could be done on the primary façades of north and east and any change would have to come for an exception on those sides.

The owner, Mr. Dave Salazar, was sworn. He said they wanted to do a remodel, which was why they were here. The house was built in 1962 and it is a unique style. There is a house opposite of his that is much the same. The windows are leaking, and they have mold in there. So if we could discuss the remodel.

Vice Chair Katz clarified that the Board is only considering status. That was why he explained the consequences of upgrading and asked if they agreed with the recommendation.

Mr. Salazar knew it is a unique house for the area. But he didn't think it should be contributing. It is just a frame home built in the sixties. He felt it should be non-contributing by all means and later discuss changes.

Member Biedscheid asked if it is a family home.

Mr. Salazar agreed. The family has been here many years.

Member Biedscheid thought the family should be able to determine what the home should be.

Mr. Salazar said there are family members here. He knew it is unique for the area.

Member Biedscheid asked if the retaining wall was built there.

Mr. Salazar said it was built in the 1970's, long after the house was built.

Member Boniface was struggling with this application. He asked what makes this building so unique.

Member Boniface and Member Roybal said they were having trouble with it.

Public Comment

Ms. Beninato, previously sworn, agreed with Ms. Ramirez Thomas's recommendation to make it Contributing. Generally, the Board doesn't like 1960's buildings. It was built after the Styles Ordinance was created so it was approved by the Board and was in a style of the period. If you don't grant this one, the next person will ask why theirs is not non-contributing.

She thought the owner is concerned with being stuck with the slider windows. She thought the Board generally would agree if the windows are problematic and leaking that the Board would be considerate of their need. It is a unique style of that time period.

Ms. Sonia Salazar, 1150 Camino San Acacio, was sworn. She said, "I've lived there my whole life and I inherited it. The windows need to be replaced. Those were the style and it needs to be a remodeled home. They need to be replaced. There have been no upgrades since it was built. I built the wall with my father. I'd like to keep it in my family and allow me and my family to live there."

John Eddy, previously sworn, said it is important to get it right. It is a bungalow style with low pitched roof. The size of windows with large panes is part of the style. Is it possible that conditions to upgrade it to contributing to place conditions that would allow the owner to come back and upgrade the windows with insulation value or is it a yes or no.

Vice Chair Katz said it is yes or no. But the applicant can ask for an exception to replace historic materials.

Mr. Eddy asked if that is clear to the applicant. They could come back for an exception for those windows. He thought they are worried about getting locked in. That

house does add to the character of the neighborhood. He would like to see it discussed carefully.

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

Action of the Board

Member Boniface agreed what Mr. Eddy just said is really important. It doesn't mean they can't remodel their home but must get an exception - So if you want better glass, the Board is very aware of that. As we did tonight with the church application. We typically want the opening to remain as it is but that doesn't prevent you from upgrading to better windows.

Mr. Salazar said he would be better with that.

Member Boniface explained that would be a future case at the Board. So it is not as onerous as it may sound.

Member Biedscheid said she was very pro preserving this style and its contribution to the district. The Board would require that some elements remain. The windows almost stifle that with a family home. We should encourage the family to use the flexibility to upgrade it.

Vice Chair Katz agreed.

MOTION: Member Biedscheid moved, seconded by Member Roybal, in Case #11-18- 092A at 1150 Camino San Acacio, to retain non-contributing status which is justified by its vernacular style.

VOTE: The motion passed by unanimous (3-0) voice vote with Members Biedscheid, Boniface and Roybal voting in favor and none voting against.

11. **Case #11-18-093. 303 Rodriguez Street Unit A.** Downtown & Eastside Historic District. Michael Schriber and Christina Alfieri, agent/owners, propose to construct an 80 sq. ft. addition, install windows where none exist on a non-contributing residential structure. An exception is requested to the 3-foot corner rule (Section 145.2(E)(2)(b)). (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the Staff report for this case as follows:

BACKGROUND & SUMMARY:

303 Rodriguez Street is a 2,800 square foot non-contributing single-family residence built in a modern and simplified Pueblo Revival style. The house was built in the 1990s.

The applicant proposes the following for remodel:

- 1) Change to portal area at the northeast corner of the second floor. The portal roof will be covered with standing seam. The color of the standing seam will be presented at the Board hearing. A change to the windows so that the requirement for the 3'-0" corner is not met. The applicant is requesting an exception to not meet the 3'-0" corner rule (14-5.2(E)(2)(b)). The relevant code citation and exception responses are provided below.
- 2) Door and window replacements. The windows will be divided light clad windows in "Dark Bronze".
- 3) Addition of 80 square feet to the east elevation.
- 4) Restucco in cementitious El Rey "Buckskin".

RELEVANT CODE CITATION

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

(i) Do not damage the character of the district

The neighborhood has various styles and ages of homes and there is no real predominant look. The proposed exception I believe adds to the character of the neighborhood. It does not damage the district in any way because the house is only visible from one small place near the end of a dead-end street with only a few homes on it. Furthermore the property is pressed back, off the street, located 40 feet down a long, narrow driveway.

Staff Response: Staff agrees with this response. More modern Pueblo Revival styles are seen in the district, and while windows that do not meet the code are not often seen, there are windows that violate the 3'-0" in the district.

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

After living in this house for over 25 years with a partially blocked view (due to the 3-foot rule) I would like to frame the view of the mountains and take full advantage of the view. This is the only opportunity to obtain the mountain view, and it is the very reason we live

here, to be able to enjoy that stunning scene every day from our home. This was how the home originally needed to be built, but it is not as great as it could be. The proposed design is not out of step with what is already here. Corner style windows are present in mid-century homes in Santa Fe.

My intension with the proposed design is to have the corner window appear to look as if it is under the portal, as is allowed, by bringing the roof around the corner and over the window.

Staff Response: Staff agrees with this response. Not being able to take advantage of view in Santa Fe is a hardship.

(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.

I believe that the proposed design strengthens the unique character of the city and will only enhance the attractiveness of the neighborhood.

Staff Response: Staff does not think the applicant responded to the criterion, however other design options were presented in another response and the applicant can provide more design options at the hearing if necessary.

STAFF RECOMMENDATION:

Staff does not find that all of the exception response have been met but the Board may find that they are with further testimony from the applicant. Otherwise, staff recommends approval of the application as it complies with 14-5.2(D)(9) General Design Standards for All H Districts and 14-5.2(E) Downtown and Eastside Historic District.

Questions to Staff

Member Roybal was concerned that the applicant could not understand all the criteria with the answers given.

Ms. Ramirez Thomas said it was #3 here.

Member Boniface suggested that other options were presented.

Ms. Ramirez Thomas said it was somewhere that she thought was not met. She read aloud some responses to #1. She said for #3, Staff expected at least three options for the Board's consideration. Sometimes, the existing is one option and the Applicant could discuss why that is not acceptable.

Member Roybal thought he had answered it successfully and that the answers were sufficient.

Ms. Ramirez Thomas said the 3' corner rule was what was not met. She mentioned among possible actions, that it could be done with no window; the existing design is an option; non-divided lite could be an option. There were a variety of options the applicant could testify about.

Applicant's Presentation

Mr. Michael Shriber was sworn.

Vice Chair Katz asked if he understood the 3' corner rule. He understood he was proposing this for more openness.

Mr. Shriber brought 15 images on a flash drive and showed them to the Board. He made comments to describe what the photos revealed. This is the dead-end part of Rodriguez Street. His house is only visible from the driveway at the mailbox. His house is over 40' down the driveway. The guest house is to the right. There is a portal and part of the corner is under the portal. He wanted to make it all look like it was under a portal.

The door on the left is a gate. The metal roof on the lower and upper levels ties it together. You can tell it is not a portal, but it is not real obvious.

She showed the inside with a view of the mountains. He has lived there 25 years and it has great views. He showed before and after (with perspective drawings). He knew it is not meeting the three-foot rule.

Questions to the Applicant

Member Roybal asked if there were any neighbors on that side.

Mr. Shriber said there were, across from the 20' driveway.

Member Boniface asked if he had talked with them.

Mr. Shriber explained that that neighbor doesn't live there all the time. The rest are okay with it.

These were windows and doors that he would make. He built the original house four years ago.

Public Comment

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

Action of the Board

Vice Chair Katz said, technically, it is a publicly visible façade and not really a portal, but your point is well taken - very few people would see it.

And it satisfies some reasons why under a portal is okay.

Member Boniface agreed. He thought this is not Palace Avenue, although a public thoroughfare, you are asking for an exception and answer three questions. And you correctly answered the first two and would agree with that. The third one asks about other option designs you explored.

I think other design options would not be harmonious or other buildings within immediate neighborhood.

MOTION: Member Boniface moved, seconded by Member Biedscheid, in Case #11-18-093 at 303 Rodriguez Street, Unit A, to approve the application as presented with understanding that exception #3 has been met.

VOTE: The motion passed by unanimous (3-0) voice vote with Members Biedscheid, Boniface and Roybal voting in favor and none voting against.

I. MATTERS FROM THE BOARD

Member Roybal announced that he would not be present for the last meeting in September.

Ms. Ramirez Thomas said the agenda for the second meeting in September would include a discussion about the barrel tile.

A man from the audience spoke up and said the posted sign said it would be discussed tonight. The sign was posted at Sandoval and West San Francisco Street.

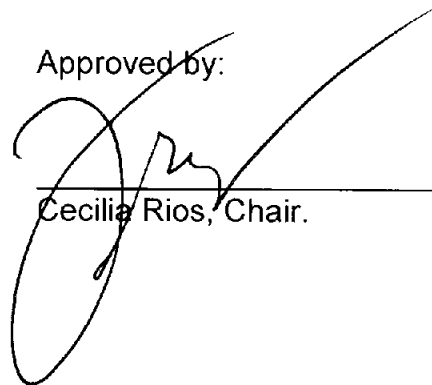
Vice Chair Katz asked if they didn't change the sign.

Ms. Ramirez Thomas said the sign should have said September 11.

J. ADJOURNMENT

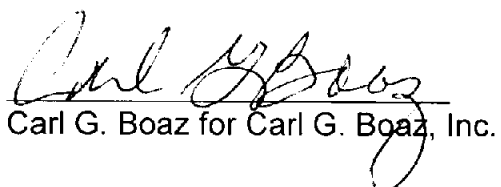
With no further business to come before the Board, the meeting was adjourned at 8:10 p.m.

Approved by:

A large, stylized handwritten signature in black ink, likely belonging to Cecilia Rios, is written over a horizontal line.

Cecilia Rios, Chair.

Submitted by

A handwritten signature in black ink, likely belonging to Carl G. Boaz, is written over a horizontal line.
Carl G. Boaz for Carl G. Boaz, Inc.