



Agenda

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, May 28, 2019 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 1st FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, May 28, 2019 at 5:30 P.M.

500 MARKET STATION SUITE 200

ROUNDHOUSE CONFERENCE ROOM

AMENDED

CALL TO ORDER

- A. ROLL CALL
- B. APPROVAL OF AGENDA
- C. APPROVAL OF MINUTES: May 9, 2019 and May 14, 2019
- D. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-19-032, 525 Camino Rancheros.

Case #H-19-034, 624 East Alameda Street Units 15 and 16.

Case #H-19-037, 246 Maynard Street.

Case #H-19-038A, 222 Gonzales Road.

Case #H-19-035, 560 East Coronado Road.

Case #H-19-036A, 514 East Coronado Road

Case #H-19-036B, 514 East Coronado Road.

Case #H-19-038B, 222 Gonzales Road.

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

1. Case #H-18-105, 635 Garcia Street. Downtown & Eastside Historic District. Architectural Alliance, agent for John and Elizabeth Conely, owners, proposes to alter a previous approval by constructing 655 sq. ft. of additions to a height of 14'0", rearrange chimneys, and eliminate bancos under the entry portal of a non-contributing residential structure. (Lisa Roach, Planner Manager, lxroach@santafenm.gov, 955-6657)
2. Case #H-19-016A, 803 Agua Fria Street. Westside-Guadalupe Historic District. Phyllis Vanik, agent/owner, proposes to replace windows and fascia boards on a contributing accessory structure. (Lisa Roach)
3. Case #H-19-033A, 808 Gildersleeve Street. Don Gaspar Area Historic District. Mike Krupnick, agent for James Redmond, owner, requests the designation of primary façades on contributing residential and garage structures. (Lisa Roach)
4. Case #H-19-039, 113 Vigil Lane. Downtown & Eastside Historic District. Christopher Purvis, agent for Dan Winter and Wendy Beaver, owners, proposes to replace windows, add insulation, raise the height of parapets to 15'0" on an 18'6" non-contributing residential structure, and replace a coyote fence with a 5'4" high yard wall. (Carlos Gemora, cegemora@santafenm.gov, 955-6670)
5. Case #H-19-040, 336 Don Cubero Place. Don Gaspar Area Historic District. Doug Webb, agent for Rob Hagey, owner, proposes to replace eyebrow overhangs with a 290 sq. ft. 9'4" high portal, replace a pedestrian gate, install exterior lighting, and restucco a yardwall and a non-contributing residential building. (Carlos Gemora)
6. Case #H-19-041, 202 Gonzales Road. Downtown & Eastside Historic District. E3 Design Lab, agent for Greg Dye, owner, proposes to raise parapets and construct a 220 sq. ft. addition to a maximum allowable height of 15'1", to add a 390 sq. ft. portal and a 670 sq. ft. casita, construct 48" to 72" high yard walls and fences, replace windows and doors, add exterior lighting and restucco a non-contributing residential structure. (Carlos Gemora)
7. Case #H-19-042, 576 ½ Camino del Monte Sol. Downtown & Eastside Historic District. Christopher Purvis, agent for Paul Van Munching, owner, proposes to replace windows and to insulate and stucco a non-contributing accessory structure. (Lisa Roach)

8. Case #H-19-043, 225 Johnson Street. Downtown & Eastside Historic District. Gayla Bechtol, agent for Conrad Associates, owner, proposes to construct a 120 sq. ft. free-standing pergola to a height of 8'4" at a significant non-residential structure. (Lisa Roach)

H. MATTERS FROM THE BOARD

I. 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 https://www.santafenm.gov/historic_districts_review_board 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.

RECEIVED AT THE CITY CLERK'S OFFICE

DATE: May 22, 2019

TIME: 2:00 PM



Agenda

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, May 28, 2019 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 1st FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, May 28, 2019 at 5:30 P.M.

500 MARKET STATION SUITE 200

ROUNDHOUSE CONFERENCE ROOM

CALL TO ORDER

- A. ROLL CALL
- B. APPROVAL OF AGENDA
- C. APPROVAL OF MINUTES: May 14, 2019
- D. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-19-032, 525 Camino Rancheros.

Case #H-19-034, 624 East Alameda Street Units 15 and 16.

Case #H-19-037, 246 Maynard Street.

Case #H-19-038A, 222 Gonzales Road.

Case #H-19-035, 560 East Coronado Road.

Case #H-19-036A, 514 East Coronado Road

Case #H-19-036B, 514 East Coronado Road.

Case #H-19-038B, 222 Gonzales Road.

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

1. Case #H-18-105, 635 Garcia Street. Downtown & Eastside Historic District. Architectural Alliance, agent for John and Elizabeth Conely, owners, proposes to alter a previous approval by constructing 655 sq. ft. of additions to a height of 14'0", rearrange chimneys, and eliminate bancos under the entry portal of a non-contributing residential structure. (Lisa Roach, Planner Manager, lxroach@santafenm.gov, 955-6657)
2. Case #H-19-016A, 803 Agua Fria Street. Westside-Guadalupe Historic District. Phyllis Vanik, agent/owner, proposes to replace windows and fascia boards on a contributing accessory structure and to replace doors and repair windows on a contributing residence. (Lisa Roach)
3. Case #H-19-033A, 808 Gildersleeve Street. Don Gaspar Area Historic District. Mike Krupnick, agent/owner requests the designation of primary façades on a contributing residential structure. (Lisa Roach)
4. Case #H-19-039, 113 Vigil Lane. Downtown & Eastside Historic District. Christopher Purvis, agent for Dan Winter and Wendy Beaver, owners, proposes to replace windows, add insulation, raise the height of parapets to 15'0" on an 18'6" non-contributing residential structure, and replace a coyote fence with a 5'4" high yard wall. (Carlos Gemora, cegemora@santafenm.gov, 955-6670)
5. Case #H-19-040, 336 Don Cubero Place. Don Gaspar Area Historic District. Doug Webb, agent for Rob Hagey, owner, proposes to replace eyebrow overhangs with a 290 sq. ft. 9'4" high portal, replace a pedestrian gate, install exterior lighting, and restucco a yardwall on a non-contributing residential property. (Carlos Gemora)
6. Case #H-19-041, 202 Gonzales Road. Downtown & Eastside Historic District. E3 Design Lab, agent for Greg Dye, owner, proposes to raise parapets and construct a 220 sq. ft addition to a maximum allowable height of 15'1", to add a 390 sq. ft. portal and a 670 sq. ft. casita, construct 48" to 72" high yard walls and fences, replace windows and doors, add exterior lighting and restucco a non-contributing residential structure. (Carlos Gemora)
7. Case #H-19-042, 576 ½ Camino del Monte Sol. Downtown & Eastside Historic District. Christopher Purvis, agent for Paul Van Munching, owner, proposes to replace windows and to insulate and stucco a non-contributing accessory structure. (Lisa Roach)

8. Case #H-19-043. 225 Johnson Street. Downtown & Eastside Historic District. Gayla Bechtol, agent for Conrad Associates, owner, proposes to construct a 206 sq. ft. free-standing pergola to a height of 8'4" and patio dining enclosure fencing to a height of 3'11" at a significant non-residential structure. (Lisa Roach)
9. Case #H-19-044. 1011 Camino Santander. Historic Review Historic District. Tiho Dimitrov, agent for Tierra Realty LLC, owner, proposes to demolish a non-statused residential structure. (Carlos Gemora)
10. Case #H-19-045A. 917 Acequia Madre. Downtown & Eastside Historic District. Randall Bell, agent for Lynda Benglis, owner, responds to a staff request to designate status and primary elevations, if applicable, for a non-statused accessory structure. (Carlos Gemora)
11. Case #H-19-045B. 917 Acequia Madre. Downtown & Eastside Historic District. Randall Bell, agent for Lynda Benglis, owner, requests retroactive approval for an approximately 222 sq. ft. portal to a height of 8'7" on a non-statused residential structure. (Carlos Gemora)

H. MATTERS FROM THE BOARD

I. 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 https://www.santafemn.gov/historic_districts_review_board 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.

RECEIVED AT THE CITY CLERK'S OFFICE

DATE: May 9, 2019

TIME: 3:13 PM

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
May 28, 2019

ITEM	ACTION TAKEN	PAGE(S)
B. Roll Call	Quorum Present	1
C. Approval of Agenda	Approved as amended	1-2
D. Approval of Minutes - May 14, 2019	Approved as presented	2
May 9, 2019	Approved as amended	2
E. Findings of Fact & Conclusions of Law	Approved as presented	2-3
F. Business from the Floor	Comments	3
G. Communications	Announcement	3
H. Action Items		
1. Case #H-18-105.	Approved as submitted 635 Garcia Street	3-6
2. Case #H-19-016B.	Approved with conditions 803 Agua Fria Street	6-11
3. Case #H-19-033A.	Designated primary façades 808 Gildersleeve Street	11-14
4. Case #H-19-039.	Approved with conditions 113 Vigil Lane	14-19
5. Case #H-19-040.	Postponed for redesign 336 Don Cubero Place	19-28
6. Case #H-19-041.	Partially Approved 202 Gonzales Road	28-36
7. Case #H-19-042.	Approved as proposed 576½ Camino del Monte Sol	36-38
8. Case #H-19-043.	Approved 225 Johnson Street	38-40
I. Matters from the Board	None	40
J. Adjournment	Adjourned at 8:30 p.m.	40

MINUTES OF THE
CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD

May 28, 2019

CALL TO ORDER

A regular meeting of the City of Santa Fe 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 Council Chambers at City Hall, 200 Lincoln Avenue, Santa Fe, New Mexico.

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms. Cecilia Rios, Chair
Mr. Frank Katz, Vice Chair
Ms. Jennifer Biedscheid
Mr. Anthony Guida
Mr. Herbert Lotz
Mr. Buddy Roybal

MEMBERS EXCUSED:

Ms. Flynn G. Larson

OTHERS PRESENT:

Mr. Carlos Gemora, Senior Planner
Ms. Lisa Roach, Planner Manager
Ms. Sally A. Paez, Assistant City Attorney
Mr. Gabe Smith, City Attorney's Office
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.

B. APPROVAL OF AGENDA

Ms. Roach clarified that item #2 is B, not A.

MOTION: Member Katz moved, seconded by Member Biedscheid, to approve the agenda as amended.

VOTE: The motion passed by unanimous (5-0) voice vote with Members Biedscheid, Katz, Guida, Lotz and Roybal voting in favor and none voting against.

C. APPROVAL OF MINUTES: MAY 9, 2019 AND MAY 14, 2019

Chair Rios requested the following changes to the minutes of May 9, 2019:

On page 12 in the fourth paragraph, it should read, "Chair Rios, referencing the mural, asked, when the Board designated façade #6 on the east elevation containing the mural, if the mural was part of the primary façade."

On page 13, 2nd paragraph, - indicated that during the parade... to add, "where the scrim would be located."

MOTION: Member Guida moved, seconded by Member Biedscheid, to approve the minutes of May 9, 2019 as amended.

VOTE: The motion passed by unanimous (5-0) voice vote with Members Biedscheid, Katz, Guida, Lotz and Roybal voting in favor and none voting against.

MOTION: Member Katz moved, seconded by Member Roybal, to approve the minutes of May 14, 2019 as presented.

VOTE: The motion passed by unanimous (5-0) voice vote with Members Biedscheid, Katz, Guida, Lotz and Roybal voting in favor and none voting against.

D. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #H-19-032. 525 Camino Rancheros

Case #H-19-034. 624 East Alameda Street Units 15 and 16

Case #H-19-035. 560 Coronado Road

Case #H-19-036A. 514 East Coronado Road

Case #H-19-036B. 514 East Coronado Road

Case #H-19-037. 246 Maynard Street.

Case #H-19038A. 222 Gonzales Road

Case #H-19-038B. 222 Gonzales Road

MOTION: Member Katz moved, seconded by Member Roybal, to approve the Findings of Fact and Conclusions of Law as presented.

VOTE: The motion passed by unanimous (5-0) voice vote with Members Biedscheid, Katz, Guida, Lotz and Roybal voting in favor and none voting against.

E. BUSINESS FROM THE FLOOR

Ms. Stefanie Beninato, P. O. Box 1602, said regarding 1411 Paseo de Peralta that she hoped that was not all the landscaping. They have a nice wall, etc. but she didn't know what the foundation would be.

There were no other speakers from the public and the Business from the Floor portion was closed.

F. COMMUNICATIONS

Ms. Paez announced a new appeal was filed on the decision for 503 Camino del Monte Sol and will be heard on June 12, at the Council meeting.

G. ACTION ITEMS

Chair Rios announced to the public that anyone wishing to appeal a decision of the Board has up to 15 days to file once the Findings of Fact and Conclusions of Law are approved by the Board.

1. **Case #H-18-105, 635 Garcia Street.** Downtown & Eastside Historic District. Architectural Alliance, agent for John and Elizabeth Conely, owners, proposes to alter a previous approval by constructing a 655 sq. ft. of additions to a height of 14'0", rearrange chimneys, and eliminate bancos under the entry portal of a non-

contributing residential structure. (Lisa Roach, Planner Manager, lxroach@santafenm.gov, 955-6657)

Ms. Roach presented the Staff Report as follows:

BACKGROUND & SUMMARY:

635 Garcia Street is a non-contributing residence and guest house located in the Downtown and Eastside Historic District, constructed in the 1990s and 2000s respectively in the Spanish Pueblo Revival style.

On September 25, 2018, the applicant received approval to remodel the home and guest house and to construct a garage/workshop, studio, and yard walls and coyote fencing on the property, with the conditions that the front (west) yard wall not exceed 5'3" in height and that the structures not exceed 15'11" in height, per maximum allowable height calculations.

On May 8th of this year, staff approved minor modifications to the locations of canales on the approved new garage/workshop. Now, the applicant proposes the following amendments to the previous approval of alterations to the main house:

1. Demolish the existing living/dining area;
2. Construct a new living room, dining room and storage room to a height of 14';
3. Add a chimney on the center of the north façade on the upper level to provide proper ventilation for the mechanical room on the first floor;
4. Eliminate a chimney and kiva fireplace at the east portal;
5. Eliminate bancos on the south side of the west entry portal.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Questions to the Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Eric Enfield, 612 Old Santa Fe Trail, was sworn. He said they were making it so much better this time. They came before and tried to use the existing living/dining room, but it was too narrow. So they increased the footprint by 300 square feet and took the height of the living room down to 14' from 18' 6" and it now balances much better with the second story, providing a much better scale of that room. Also, sheet A-6 had a double chimney on the north elevation. The chimney downstairs was eliminated and now have a new chimney through the second floor.

Sheet A-7 - showed an added small mass next to a long window on left which will be a wine room storage area.

Questions to the Applicant

Chair Rios asked him to clarify the stucco color.

Mr. Enfield said the stucco will be El Rey Buckskin as mentioned on the second page of his letter.

Member Biedscheid said she saw two chimneys on Sheet A-6 and asked for clarification.

Mr. Enfield said he saw the two chimneys there. One is the living room fireplace and the other on the far right is the family room fireplace. He guessed that he showed them originally but removed the chimney from the dining room to the living room. He removed the mass and it became visible.

Chair Rios asked if there would be any visible rooftop appurtenance.

Mr. Enfield said no. He commented that he liked the way it stepped down.

Public Comment

Mr. John Eddy, 227 E. Palace, Suite D, was sworn. He asked if the chimney shown on the north elevation is the same façade on the first and second floor.

Mr. Enfield agreed it is the same. But he noted there is a mechanical room that bumps out there. They closed that vent and chimney.

Mr. Eddy reasoned that it makes sense that it is proud.

Action of the Board

MOTION: Member Roybal moved, seconded by Member Katz, in Case #H018-105 at 635 Garcia Street, to approve the application, items #1-5, as proposed.

VOTE: The motion passed by unanimous (5-0) voice vote with Members Biedscheid, Katz, Guida, Lotz and Roybal voting in favor and none voting against.

- 2. Case #H-19-016B. 803 Agua Fria Street. Westside-Guadalupe Historic District. Phyllis Vanik, agent/owner, proposes to replace windows and fascia boards on a contributing accessory structure. (Lisa Roach)**

BACKGROUND & SUMMARY:

803 Agua Fria Road is a 2,723 square foot main residence with a 140 square foot deck, 340 square foot attached carport, and 252 square foot free-standing accessory structure (referred to here as the “shed”). The main residence and the “shed” are listed as contributing to the Westside-Guadalupe Historic District. On March 12, 2019, the HDRB confirmed the contributing status of the “shed” and designated the East and South façades as primary.

Now, the applicant proposes to replace the four windows on the “shed” – two on the east and two on the west elevation – returning them to their estimated original lite pattern and opening dimensions. In each of the four window openings, the applicant proposes to install new 4-lite wooden casement windows measuring 24” tall by 27” wide and painted “Taos Blue” to match the windows on the main residence. However, although the applicant estimated that the original opening dimensions were 24” tall by 27” wide, staff estimates that the original window openings were 30-32” square. In consultation with a window specialist who commonly produces window assessments for historic windows in Santa Fe’s historic districts, staff made this determination based on the following factors:

- 1) The stuccoed concrete windowsills on the “shed” are 38” wide. On the contributing main residence, the sides of the original wood windows are set in from the extent of similar stuccoed concrete windowsills by approximately 3” on each side.
- 2) Where the 24”x24” unpermitted vinyl windows have been placed in the original openings on the “shed,” the area around the new windows has been infilled with stucco and presumably double 2”x4” framing on each side. The stuccoed area in an approximately 32”x32” area around the new windows is more textured than the area beyond on the east and west walls, which according to the window consultant is an indication that this whole area has been infilled.
- 3) The interior of the windows has been completely framed out and plastered over, so no evidence of original window dimensions could be ascertained.

As discussed with the applicant, the best way to know for certain what the original opening dimensions are would be to remove the stucco that was applied without approval and reveal what is underneath. Staff believes that the applicant is willing to do this if required by the Board to arrive at more certain dimensions for the proposed new windows, and that she is willing to adjust the dimensions of the proposed windows accordingly.

NOTE: The applicant and staff have agreed that the scope of work in the proposal letter pertaining to the repair of historic windows and replacement of non-historic door on the non-historic sunroom addition to the main home will be handled as a "maintenance and repair" application for administrative approval at a later date.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

- (a) The continued existence and preservation of historical areas and buildings;
- (b) The continued construction of buildings in the historic styles; and
- (c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

- (a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
- (b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
- (d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or

historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Primary Façade:

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

Removal of Historic Material:

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

- (1)(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.

Windows & Doors:

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

- (a) For all facades of significant and landmark structures and for the primary facades of contributing structures:
 - (i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.
 - (ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
 - (iii) No existing opening shall be closed.
- (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. Replacement or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

14-5.2(I) Westside-Guadalupe Historic District

(1) District Standards

Compliance with the following structural standards shall occur whenever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, altered, or demolished:

- (a) Slump block, stucco, brick, or stone shall be used as exterior wall materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials;
- (b) The color of stuccoed buildings shall predominantly be in browns, tans, local earth tones and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and portales or porches may be emphasized by the use of

white or other colors. Painting of buildings with a color that causes arresting or spectacular effects or with bold repetitive patterns or using buildings as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation;

- (c) Roof form, slope, and shape. It is intended that buildings be designed to be "wall dominated". "Wall dominated" means that the building's geometry is more defined by walls than by roofs. Buildings with flat, gabled, shed, or hipped roofs can be designed as "wall dominated" solutions and are allowed. The height of the roof above the wall shall be no greater than the height of the wall. Folded plate, hyperbolic or mansard roofs are not allowed;
 - (d) The use of solar and other energy collecting, and conserving strategies is encouraged. The use of large glazed areas on south facing walls for trombe walls or other solar collectors, direct gain, or other energy collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened as follows:
 - (i) raising the parapet;
 - (ii) setting back from the edge of the roof;
 - (iii) framing the collector with wood;
 - (iv) in the case of pitched roofs, by integrating the collector into the pitch;
 - (v) in the case of ground solar collectors by a wall or vegetation;
 - (vi) in the case of wall collectors, by enclosing by end or other walls;
 - (vii) other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.
 - (e) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problems;
 - (f) Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in the street frontage;
 - (g) Greenhouses
 - (h) Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends and that greenhouses made from enclosed porches or portales maintain the shape of the porch or portal;
 - (i) Porches and portales are encouraged;
 - (j) When parking spaces are required for commercial or multi-family residential buildings, they shall be placed to the rear or side of the building.
- (2) Walls; Fences; Solar Collectors; Administration

Applications for erection, alteration, or demolition of walls, fences, and solar collectors and required submittals shall be reviewed by the land use department. Approval, disapproval or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, and referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30)

STAFF RECOMMENDATION:

Regarding the estimated dimensions of the original window openings, staff defers to the Board, but otherwise, staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(I) Westside-Guadalupe Design Standards.

Questions to the Staff

Chair Rios noted in the Staff Recommendation, it was to approve, but the window opening is probably wider.

Ms. Roach explained that she recommended replacement in the size of the original opening.

Member Roybal asked if the windows are in compliance.

Ms. Roach said the existing windows measure 24x24 and were installed without permission or permit. A red tag was issued. This proposal is part of rectifying that.

Member Roybal asked if the windows would require an exception.

Ms. Roach said the current windows would require an exception on the primary east façade.

Applicant's Presentation

Ms. Phyllis Vanek, 803 Agua Fria Street, was sworn and said she was in agreement with the window specialist's recommendation. She wanted to have the correct size window and resolve the red tag by putting in complaint windows. She noted the deteriorating shed with apologies.

She said the restoration people list was given to her and she contacted one of them and now would go along with their advice to the Board to take out the stucco and use

the original size and design. She said she really wanted to make it beautiful and in accord with the historic district. Scott Cherry was the person she contacted.

Questions to the Applicant

Member Guida asked if the proposed exterior finish on the windows was blue, as shown.

Ms. Vanek said, "I guarantee it will be in accord with the rest of the house."

Public Comment

Ms. Stefanie Beninato, PO Box 1602, was sworn. She said Ms. Vanek has been very accepting and humble. She felt abused last time but wants to get the project done. The window specialist, however, he was hired to go out, needs to be identified and it would have been best if that person was here to answer questions. And also to affirm that the original openings were filled with a different window.

Action of the Board

MOTION: Member Katz moved, seconded by Member Roybal, in Case #H-19-016B at 803 Agua Fria Street, to approve the application with a condition that the window specialist hired by applicant determine the proper size for window replacement.

Member Guida requested a condition that the window recess be the same as the others are recessed. Member Katz accepted the amendment as friendly to the maker.

VOTE: The motion passed by unanimous (5-0) voice vote with Members Biedscheid, Katz, Guida, Lotz and Roybal voting in favor and none voting against.

Ms. Roach understood the next step is for Staff to receive that report from the window specialist. Member Katz agreed.

- 3. Case #H-19-033A. 808 Gildersleeve Street. Don Gaspar Area Historic District. Mike Krupnick, agent for James Redmond, owner, requests the designation of primary façades on contributing residential and garage structures. (Lisa Roach)**

Ms. Roach presented the Staff Report as follows:

BACKGROUND & SUMMARY:

808 Gildersleeve Street is single family residence with attached carport and a free-standing garage, both listed as contributing to the Don Gaspar Area Historic District. The approximately 1000 sq. ft original residence with partial basement level was constructed by 1936 in a simplified Spanish Pueblo Revival style. A 225 sq. ft attached carport extending from the roughly 75 sq. ft corner portal was added historically (date unknown, but present on a 1971/72 aerial image), and a large two story addition was constructed at the rear of the residence sometime after 1971/72. Character-defining features of the original, historic portion of the home include:

- 1) Rounded, low stuccoed massing;
- 2) A corner portal with painted wooden posts, vigas and corbels at the front (east) façade where the parapet dips to denote the space;
- 3) Double-hung and casement painted wood divided-lite windows in a variety of lite patters (4/4 and 8/8 on the north; 6/6, 8/8 and 4-lite on the case [front] 6/6, 6/lite, and 3/lite on the south; and 8/8 and 3-lit on the west).

The east/front façade of the residence may be considered primary, as it captures the majority of the character-defining features.

The garage structure is a simple rectangular massing block with a basement level storage room constructed at an unknown date prior to 1971/72. Its footprint is approximately 485 sq. ft, with a basement level estimated at roughly the same size. The east (front) façade is defined by the low stuccoed massing and garage door, and the opposite west façade is unfenestrated. The south façade of the garage features a stone masonry exposed foundation, stuccoed massing above, and two pairs of 6-lite sliding windows. These windows are mirrored on the opposite north façade, which also features a small haphazard overhang above the west window and partially subterranean wooden door to the lower level, covered by a simple metal awning, and a third pair of 6-lite sliding windows at the lower level. Staff recommends designating the east/front façade of the garage as primary because it faces the street and because no other façades are sufficiently publicly visible to contribute to the character of the district.

STAFF RECOMMENDATION:

Staff recommends the designation of the east (front) façade of the residence and the east (front) façade of the garage structure as primary, per 14-5.2(C) Designation of Significant and Contributing Structures.

Questions to the Staff

Chair Rios asked Ms. Roach if she felt the south and north elevations, although visible, did not have character-defining features.

Ms. Roach asked if she meant on the garage or on the main house.

Chair Rios said she meant on the main house.

Ms. Roach said there was nothing unique on the north or south façades to warrant primary status.

Member Biedscheid asked if the portal and carport were historic.

Ms. Roach agreed that both are historic.

Applicant's Presentation

Mr. Mike Pardy was sworn.

Chair Rios asked if he agreed with the Staff Recommendation.

Mr. Pardy agreed but was surprised about the garage, since it is set back so far from the road.

Ms. Roach explained that all structures have a designation and that, for all contributing structures, they must have a primary façade. She read the definition of primary façade.

Questions to the Applicant

Member Katz observed that the garage is quite visible from the street and he agreed the north and south had nothing special.

Chair Rios said that is also very common in historic districts.

Member Biedscheid asked if façade # 8 captures properly the carport.

Ms. Roach clarified that she did not consider façade #8 as a primary façade.

Public Comment

Ms. Beninato (previously sworn) said this is the first time that the Board wanted to limit primary to one façade. That is not what the code says. It say "One or more." Just because one has some of the same characteristics doesn't mean the others do not.

She added, "I have not looked at it but was a little disturbed to say we would have only one façade on contributing structures. An addition has to be set back ten feet, but we get that all the time."

Chair Rios replied that the Board always has the option to not accept a staff recommendation.

Ms. Roach said she did not suggest only one façade could be primary but felt the Board should allow the most flexibility for owners to do what they want to do. It is our duty as public servants to preserve the least amount; not that there should only be one façade.

Chair Rios said it is also a reason why the Board makes field trips to assess with our eyes what we are looking at.

Member Katz added that the Board has designated more than one façade as primary in the past.

Action of the Board

MOTION: Member Katz moved, seconded by Member Roybal, in Case #H-19-033A at 808 Gildersleeve Street. to follow staff recommendations and designate the east (façade #1) of both house and garage as primary elevations.

VOTE: The motion passed by majority (4-1) voice vote with Members Katz, Guida, Lotz and Roybal voting in favor and Member Biedscheid voting against.

- 4. Case #H-19-039, 113 Vigil Lane.** Downtown & Eastside Historic District. Christopher Purvis, agent for Dan Winter and Wendy Beaver, owners, proposes to replace windows, add insulation, raise the height of parapets to 15'0" on an 18'6" non-contributing residential structure, and replace a coyote fence with a 5'4" high yard wall. (Carlos Gemora, cegemora@santafenm.gov, 955-6670)

Mr. Gemora presented the Staff Report as follows:

BACKGROUND & SUMMARY:

113 Vigil Lane is a residential structure designated non-contributing to the Downtown and Eastside Historic District. Though portions of the building were constructed by 1966, it has had major alterations including the conversion of a garage to a guesthouse, a large, pitched-roof addition between the house and the guesthouse, and replacement

of windows. Outside of the garage, which was converted to a living space, staff do not find remaining historic design features. In 2005, the Board approved window replacements, roofing changes, and new fencing and gates in the front yard. The applicant presents a proposal to raise the height of parapets to 14'-10" where the existing height is 18'-6", replace windows and doors, and replace a front coyote fence with a 5'-4" yard wall.

1. The existing building is approximately 18'-6" high and the north portion is approximately 12'-0" high. The applicant proposes to raise the parapets of the north portion to approximately 14'-10" to allow interior vigas, insulation, and a new roof. Rigid foam insulation may be added to the exterior building walls and restuccoed. All stucco will match the existing building. The existing portal will remain unchanged.
2. The existing home has a variety of window styles. The applicant proposes to replace many of the windows and doors on the northern portion of the building to more closely match the existing, divided-lite windows. New windows would have a 2-over-3 divided-lite pattern.
3. The existing coyote fences in the front of the property were approved by the board in 2005. The applicant proposes replacing the fencing north of the driveway with a stuccoed CMU yard wall to the maximum allowable wall height of 64" (5'-4").

RELEVANT CODE CITATIONS:

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

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

(a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and

wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

(b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

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

(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

(e) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(2) Recent Santa Fe Style

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

(a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;

(b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;

(c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone,

wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

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

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the 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 Design Standards.

Questions to the Staff

Member Roybal and Member Guida asked for clarifications on the window replacements.

Mr. Gemora said on elevation drawings, the west elevation windows are to be enlarged and on the north elevation, there are a few windows that are changing. Mr. Gemora showed the full-size drawings of the west elevation.

Applicant's Presentation

Mr. Christopher Purvis, 222 E. Marcy, was sworn and stood for questions.

Questions to the Applicant

Member Roybal asked if the yard wall would match the existing wall.

Mr. Purvis said it would, but it is shorter. It will match the stucco color there now.

Member Katz asked for the height of the wall.

Mr. Purvis said he assumed it was the same as the height calculation.

Member Katz said it looks so nice there now.

Mr. Purvis explained that the clients want a garden there.

Chair Rios agreed it looks very nice.

Member Biedscheid asked for the length of the new wall. She thought it required modulation because of its length. She asked if he would consider more modulation of the wall.

Mr. Gemora said the drawing does provide some modulation and the Board has not always requested it. But it is in the Board's purview to request it if you feel it makes it more harmonious.

Mr. Purvis said it is approximately 65 feet long and has some fenestration with wooden shutters.

Member Guida echoed the comments on the beauty of the coyote fence there now. He asked Mr. Purvis to comment on Member Biedscheid's proposed modulation.

Member Guida also said he saw two lines above the portal. One was the raised parapet height.

Mr. Purvis agreed. It was at 14'. The living room is on the back portion and it never gets to 14' 10" like at the front. At the very back it is 12' on the back side.

Mr. Gemora said at the site, the Board only saw the shorter story pole at the street, but the higher height will be set back the length of a room.

Mr. Purvis said on the north elevation, they are not changing the windows.

Member Guida said that is good.

Public Comment

Mr. Beninato (previously sworn) said the elevations may be in the Board's packet but they are not on-line. That is frustrating for the public.

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

Board Discussion

Mr. Gemora said the guidelines are more for administrative approvals and probably should be shared more with applicants.

Member Biedscheid was not satisfied that going from fence to stuccoed wall is 65' without any modulation. That is a lot. She read from the Guidelines that it should not go more than 50' without modulation. She wanted more fenestration on the wall.

Mr. Purvis was okay with that suggestion.

Chair Rios said the Board has looked to the guidelines in the past for guidance and making appropriate conditions on a case.

Ms. Roach said in reviewing those guidelines as part of our interpretation, there are some difficulties with them in how they have been applied in the district. So the Board wants the opportunity to have an official interpretation for public and Board to use. It is hopefully something the Staff would like to consider in the interpretation review.

Chair Rios agreed the wall does need some relief when it is that long.

Action of the Board

MOTION: Member Biedscheid moved, seconded by Member Roybal, in Case #H-19-039 at 113 Vigil Lane, to approve the application with a condition that the applicant reconsider keeping the coyote fence and if not, to have shuttered window fenestration in the wall and further modulation.

Member Katz added to the motion an amendment that the application possibly use a section of the coyote fence for that modulation. Member Biedscheid accepted the amendment as friendly.

VOTE: The motion passed by unanimous (5-0) voice vote with Members Biedscheid, Katz, Guida, Lotz and Roybal voting in favor and none voting against.

- 5. Case #H-19-040, 336 Don Cubero Place. Don Gaspar Area Historic District. Doug Webb, agent for Rob Hagey, owner, proposes to replace eyebrow overhangs with a 290 sq. ft. 9'4" high portal, replace a pedestrian gate, install exterior lighting, and restucco a yardwall and a non-contributing residential building. (Carlos Gemora)**

Mr. Gemora presented the Staff Report as follows:

BACKGROUND & SUMMARY:

336 Don Cubero Place is a multi-unit residential property originally built in the 1940's but with major alterations and modifications dating to the 1980's and currently designated non-contributing to the Don Gaspar Historic District. In 2005, the Board approved changes which included replacing windows, doors, changing fenestrations, removing a south-facing portal, and restuccoing yard walls.

The applicant proposes to construct a portal, replace the entry gate, stucco the yard wall and house, and install exterior address lighting.

- 1) The existing entryway consists of a courtyard with a small eyebrow over one of the doors. The applicant proposes to replace the entry eyebrow with a 290 sq. ft. 9'-4" high portal designed to match the existing wood-post portal. The wood structure would be with stained and sealed with a natural wood finish and the composite roof.
- 2) The current entry gate is made of antiqued wood painted with layers of blue and green paint. The applicant proposes replacing the wooden gate with a rusted, sheet steel security gate and electronic keypad.
- 3) The current yard wall is stuccoed with a "desert rose" color and the house is stuccoed with a tan color. The applicant proposes to stucco both the wall and house with a color resembling "sage green".

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

- (a) The continued existence and preservation of historical areas and buildings;
- (b) The continued construction of buildings in the historic styles; and
- (c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

14-5.2(H) Don Gaspar Area Historic District

(1) District Standards

Compliance with the following structural standards shall occur wherever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, altered, or demolished:

- (a) Slump block, stucco, brick, stone, or wood shall be used as exterior wall materials. Aluminum siding, metal panels, mirrored glass and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials. The painting of buildings with a color that causes arresting or spectacular effects or with bold repetitive patterns or using building as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation.

- (b) Roof forms including but not limited to flat, gabled, shed, and hipped roofs are allowed. Folded plate or hyperbolic roofs are not allowed.
 - (c) The use of solar and other energy collecting, and conserving strategies is encouraged. The use of large glazed areas on south facing walls for trombe walls or other solar collectors, greenhouses, garden rooms, direct gain, or other energy collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened by the following methods:
 - (i) raising the parapet;
 - (ii) setting back from the edge of the roof;
 - (iii) framing the collector with wood;
 - (iv) in the case of pitched roofs, by integrating the collector into the pitch;
 - (v) in case of ground solar collectors by a wall or vegetation;
 - (vi) in the case of wall collectors by enclosing by end or other walls;
 - (vii) other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.
 - (d) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened by opaque materials by raising the parapet, framing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problems.
 - (e) Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in view from any public street, way, or other public place.
 - (f) Greenhouses. Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to-effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends and the greenhouses made from enclosed porches or portales shall maintain the shape of the porch or portal.
 - (g) For residential uses, paving with asphalt or parking is not allowed in the front yard except in the sidewalk or driveway.
 - (h) For commercial uses zoned C-1 front yards are required to be landscaped, and no required front yard shall be used for off-street parking.
 - (i) As a condition of any rezoning all applicants shall provide evidence of sufficient off street parking and an intent to maintain the architectural integrity of the existing building or to conform to the architectural style of the district if constructing a building on a vacant lot.
- (2) Walls; Fences; Solar Collectors; Administration
- Applications for erection, alteration, or destruction of walls, fences, and solar collectors and required submittals shall be reviewed by the land use department. Approval, disapproval, or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be

signed by the division staff assigned to the review. The division shall report approvals, disapprovals, or referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30)

STAFF RECOMMENDATION:

Staff recommends approval of the proposed portal but defer to the board a determination regarding the general harmony of design features like a steel security gate with electronic keypad and the use of a "sage green" stucco color per Section 14-5.2(A)(1) General Purpose. Staff otherwise find the application to comply with Section 14-5.2(D)(9) General Design Standards for all Historic Districts – Height, Pitch, Scale, and Massing, and 14-5.2(H) Don Gaspar Area Historic District.

Questions to the Staff

Chair Rios asked Staff to describe the streetscape colors.

Mr. Gemora noted some pictures were in the packet. The colors are mostly tans, whites and accent colors in pastel. It still tends to be tan and white.

Chair Rios said the Board did not see any homes that were sage green.

Mr. Gemora was not sure how much is proposed to be green.

Member Roybal asked for a sample of the Sage Green color.

Mr. Gemora provided one and shared the pictures the applicant submitted to staff. In the letter, they said it would be like STO 3110 and California Sagebrush which they would match.

Member Katz thought the portal looked like a carport and found there is already one there that is not in harmony with the rest of the house.

Mr. Gemora said the design does fit with the Code but is in the Board's purview to review the style. It is a very simple with a low pitched roof and agreed the Board could find that certain design features should be added to make the streetscape compatible.

Chair Rios asked for the dimensions of the portal.

Mr. Gemora said the area is 290 square feet and dimensions are 23' x 13'.

Applicant's Presentation

Mr. Rob Hagey and Mr. Doug Webb were sworn. Mr. Hagey said they liked the idea of Sage Green which they felt was "nice and classy. They brought color samples to pass around and commented that these colors are a more earthy tone. It is located on a dead-end street and the building is not contributing and there are no people walking by.

Mr. Webb said, "There doesn't seem to be a guideline, and this is an earth tone. I moved here from southern California and worked with commissions there but not the HDRB. I brought different colors because I don't have any guideline to follow."

Chair Rios said the important thing is that it should be in harmony.

Mr. Webb commented that down the street is a Sage Green color, but it is outside the district.

Questions to the Applicant

Chair Rios asked for a response to Member Katz's question.

Member Katz asked if he could do a more traditional portal. There are two classic canales on top.

Mr. Webb said the portal is to be underneath them.

Member Katz asked if they would consider a parapet style portal.

Mr. Hagey said it would be much more expensive - \$40,000. "My goal is that I live in a home where I can live."

Member Katz said that cost was hard to believe.

Mr. Webb said to do a parapet portal would cost about \$40,000. He added, "You can't really see this much."

Member Katz disagreed. He said you could see it clearly. It is above the wall.

Mr. Webb suggested perhaps they could add a parapet later down the road.

Mr. Hagey said, "I can't spend that much money. There should be a compromise of some kind. I don't even have a dining table because it is a small space and thought we could add to it."

Member Katz suggested he could also do a smaller portal.

Mr. Hagey said 10' out instead of 13' was suggested.

Mr. Webb pointed out that ten feet would not cover the other window. He added that there might have been one years ago at that size and it fell down. "We could do ten feet."

Mr. Gemora noted that the design standards in this district are about visibility and this would be visible although somewhat obscured by the wall. Don Gaspar does not have color restrictions like the Downtown district but more about streetscape and what you think is harmonious on visible colors and design features.

Mr. Webb said that is why he proposed a custom color.

Chair Rios said the only thing she saw different was that it appears to be very large and there are parapets that don't work very well.

Mr. Hagey showed a rendering on his phone that was not available to the public or as an exhibit.

Member Guida asked how tall it is.

Mr. Webb said it is about 9' to get the roof under the canales. The bottom of the beams is at about 7'.

Member Guida said he was struggling on a couple of things. The portal could be in very different dimensions. The Board asks for scaled drawings for that reason. They are important. The other is the stucco color. And such discussion is difficult with a custom color.

Mr. Webb said this design is much less obtrusive.

Member Guida took issue with the proportion and materials and the parapet would be the same as on the other side and it might only be \$20,000 more cost.

Mr. Hagey said the budget is difficult. He said he just got the estimated budget today and the \$40,000 estimate came a couple of weeks ago. He could not afford that much so new drawings came back today. It is a simple concept and frustrating to meet the deadlines.

Public Comment

Ms. Heidi Britt, 330 Don Cubero, was sworn. She said she has lived there 19½ years and walked the neighborhood for years and seen how it evolved and how it is slowly becoming degraded. This is a dead end street, but it goes into Blacksmith Alley. It is nice but slowly changing. She was seeing is the gate in front was old wood - 40-50 years old and randomly turquoise painted with all the bright colors. She was shocked

and did not know that has happened in the South Capitol area. But it uses random colors. She said, "I live on the other side and my bedroom looks out on the three posts. What is happening with these 4" square posts standing there? She hoped it would add value. I'm not really testing these aesthetics. This property is condoized and unless you do the same color in all of it, it would look chopped up. The wall is already 7 feet tall, so the feel is changing. In my neighborhood, it is changing and has a different education process. A consultant could help. It is slowly deteriorating. I love contemporary design but not here. There are more LED lights planted around and that is not conducive for animals, birds, etc. So I have concerns about South Capitol. I just needed to speak up. I think it is the wrong direction."

Ms. Beninato (previously sworn) said this project is not compatible with the area and they are not understanding the nature of historic preservation with statements like no tourists walking around and can't see much of it.

The door is not inviting, and the lights are offending. I also think the portal looks like a carport. Suddenly it is like a room out there that is ugly. The material is cheap, and I cannot believe a portal costs \$40,000 to put up. The color is really out there and there needs to be some harmony there. That color needs to be compatible with the other colors. Green if shutters are brown. For acceptable earth tones she thought the Board had 44 shades of earth tones, but apparently not.

Mr. Hagey said, "The gate was painted that color without approval by me. I will sand it down completely. No problem. I'm just trying to make improvements to the property. I have no problem with the size reduction or color change. The lights are needed in front where, at night it is very dark, and I have proposed three inside the wall. Not much light at all - just where the portal is.

Chair Rios appreciated his cooperative spirit. Often, if an applicant presents something that is not approvable, the applicant must go back to the drawing board.

Ms. Britt said the building was three condos and they are connected.

Chair Rios asked if each one is a different color.

Mr. Hagey agreed. The owners were asked to discuss it. "I have total cooperation with my condo neighbors. They signed for no problem with the work to be done."

Chair Rios asked what those three posts they saw were for.

Mr. Hagey said they were going to have strings of lights. They would not be visible from the street.

Member Katz asked Mr. Gemora about the rule for having one color. This house has been condoized under different owners. So what can you say about it?

Mr. Gemora noted the Board thinks about where structures could be attached or not. In a case like this, it is supposed to be one structure and staff would also consider it more as one structure and the Board could decide for different colors by ownership to make sense or not. But he was not sure the Don Gaspar District homes had to be of one color.

Ms. Paez read from the Code that the prohibition was against a startling color.

Mr. Gemora agreed and said the downtown requirement is not specifically the same for Don Gaspar. It is the Board's purview to figure out what would be harmonious. In the site plan you can see where the different owners are. It is one building. But is it harmonious or not? Perhaps the Board needs to consider how the various colors would be on the building.

Member Katz asked Mr. Hagey about the door design.

Mr. Hagey said he planned to have a metal door for the gate.

Mr. Webb explained that there are really strong hinged panels there, but it cannot be locked.

Chair Rios thought it should all be the same color.

Mr. Hagey said that is a problem since he is a percentage owner. He offered to talk with the other condo owners.

Ms. Britt said the back is owned by Kokopelli and it has charm. It has a very pleasant atmosphere. And brown stucco goes well with coyote fences. She was not excited seeing a green stucco color.

Mr. Webb said there is a natural break when it goes around the back. It is like having two homeowners - the other is bamboo. It is all 30' back from the road and a natural color change spot there. And the other side is on the alley. You can't drive down the alley. So it is not just an arbitrary color change. I once lived around that corner.

Ms. Beninato (previously sworn) said the alley is a public way and it is very visible for pedestrians.

Mr. Eddy (previously sworn) said it appeared to him that this probably will come back after redesign. The portal does look like a carport. Stepping it back would help or cutting it into an L-shape for the corner of the building. "The gate makes me nervous with steel. If they did a steel frame with organic infill, it would be less intimidating and more friendly.

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

Board Discussion

Chair Rios suggested the motion maker give statements on changes needed.

Member Guida thought the Board does not object to a portal there. But what we need to see are better drawings providing a more precise picture and when they come back, they may or may not have to change the color if treated better. The gate should have something to do with the portal. We are looking for harmony with the streetscape and structure. And as Mr. Gemora pointed out, there are opportunities to do different colors inside because of the neighborhood. Maybe it could work and still be compatible.

He added that it does not have to be a dramatically different drawing.

Mr. Webb said one of the reasons they proposed this design was because the carport was approved. We wanted a nicer version of it with nicer beam work. That is why this drawing exists - not sure we could make bigger beams, or we could set it back.

Member Guida clarified that the Board does not deal with the cost issue. It is the design that they focus on.

Mr. Webb said his question was what the Board is looking for.

Member Roybal appreciated that the applicants want to make changes and work with the neighbors you have.

Mr. Hagey said when he made improvements to the interior, Ms. Britt came and questioned those changes and asked if they had a permit. He was in San Diego at the time, but she called the City to have a representative come out and there were no problems from the inspection. She also came to his door when the three posts went in. When that happens it causes fear and not understanding.

Member Roybal appreciated that.

Chair Rios observed that when there is a conflict with a neighbor, it isn't good.

Member Lotz asked, on the street side of the portal, what the height from the bottom would be.

Mr. Webb said he plans to come as close to 8' as possible with as gradual a slope as possible. We might decide to stucco with a nice tan. We have a carport we are copying but want it as aesthetically pleasing as possible.

Member Lotz said the height could be at six-eight. The compromise you make with the slope is that it doesn't fit with ice and snow coming off. It might be more visually acceptable but there is not much room for the canales. He might move it back with a greater slope.

Mr. Webb said the L-shape would raise the budget. With a four-foot gutter.

Ms. Roach asked how the Board feels about visible roofing there.

Member Katz said, "Absolutely awful."

Chair Rios understood the option was a parapet or a sloped metal roof.

Member Biedscheid commented that this is small, and any additions should be minimal and making it special.

Mr. Hagey said there is no question it is a hodge-podge with different colors. Basically my living room was once a garage.

Member Biedscheid suggested that green is not a favorite color.

Mr. Hagey said now he understood the City's color preferences.

Ms. Britt said it needs trees in the courtyard.

Chair Rios explained that was not under the Board's purview.

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

Action of the Board

MOTION: Member Katz moved, seconded by Member Roybal, in Case #H-19-040, 336 Don Cubero Place, to postpone to June 11, for redesign and note the sense is a different color recommended and concern with different colors on the house and the gate.

VOTE: The motion passed by unanimous (5-0) voice vote with Members Biedscheid, Katz, Guida, Lotz and Roybal voting in favor and none voting against.

6. Case #H-19-041, 202 Gonzales Road. Downtown & Eastside Historic District. E3 Design Lab, agent for Greg Dye, owner, proposes to raise parapets and construct a

220 sq. ft addition to a maximum allowable height of 15'1", to add a 390 sq. ft. portal and a 670 sq. ft. casita, construct 48" to 72" high yard walls and fences, replace windows and doors, add exterior lighting and restucco a non-contributing residential structure. (Carlos Gemora)

Mr. Gemora presented the Staff Report as follows:

BACKGROUND & SUMMARY:

202 Gonzales Road is an approximately 1,800 sq. ft. built with simplified Spanish-Pueblo Revival features in 1967 and designated non-contributing to the Downtown and Eastside Historic District. Reviewing status in 2016, the Board designated the building non-contributing due to the then-non-historic date of construction, the replacement of windows, and the lack of historic integrity. Though the building now has historic elements, the windows are non-original, poorly installed, and staff agrees both with members of the 2016 Board and members of the public who found the building to lack contributing historic features. Staff also note that walls, roofs, and flooring are structurally unstable and are collapsing in multiple places.

The applicant proposes to raise parapets and construct a 220 sq. ft. addition on the existing building, to construct a 670 sq. ft. guest house, to add a 390 sq. ft. portal, replace windows and doors, construct 48" to 72" high yard walls and fences, add exterior lighting and restucco.

- 4) The existing structure's parapets are approximately 11'-4" and the roof structure is visibly unstable. The applicant proposes to repair and rebuild the parapet and roof as needed, requesting the maximum allowable height of 15'-1".
- 5) Original, adobe walls are collapsing on the south and east portions of the building. The applicant proposes an approximately 220 sq. ft. addition which would expand a bedroom and bathroom area and replace the collapsing walls.
- 6) The applicant proposes a 670 sq. ft. guest house to a height of 14'-0" with design features (stucco, parapet, windows) matching the house.
- 7) A 390 sq. ft. portal with a matte, galvalume, metal shed roof, stucco piers, and stained wood beams is proposed to connect the guest house and principal house at the front entry area and facing the street.
- 8) New and existing windows and doors would be colored "medium grey" or "slate" (blackish) to relate to the existing and proposed latillas. The applicant proposes new, divided-lite, aluminum clad windows and doors with the exception of the existing, non-divided-lite windows on the western, street-facing façade and proposes moving two windows from the south façade of the home to the south façade of the casita. New windows would attempt to continue the existing 3-window design pattern.
- 9) Walls under the portal would have white stucco with integrated, cut straw where protected. All other existing and new stucco would match El Rey "buckskin" stucco.

- 10) All skylights, solar panels, vent pipes, and other rooftop appurtenances would be screened by building parapets.
- 11) Exterior lighting will be black and shall comply with the night-sky ordinance.
- 12) In front of the house the applicant proposes a 4'-0" high yard wall comprised of site-sourced adobe with mud plaster and interspersed with salvaged horizontal viga and latilla fencing. 6'-0" stuccoed pilasters would flank a 5'-10" high steel and wood gate.
10. To the sides of the house would be 4'-0" to 6'-0" high horizontal viga and latilla fencing.
11. In the back yard, the applicant proposes a 6'-0" high stucco courtyard wall to match the house and 5'-0" to 6'-0" high latilla or wood plank fencing in select areas and to replace chain link fencing.

RELEVANT CODE CITATIONS:

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

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

- (a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;
- (b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;
- (c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
- (d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but

such structures other than chimneys, flues, vents and aerals, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

- (e) True old Santa Fe style buildings are made of adobe with mud plaster finish.

Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(2) **Recent Santa Fe Style**

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

- (a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;
- (b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;
- (c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;
- (d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;
- (e) The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
- (f) Flat roofs shall have not more than thirty (30) inches overhang.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project with the conditions that all new or salvaged windows comply with the 30" pane restriction when publicly visible from Gonzales Road and finds that the 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 Design Standards.

Questions to the Staff

Member Guida asked about the color choices.

Mr. Gemora apologized for not getting color exhibits and the packets are only printed in black and white. He described the color as bluish grey and chosen to match with weather exposed latillas. He found the color choice to be much darker than wood-exposed latillas. It was pretty much a black color.

Applicant's Presentation

Mr. Edward Trujillo was sworn. He said he was at the site when Staff said if he did replace the windows, that the Board might want to see the pattern that he used. So he made a copy of the lite pattern to share with the Board. It is very likely that some of those windows would need to be replaced.

A copy of the lite pattern handout is incorporated herewith to these minutes as Exhibit 1.

Questions to the Applicant

Chair Rios understood he would need to replace some windows and pointed out that two on the front appeared to not have divided lights.

Mr. Trujillo said those were questionable.

Chair Rios asked why they chose that particular color.

Mr. Trujillo said it was because that color would match the fenceposts nicely.

Chair Rios asked if they were planning to use the vigas.

Mr. Trujillo said yes. He did not know if any Board members dared to go inside the building, but although in bad shape, there are vigas inside and he would like to reuse as much of the materials as he could. Because it was once a rural area, there were horizontal viga fences. That was a very primitive way to build a fence. He grew up with them. So he wanted to try to reuse some of those vigas and revive that style that existed at one time.

Member Biedscheid asked if there had been such fences on this property.

Mr. Trujillo said there were none that he knew of.

Mr. Trujillo said the coyote was set back 40' from the property line and thought they were allowed to do that. He pointed out the circular area that would have the latilla fencing with staggered heights and have the horizontal viga fencing close by.

Member Guida asked him to walk through that whole front fence to specify what material would be located where on the drawing.

Mr. Trujillo agreed and began pointing them out on the displayed drawing for the Board but not verbalizing the locations.

He was asked where the “black” material would be used.

Mr. Trujillo again said it was not really black but greyer.

Member Biedscheid said it looked black in the packet.

Mr. Trujillo was handed a copy and he was surprised that it came out black. He said the actual color is a lot lighter than that.

Member Biedscheid asked about the gate’s location.

Mr. Trujillo said there is a gate on the north elevation of the wall and pointed it out.

Member Biedscheid asked if it was where the trash enclosure was shown.

Mr. Trujillo said no - that enclosure is near the horizontal viga wall and clarified that there is an opening there. He briefly explained why he chose those elements and said it was to enhance his view.

Member Guida made comments about the varied components of the yard wall and wondered if the horizontal fence was appropriate there.

Mr. Trujillo said he did not have to do a horizontal fence but said it was a historic style that he hoped to replicate and thought it would be good to use that as an alternative to latilla fences.

Member Guida asked about the details for the posts.

Mr. Trujillo envisioned that the posts would be behind the fence on the owner’s side, staggered, and held up by steel posts. They would probably have to be drilled, although originally, they just used wire to hold them in place. He wanted a little more air space in the wall and it would be a modern interpretation.

Member Guida asked about the adobe portions.

Mr. Trujillo said they were deteriorated and some at risk of collapsing and water keeps hampering them.

Member Guida understood the problems.

Mr. Gemora suggested the Board consider limiting the number of instances of each different part. Perhaps the trash enclosure could be adobe instead of coyote, for instance, as would the area to the right of the gate. He asked if the applicant might consider that.

Mr. Trujillo said he would. He thought it would be interesting to use the horizontal vigas with adobe. He also pointed out an area where he thought a solid mass would work better but he had already submitted his design.

Member Katz said he was having real trouble with that design and briefly explained why.

Member Guida thought a lot of this was not clear. He was thinking perhaps a redesign would be needed.

Public Comment

Ms. Beninato, (previously sworn) thought it was great that somebody was restoring this building and wanting to preserve historic parts. She thought there was too much differentiation on the wall, too many different materials. She was also concerned about the color chosen because it was so close to just being black and not really a historic color in the east side. If it was a very light grey, it might be okay.

Mr. Eddy (previously sworn) liked the window design with the divided lites. He agreed with the Board's concerns. He was also concerned that the applicant would be using Galvalume (metal) on the shed portal. He found Galvalume to be an industrial material. It is not organic and not traditional.

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

Board Discussion

Mr. Trujillo said Galvalume is proposed. It is a traditional silver blue that has been used here since the Railyard. It is widely used material in a very traditional color and has been used forever.

Chair Rios asked if he had considered using ProPanel.

Mr. Trujillo said that is the same thing. You can get Galvalume in a ProPanel profile or as a standing seam profile. He referenced one that the Board could look at on 777 Acequia Madre. Galvalume comes in corrugated profile also. There might be other profiles. He would use the ProPanel profile in Galvalume.

Chair Rios asked if he would consider any other roof color and he jokingly said "green."

He said he would entertain a color similar to the fence color. He said they would be using "grey wool." He would like to stay with that and make the windows blend in with it. He said his copy came out okay and did not know why the packet did not. He agreed that he could lighten the tone on the grey. But for any other color, he would have to go back to the site and see what comes up. He had not really entertained another color because he was set on this color.

Mr. Gemora said there are other colors that would be harmonious and would suggest the applicant consider one of those but not use black as the color.

Chair Rios liked that idea.

Member Guida asked if he would use one color.

Mr. Trujillo agreed - one color. But under the portal would be white.

Mr. Gemora clarified that the street-facing wall of the existing house was not being changed. Mr. Trujillo agreed.

Mr. Gemora said that detail would not be on the entry door to the main house and only be on that single façade of the street-facing wall of the existing house. Mr. Trujillo agreed. And the stucco would be Buckskin.

Mr. Gemora suggested the Board could conditionally approve something in the proposal and then the Applicant could decide to come back. Or the Board could choose to approve what is harmonious and postpone the specific features the Board had concerns on.

Action of the Board

MOTION: **Member Lotz moved, seconded by Member Roybal, in Case #H-19-041 at 202 Gonzales Road, to approve certain items - 1, 2, 3, 4, 6, 7, and 8, approve the divided lites, and on 9, 10, and 11, to have the applicant come back with a revised application.**

Member Guida requested an amendment to approve item #5. Member Lotz accepted the amendment as friendly.

Member Biedscheid added that the light fixture needs to come back. Member Lotz agreed.

Mr. Gemora said the date certain could be June 11 for the applicant to return.

The applicant agreed with that date.

VOTE: **The motion, as amended passed by unanimous (5-0) voice vote with Members Biedscheid, Katz, Guida, Lotz and Roybal voting in favor and none voting against.**

- 7. Case #H-19-042. 576½ Camino del Monte Sol.** Downtown & Eastside historic District. Christopher Purvis, agent for Paul Van Munching, owner, proposes to replace windows and to insulate and stucco a non-contributing accessory structure. (Lisa Roach)

Ms. Roach presented the Staff Report as follows:

BACKGROUND & SUMMARY:

576½ Camino Del Monte Sol consists of a single-family home, also known as the "Bakos Guest House," and a detached studio. In June of 2018, the Board designated the principal house, which was built by 1951, as contributing and the non-historic studio, which was likely constructed in the 1980s, as non-contributing.

All proposed work in this application is on the non-contributing studio, which is approximately 310 sq. ft. and finished with dark stained board-and-batten siding and a low-pitch shed roof. The applicant proposes to replace windows and doors, change openings, insulate, and stucco the non-contributing accessory structure.

13) On the front, east elevation, the applicant proposes to infill the existing bi-leaf panel doors (not visible on the elevation drawings) with a 9-lite casement window.

14) On the north elevation, the applicant proposes to install a single 9-lite casement window.

15) On the south elevation, the applicant proposes to replace a pair of 9-lite windows and grate with a single 9-lite window.

16) On the whole structure, the applicant proposes to replace the wooden board-and-batten siding with exterior insulation and cementitious stucco in El Rey "Buckskin."

17) All new windows will be wooden, true divided lite units, finish color not specified.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts and 14-5.2(E) Downtown and Eastside Design Standards.

Questions to the Staff

Member Biedscheid asked if there were changes to the studio.

Ms. Roach said none to her knowledge.

Applicant's Presentation

Mr. Purvis (previously sworn) had nothing to add except the color of the windows would be a warm brown, as they are now.

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.

Board Discussion

Action of the Board

MOTION: Member Guida moved, seconded by Member Lotz, in Case #H-19-042 at 576½ Camino del Monte Sol, to approve the application as recommended by Staff.

Chair Rios made a friendly amendment that the window color be a warm brown.

VOTE: The motion, as amended, passed by unanimous (5-0) voice vote with Members Biedscheid, Katz, Guida, Lotz and Roybal voting in favor and none voting against.

- 8. Case #H-19-043. 225 Johnson Street. Downtown & Eastside Historic District. Gayla Bechtol, agent for Conrad Associates, owner, proposes to construct a 120 sq.**

ft. free-standing pergola to a height of 8' 4" at a significant non-residential structure.
(Lisa Roach)

Ms. Roach presented the Staff Report as follows:

BACKGROUND & SUMMARY:

225 Johnson Street is a brick masonry Territorial style commercial structure listed as significant to the Downtown and Eastside Historic District.

On April 25, 2019, staff approved the installation of new 3'11" high wooden lattice fencing with two pedestrian gates painted Sherwin Williams "Cocoon" brown to match the portal on the significant structure. The new fencing will match existing fencing on the property and will serve to enlarge the outdoor dining space at the property in advance of the opening of a new restaurant.

Now, the applicant proposes to construct an approximately 120 sq. ft free-standing trellis structure within the patio dining enclosure, near the southeast corner. The structure will be built to a height of 8'3¼" and is designed to replicate the design of the portals on the south elevations of the significant structure, with square wooden posts and beams, decorative wooden brackets, a flat roof, lattice panels on the top, and low lattice panels on three sides of the structure. All wooden elements will be painted Sherwin Williams "Cocoon" to match the portals of the existing structure and enclosure fencing.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts and 14-5.2(E) Downtown and Eastside Design Standards.

Questions to the Staff

There were no questions to Staff.

Applicant's Presentation

Ms. Gayla Bechtol was sworn. She spoke about the future use of the space. The client wanted to enliven the street at his restaurant with seating behind a fence for outdoor dining and wonderful Territorial building in the background.

Questions to the Applicant

Chair Rios understood it had a lattice roof.

Ms. Bechtol agreed. Even though it is using some of the architectural feature of the existing porch, which was not historic, they wanted it to blend in with that lattice.

Public Comment

Ms. Beninato (previously sworn) understood this is a significant building and wondered how far away this shade structure would be from the building, itself. She thought it would not produce much shade there and was not really a shade structure. She asked if people would sit out there and not really be in the shade or if they would eventually cover it.

She said Johnson doesn't have many walls on it as she remembered - at least none where this was introducing walls. The Board needs to consider that streetscape.

Mr. Eddy (previously sworn) echoed that statement. He was a little troubled by the fencing and believed it would obscure the building. The streetscape there is beautiful and very accessible in that area.

Chair Rios asked Staff to describe that streetscape in terms of walls.

Ms. Roach said this complies with the walls and fences guidelines.

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

Board Discussion

Ms. Bechtol said the distance from the property line was less than ten feet. She did not measure the distance from the building, itself. She said the two structures were connected at some point. They are both significant.

The Board thought it was maybe fifteen feet from the building.

Member Biedscheid asked if it would be an area with seating for the customers and waiting for a place in the restaurant - not dining but casual sitting. Ms. Bechtol agreed.

Action of the Board

MOTION: Member Guida moved, seconded by Member Roybal, in Case #H-19-043 at 225 Johnson Street, to approve the application as submitted.

VOTE: The motion passed by unanimous (5-0) voice vote with Members Biedscheid, Katz, Guida, Lotz and Roybal voting in favor and none voting against.

H. MATTERS FROM THE BOARD

Member Katz said he was on a roof and notice some demolition going on. Ms. Roach asked him to send her the details and Staff would follow up on it.

Member Roybal invited everyone to come to the Plaza on Saturday from 7 - 11 a.m.

I. ADJOURNMENT

The meeting was adjourned at 8:30 p.m.

Approved by:



Cecilia Rios, Chair

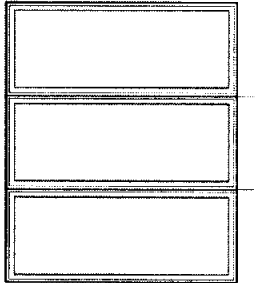
Submitted by:



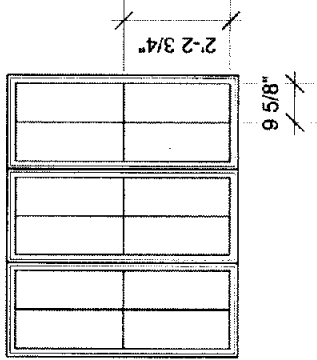
Carl Boaz for Carl G. Boaz, Inc.

*Proposed Details as
window presented at
the HDRB
Hearing
5/28*

202 GONZALES ROAD



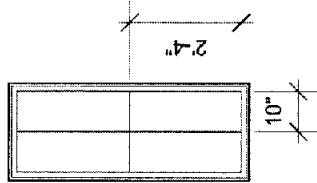
EXISTING WINDOWS TO BE REPAIRED



DIVIDED LITE PATTERN
IF WINDOWS CANT BE REPAIRED AND
NEEDS TO BE REPLACED



EXISTING WINDOWS TO BE REPAIRED
AND REUSED IN GUESTHOUSE



DIVIDED LITE PATTERN
IF WINDOWS CANT BE REPAIRED
AND NEEDS TO BE REPLACED