



# Agenda

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## HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, APRIL 28, 2009 – 12:00 NOON

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

## HISTORIC DESIGN REVIEW BOARD HEARING

TUESDAY, APRIL 28, 2009 – 5:30 PM

### CITY COUNCIL CHAMBERS

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES  
March 24, 2009

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

F. COMMUNICATIONS

G. BUSINESS FROM THE FLOOR

H. ADMINISTRATIVE MATTERS

1. A Resolution Establish the Historic Green Building Code Task Force

I. OLD BUSINESS

1. Case #H-09-014. 502 Old Santa Fe Trail. Downtown & Eastside Historic District. Michael Bodelson, agent for Don Caminos LLC, proposes to construct seasonal vendor booths designed in the Territorial-Revival style to a height of 10'8", construct a 4' high yardwall, construct a free-standing sign on a vacant lot, and submit additional information requested by the Board. A pitch exception is requested to Section 14-5.2 (D)(9)(d). (David Rasch)

J. NEW BUSINESS

1. Case #H-09-018A. 456A Acequia Madre. Downtown & Eastside Historic District. Kathleen M. Jackson, agent for Glynis Dohn, proposes a status review of a non-contributing structure. (David Rasch)

Case #H-09-018B. 456A Acequia Madre. Downtown & Eastside Historic District. Kathleen M. Jackson, agent for Glynis Dohn, proposes remodeling of a non-contributing building to include replacement of windows and doors in existing openings, construction of two portals, yardwalls and gates, and installation of skylights. (David Rasch)

2. Case #H-09-019. 855 El Caminito. Downtown & Eastside Historic District. David Perrigo, agent for Chris Dailey and Shelly Smith, proposes to install two vehicular gates and construct a yardwall and coyote fence to the maximum allowable height of 6' on a significant property. (Marissa Barrett)
3. Case #H-09-020A. 354 Hillside Avenue. Downtown & Eastside Historic District. Lorn Tryk, agent for Terry Brewer, proposes a status review of a non-contributing building. (Marissa Barrett)  
  
Case #H-09-020B. 354 Hillside Avenue. Downtown & Eastside Historic District. Lorn Tryk, agent for Terry Brewer, proposes to demolish an approximately 750 sq. ft. non-contributing guesthouse, and onstruct an approximately 2,625 sq. ft. addition and approximately 680 sq. ft. attached garage to a height of 15' where the existing height is 16'5" to a non-statused building. (Marissa Barrett)
4. Case #H-09-021. 358 Hillside Avenue. Downtown & Eastside Historic District. Lorn Tryk, agent for Terry Brewer, proposes to construct an approximately 578 sq. ft. studio with an approximately 506 sq. ft. carport to a height of 13' where the maximum allowable height is 16'4" on a vacant lot. (Marissa Barrett)

**K. MATTERS FROM THE BOARD**

**L. ADJOURNMENT**

For more information regarding cases on this agenda, please call the Historic Preservation Division at 955-6605. Persons with disabilities in need of accommodations or an interpreter for the hearing impaired, contact the City Clerk's office at 955-6520, five (5) working days prior to hearing date. If you wish to attend the April 28, 2009 Historic Design Review Board Field Trip, please notify the Historic Preservation by 9:00 am on Tuesday, April 28, 2009.

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April 28, 2009

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

**April 28, 2009**

**A. CALL TO ORDER**

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

**B. ROLL CALL**

Roll Call indicated the presence of a quorum as follows:

**MEMBERS PRESENT:**

Ms. Sharon Woods, Chair  
Ms. Cecilia Rios, Vice Chair  
Mr. Dan Featheringill  
Dr. John Kantner  
Ms. Christine Mather  
Ms. Deborah Shapiro  
Ms. Karen Walker

**MEMBERS ABSENT:**

**OTHERS PRESENT:**

Mr. David Rasch, Historic Planner Supervisor  
Ms. Marissa Barrett, Senior Historic Planner  
Mr. Carl Boaz, Stenographer

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

**C. APPROVAL OF AGENDA**

Mr. Rasch said the first case under Old Business was postponed by staff. He explained that they had

73 booths proposed but no vendors. With 15 or more it had to go to BCD-DRC.

Chair Woods said they would need assistance with the definition of temporary.

**Ms. Walker moved to approve the agenda as amended. Ms. Rios seconded the motion and it passed by unanimous voice vote.**

#### **D. APPROVAL OF MINUTES – March 24, 2009**

Ms. Walker asked for the following corrections to the minutes:

On page 12 where the unanimous voice vote was recorded, Ms. Walker would have voted "no."

On page 22 at the top, Mr. Michael Bodelson was the person's name.

Ms. Rios requested the following corrections to the minutes:

On page 8, the third sentence - she asked how high the interior wall was and they responded "five feet. She asked to make sure that was Mr. Enfield's response.

On page 9, third sentence from bottom - Ms. Rios said it did have setbacks, not that it didn't.

Ms. Shapiro requested that on page 18, fifth line from the bottom - Ms. Shapiro asked how the neighbors got an 8' wall.

Mr. Featheringill requested a correction on page 20 - when the distance was over 150' it required a 20' driveway.

**Ms. Rios moved to approve the minutes of March 24, 2009 as amended Ms. Shapiro seconded the motion and it passed by unanimous voice vote.**

#### **E. FINDING OF FACTS & CONCLUSIONS OF LAW**

None.

#### **F. COMMUNICATIONS**

Mr. Rasch announced the 2009 preservation awards would be on May 21<sup>st</sup> Thursday evening at the Santa Fe Community Civic Center. He showed the poster for this year.

## **G. BUSINESS FROM THE FLOOR**

None.

## **H. ADMINISTRATIVE MATTERS**

### **1. A Resolution Establishing the Historic Green Building Code Task Force**

Mr. Rasch said they wanted to do this right, merging green building techniques with Historic Preservation. The intent of the resolution was to do that. Katherine Mortimer was the other staff on this resolution. He invited the Board members to submit names to recommend for the committee. He said he would take those nominations to the Mayor.

Ms. Walker noted that the resolution said members would be selected from the County and asked if it should say City.

Ms. Mortimer explained that the resolution was based on the building codes for new buildings that passed in March. Typically they let members who reside in the County be appointed for City committees. It was people who were immersed in historic building. They could not reside outside the County.

Chair Woods noted the Mayor said that on this Board, the members had to be residents of the City.

Ms. Walker said that was also true on the BCD-DRC that members had to be City residents.

Mr. Rasch explained that it was different for committees that took action. This was just a Task Force. Ms. Mortimer agreed.

Ms. Rios pointed out the purpose of the resolution at the bottom of page one, It was to "advise the governing body without compromising the integrity of historic buildings...." She felt that was a very important part.

Ms. Rios noted under membership and officers that the members shall have expertise in a relevant field. She asked it spell out some of those. She assumed those would be people involved in preservation, environment and historic resources.

Ms. Mortimer agreed those were the areas of expertise they sought.

Mr. Rasch said they might look at solar panel specialists also.

Ms. Mortimer said it was up to the Mayor ultimately but staff would be careful in recommendations of people who had successfully built in historic districts.

Ms. Walker thought the people who were involved in the solar film technology might be excellent

choices for membership.

Ms. Shapiro was concerned that politicians might want to be on this task force.

Ms. Mortimer said it spoke specifically to expertise and not a political agenda. The Mayor would be sensitive to that. The Task Force could not be effective if politics got in the way.

Chair Woods asked if this task force would become part of the new Chapter 14 rewrite group. She asked how that would come together.

Ms. Mortimer said the work of this task force would affect Chapter 7 - Building Codes in the new section 7.4 The City adopted the IBC.

Chair Woods said the HDRB would have to understand that when cases came before them to know how to apply it. She didn't want a conflict to arise in a case between Chapter 7 and Chapter 14. She suggested Ms. Mortimer get with Mr. Rasch and Ms. Brennan who were involved in that rewrite.

Ms. Mortimer clarified that Mr. Rasch and she were co-leading this effort so they had both of those areas of knowledge. There might need to be some revisions to Chapter 14 to complement this work.

Ms. Rios asked if there was a time line when this would be adopted.

Ms. Mortimer said they were working diligently on existing building code for residence not in the historic districts. We anticipate this group's work being used by this Task Force - We hope to have something adopted by year end so this Task Force should be close to that time frame.

**Ms. Walker moved to recommend approval of the resolution to the Governing Body. Ms. Rios seconded the motion and it passed by unanimous voice vote.**

## **I. OLD BUSINESS**

1. **Case #H 09-014.** 502 Old Santa Fe Trail. Downtown and Eastside Historic District. Michael Bodelson, agent for Dos Caminos LLC, proposes to construct seasonal vendor booths designed in the Territorial Revival style to a height of 10' 8", construct a 4' high yardwall, construct a free-standing sign on a vacant lot and submit additional information requested by the Board. A pitch exception was requested to Section 14-5.2 (D)(9)(d). (David Rasch)

This case was postponed under Approval of the Agenda.

## **J. NEW BUSINESS**

1. **Case #H 09-018A.** 456A Acequia Madre. Downtown and Eastside Historic District. Kathleen M.

Jackson, agent for Glynis Dohn, proposes a status review of a non-contributing structure. (David Rasch)

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

**BACKGROUND & SUMMARY:**

456A Acequia Madre is a single-family residence attached to unit B another single-family residence that was constructed in 1955 in a simplified Spanish-Pueblo Revival style according to the 1984 Historic Cultural Property Inventory. But, the inventory lacks substantive information on the non-contributing historic status in the Downtown & Eastside Historic District.

The applicant has supplied additional information gleaned from research that suggests that the adobe front part of the building was constructed before 1928 and the "L"-shape was established by 1958. The two-story addition in the rear appears on an aerial photograph in 1969. A member of the original family stated that he assisted with the replacement of the original wood windows with steel casement windows in the late 1950s or early 1960s. The attached yardwalls and portal were added during non-historic dates, also.

**STAFF RECOMMENDATION:**

Staff recommends maintaining an historic status of non-contributing due to non-historic massing changes and loss of original historic windows.

Ms. Rios asked what part of the house footprint was original.

Mr. Rasch showed the 1955 part that was parallel to the street. That part in the back was added later. He showed what part appeared in the 1969 aerial photograph.

Present and sworn was Ms. Kathleen Jackson, P.O. Box 8392, Santa Fe.

Ms. Shapiro referred to the east or south facing portal at the east facing wall and asked if the wall was part of the addition or was it added later.

Ms. Jackson said that according to Mr. Herrera, there was a well in that patio and no wall.

Ms. Rios felt the house did not look anything like it had before.

There were no speakers from the public regarding this case.

**Ms. Rios moved to approve Case #H 09-018A as recommended by staff to retain the current non-contributing status. Ms. Walker seconded the motion and it passed by unanimous voice vote.**



**Case #H 09-018B.** 456A Acequia Madre. Downtown and Eastside historic District. Kathleen M. Jackson, agent for Glynis Dohn, proposes remodeling of a non-contributing building to include replacement of windows and doors in existing openings, construction of two portals, yardwalls and gates and installation of skylights. (David Rasch)

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

**BACKGROUND & SUMMARY:**

456A Acequia Madre is a single-family residence that is listed as non-contributing to the Downtown & Eastside Historic District. The applicant proposes to remodel the property with the following five items.

1. All doors and windows will be removed and replaced with new doors and windows in the existing opening dimensions except for doors and windows in the courtyard which will flip. The new windows will mimic the light pattern of the existing windows.

2. A 40 square foot portal to 11' high will be constructed on the front, north elevation in a simplified Spanish-Pueblo Revival style. The exposed wooden elements will be natural stained.

3. The portal and the south portion of the yardwall with a pedestrian gate in the east courtyard will be removed. A 105 square foot portal to 11.5' high will be constructed on the east and south elevations of the courtyard.

The courtyard wall will be extended to the south and a new pedestrian gate and entry will be constructed to a height of 9.5' on the east side of the courtyard.

4. Seven low-profile skylights will be added to three of four existing skylights which will remain. The building will be reroofed with Brai.

5. The building will be restuccoed with cementitious El Rey "La Luz" to match existing color and the trim will mimic the existing turquoise or blue color.

**STAFF RECOMMENDATION:**

Staff recommends approval of this application which complies with Section 14-5.2(D) General Design Standards and (E) Downtown & Eastside Historic District with the condition that the skylights not be visible above the parapets.

Ms. Jackson said she made one mistake in the application and wanted to change the stucco color to La Luz.

Ms. Rios asked what the window inset would be.

Ms. Jackson said the inset would be at least six inches.

Ms. Rios asked if the windows had divided lights. She asked if the windows had snap in muntins on the second floor.

Ms. Jackson clarified that she would not be working on the two-story part of the house. She said it was a condo.

Mr. Rasch clarified that they were two separate units.

Ms. Rios asked for details on the wall being proposed to go down the driveway.

Ms. Jackson said there was a Russian Olive tree there that needed to be removed and a little patio area on the south side for enclosure for a little privacy on that part of the house. It basically would keep the same angle as the existing wall.

Ms. Rios asked if she would have low profile skylights and cementitious stucco. Ms. Jackson agreed.

Ms. Shapiro asked her to talk about the height of the headers over the gate.

Ms. Jackson said the intention was to have some stucco above the headers and the header would be at about seven feet so people could walk under it. She said they would have made it shorter if they could but needed that height.

Mr. Rasch explained that the total height was 9½'.

Ms. Shapiro asked how high the header behind it was.

Ms. Jackson said it was 10'.

Ms. Shapiro thought it seemed massive above the gate.

Ms. Jackson said it was low there and the driveway was over a foot higher than floor level of the house.

Ms. Shapiro didn't mind the header but felt the gate could be lower. She asked if Ms. Jackson could make the header come to 8'.

Ms. Jackson said they could do that or they could eliminate the header.

Ms. Shapiro asked if she included the lighting detail on either side of the gate.

Ms. Jackson said she had not. She said they were thinking about a light style feature....

Ms. Shapiro asked if she could bring it to staff. Ms. Jackson agreed.

Ms. Walker commented that the city van barely made it through the driveway and asked if she had measured the east facing wall to make sure it was right width.

Ms. Jackson said it was part of her neighbor's private space for the condo.

Chair Woods said she didn't realize they were talking about two different units and was concerned what it would look like when she asked to change the stucco color.

Ms. Jackson said it was the same color. One was put on earlier. Her intention was to match the two story stucco color; to replicate what was there now.

Chair Woods pointed to the proposed east elevation and asked if the parapet over the portal could be lowered it some way.

Ms. Jackson said they were trying to get drainage off that panel. If they could lower it a little they would. They wanted drainage to the north and needed some height for a slope.

Ms. Rios said she also found the gate a bit imposing and asked if she would be willing to make the gate five feet tall and eliminate what was above it but have pilasters on the sides.

Present and sworn was Ms. Glynis Dohn, 456A Acequia Madre, who said that, at a minimum, she wanted the gate to be the same height as the wall.

Ms. Jackson added that she had a step in the wall to the left.

Chair Woods asked how tall it would be.

Ms. Jackson said it was 5' 6" on the left.

Chair Woods thought that with pilasters at 5'10" and nothing above it, it would look good and she would still get a lot of privacy. Ms. Dohn agreed.

There were no speakers from the public regarding this case.

Chair Woods summarized the issues as skylights, windows, lighting to staff, parapet and the gate with pilasters and no header. She asked if the stucco would be cementitious. Ms. Jackson agreed.

**Ms. Rios moved to approve Case 09-018B per staff recommendations and the following conditions:**

- 1. That window color match the existing color or a new color be submitted to staff for approval;**
- 2. That the window reveal be six inches;**
- 3. That the windows be true divided lights;**
- 4. That the skylights be low profile;**

5. That the canales be lined with metal;
6. That the parapet on the east portal be lowered;
7. That the gate pilasters be at 5' 10" and the gate at 5' 8" with no header;
8. That the stucco be El Rey Adobe cementitious;
9. That exterior lighting fixtures be submitted to staff for approval.

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

2. **Case #H 09-019.** 955 El Caminito. Downtown and Eastside Historic District. David Perrigo, agent for Chris Dailey and Shelly Smith, proposes to install two vehicular gates and construct a yardwall and coyote fence to the maximum allowable height of 6' on a significant property. (Marissa Barrett)

Ms. Walker recused herself from this case and left the bench.

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

### **BACKGROUND AND SUMMARY:**

The Spanish Pueblo Revival style single family residence was constructed in the late 1920s and has received minor alterations which include a kitchen addition on the southwest corner and a portal addition on the west elevation. Also located on the property are a chapel that was originally a garage but was converted in 1968 and then received an addition on 1971 as well as a guesthouse which became part of the property after 1991. The Official Map lists the property as contributing to the Downtown and Eastside Historic District. No work is proposed for any of the buildings on the property.

The applicant proposes construction of a vehicular gate at the primary entrance into the property which is located at the El Caminito cul de sac. The gate will be rusted steel with open slats and will be approximately 48" high to match the existing stucco wall. The mechanical sliding gate will be located behind the existing stuccoed pilasters and landscaping and will have a wall-mounted keypad.

The applicant also proposes construction of a vehicular gate at the secondary entrance to the property approximately 60 feet back from Camino Ranchitos. The gate will be similar to the first with rusted steel open slats but will be approximately 54" high and will be swinging operation in two sections. The gate will connect two a pilaster on each side. A tin down light fixture will be located on each pilaster and rusted address number will be placed on the northern pilaster.

A stuccoed wall will connect to the northern pilaster and run approximately 12 feet in length. The wall will range in height from 5' to 5' 6" where the maximum allowable height is 6'. Where the wall ends a new coyote fence is proposed to the maximum allowable height of 6'. The fence will run along the east property line for approximately 60 feet towards the north. The fence will have irregular ends and the stringers will face the interior of the lot.

Stucco color for the wall and pilaster will match as close as possible to the primary residence which is similar to El Rey "Adobe".

### **STAFF RECOMMENDATIONS:**

Staff recommends approval of the application as it complies with Section 14-5.2 (C) Regulations for Contributing Structures, 14-5.2 (D) General Design Standards, and Section 14-5.2 (E) Downtown and Eastside Historic District Design Standards.

Present and sworn was Mr. David Perrigo, Box 8610, Santa Fe, who said he would answer questions.

Ms. Rios asked if this property was contributing.

Ms. Barrett agreed it should say contributing.

Ms. Rios asked Mr. Perrigo why his clients wanted gates.

Mr. Perrigo said it was for security and privacy.

Ms. Rios asked if the picture on page 20 in the packet was of the proposed gate.

Mr. Perrigo said that was the neighbor's gate. He was proposing a gate with two inch wide slats and a two inch gap.

Ms. Rios asked if he would consider a wider gap.

Mr. Perrigo said he would be willing to make it wider but needed direction. He said people could see through this gate design.

Ms. Rios asked if he would consider a wall height lower than the proposed six feet.

Mr. Perrigo said his client wanted to make it taller. Right now the walls were at 4½ feet.

Ms. Rios noted that these properties were once orchards. It was too bad that they wanted it that high. It would be nicer if it was lower.

Ms. Barrett said the wall was 5' to 5½'. The coyote was six feet.

Chair Woods asked him what his objection was.

Mr. Perrigo said he had no objection but the owner wanted it as high as possible. He said he tried to convince the owner that 5' 5" would be a reasonable amount.

Chair Woods asked if on the main entrance was a key pad.

Mr. Perrigo agreed but not on the second entrance. They were trying to match the gate to the wall

height.

Ms. Shapiro said she didn't see the slatted gate in the neighborhood and asked where it was.

Mr. Perrigo said it was at 837 El Caminito, east about six houses.

Ms. Shapiro said the next door neighbor would then want a gate. She asked how a four foot gate would keep anyone out.

Mr. Perrigo said it would keep people from driving in. There were two residential units there. If it was open, anyone could drive in. They wanted to keep cars out.

Ms. Shapiro suggested maybe a simple chain would do that. She thought a gate would be disruptive to the neighborhood streetscape.

Mr. Perrigo said there were lots of gates on Caminito.

Ms. Shapiro said they noticed a cement footing there and part of it was on the neighbor's property.

Mr. Perrigo said that was before his time.

Ms. Shapiro said she would want that removed and returned to its original state.

Dr. Kantner asked about the gate style.

Mr. Perrigo said that wider gates needed something to keep them from swaying. He explained they were using bileaf gates.

Dr. Kantner thought the secondary gate might block access to the driveway.

Mr. Perrigo guessed they would swing it in.

#### **PUBLIC COMMENT**

Ms. Karen Walker was sworn. She said the owners of 955 El Caminito had to cross her property to get into their guest house area. She gave the easement to the family there before. The owner began to put in footings and was not careful about the property line. She said that property damage should be dealt with there.

She said their gates could not open onto her property but have to open onto the applicant's property. These gates were particularly ugly and there were some more attractive ones in the folder. She asked that the gate be lower.

Ms. Mather asked if there was much traffic there.

Ms. Walker said there was not; only the owners and a workman sometimes. In her time there she had seen no thefts or any strange car go in there. She knew the people who lived on Caminito or Abeyta.

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

Chair Woods summarized the issues.

Ms. Shapiro asked if he would be willing to take it back to the owners for other choices.

Mr. Perrigo said the owner did not want a wall without a gate. The gates were important to him.

Ms. Shapiro said she would like to deny it.

Ms. Barrett reminded the Board that this application met the ordinance requirements and the Board would need a factual basis for denial.

Ms. Shapiro said it was not in harmony with the area. The nearest gate was six houses away.

Dr. Kantner asked if it would be possible to come back with a different design for the gate that was less industrial looking and more in keeping with the neighborhood.

Chair Woods added that they should also work with the neighbor.

Mr. Perrigo agreed.

**Ms. Rios moved to postpone Case #H 09-019 to give the applicant an opportunity to redesign the gate and hopefully lower the wall - and perhaps to work things out with the neighbor. Dr. Kantner seconded the motion and it passed by unanimous voice vote. Ms. Walker had recused herself and did not vote.**

Ms. Walker rejoined the bench at this time.

- 3. Case #H 09-020A.** 354 Hillside Avenue. Downtown and Eastside Historic District. Lom Tryk, agent for Terry Brewer, proposes a status review of a non-contributing building. (Marissa Barrett)

Chair Woods recused herself from this case and left the bench. Ms. Rios presided in this case and the next one.

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

**BACKGROUND AND SUMMARY:**

The approximately 750 square foot Spanish Pueblo Revival Style guest house located at 354 Hillside (also listed as 356 ½ Hillside) was constructed around 1958 and was originally a garage. In the 1970s the garage was remodeled which included an addition to the north and conversion of use to a guest house. The remodeling included replacement of doors and windows and the addition of the portal. The original square footage of the building was approximately 348 square feet with approximately 402 square feet of non-historic additions. The Official Map lists the building as non-contributing to the Downtown and Eastside Historic District.

A Revised 2009 Historic Cultural Property Inventory was completed verifying the above information. The City and State approved consultant lists the building as non-contributing.

### **STAFF RECOMMENDATIONS:**

Staff recommends that the building remain non-contributing based on loss of historic material and integrity and major massing additions.

Present and sworn was Ms. Dedie Snow, who said she had nothing to add and would answer questions.

Ms. Mather asked about the unusual window.

Ms. Snow said it came from somewhere else in town but have no idea where.

Mr. Rasch said he did not know either.

Ms. Walker said it almost looked like the windows John Midyette was selling.

Ms. Snow agreed.

There were no speakers from the public regarding this case.

**Ms. Mather moved approval of Case #H 09-020A as recommended by staff to retain the non-contributing status of the building based on loss of historic materials, loss of integrity and massing. /Ms. Walker seconded the motion and it passed by unanimous voice vote. Ms. Woods had recused herself and did not vote.**

**Case #H 09-020B.** 354 Hillside Avenue. Downtown and Eastside Historic District. Lorn Tryk, agent for Terry Brewer, proposes to demolish an approximately 750 sq. ft. non-contributing guesthouse and construct an approximately 2,625 sq. ft. addition and approximately 680 sq. ft. attached garage to a height of 15' where the existing height was 16' 5" to a non-statused building (Marissa Barrett)



Chair Woods remained recused from consideration of this case.

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

**BACKGROUND AND SUMMARY:**

The applicant proposes to demolish the approximately 750 square foot Spanish Pueblo Revival style guest house located at 354 Hillside Ave (also listed as 356 ½ Hillside). The approximately 1,075 square foot Spanish Pueblo Revival Style main residence on the lot is a recent building which does not show on the Official Map and does not have a historic status. The Official Map lists the guest house as non-contributing to the Downtown and Eastside Historic District.

The applicant proposes to construct approximately 2,359 square feet of heated space to the main residence, an approximately 266 square foot portal, and an approximately 680 square foot attached garage. The new additions will be to a height of 15' where the existing height is 16' 5".

The additions will be Spanish Pueblo Revival in style and will include divided light wood windows and doors with exposed wood lintels, wood beams and posts, and canals. Canal lining needs to be clarified. Window trim will be white and the additions will be stuccoed to match the existing building which is similar to an El Rey "Adobe". Wood trim, including the garage door, will be stained to match the existing. Four new skylights are indicated on the floor plan. An example of the exterior light fixture is in the packet.

Lastly proposed is a new interior courtyard wall with a wood pedestrian gate. The wall will not exceed the maximum allowable height of 6' and will be stuccoed to match the existing building. The gate will be stained to match the existing wood trim on the building.

**STAFF RECOMMENDATIONS:**

Staff recommends approval on the condition that there are no publicly visible rooftop appurtenances and that canal lining material is clarified. Otherwise this application complies with Section 14-5.2 (D) General Design Standards for All H-Districts and Section 14-5.2 (E) Downtown and Eastside Historic District Design Standards.

Present and sworn was Mr. Lorn Tryk, 206 McKenzie Street, Santa Fe.

Vice Chair Rios asked if there were any rooftop appurtenances.

Mr. Tryk said there would be none. He briefly explained the context of these two properties. It was a five-unit subdivision on a private easement. Currently the applicant's brother used the existing building (studio). He was a world class woodcarver and painter and this project would create a new studio for him (next case) and the current one would be turned into a house. The owner wanted to do a two-story and he talked him out of that. He didn't hear Ms. Barrett quote a maximum height because it was not relevant. There was a higher lot coverage.

Vice Chair Rios said he would demolish the existing structure and add on to the existing house.

Ms. Shapiro asked if the addition was 256 sq. ft. for the portal and 680 sq. ft. to the garage.

Mr. Tryk agreed.

Ms. Shapiro asked what the lot coverage would be.

Mr. Tryk said it was about 39%

Ms. Barrett said lot coverage would be 39.76%.

Ms. Shapiro asked if it extended to the easements.

Mr. Tryk said there was a good sized courtyard on the south and a big patio on the back was maintained. You could see on the front that it was set back from the property line. The driveway was right on the line. He pointed out the courtyard and the gate locations.

Ms. Shapiro noted there was a beautiful tree there.

Mr. Tryk said it was recently planted and they wanted to try to transplant it. If it didn't survive he would plant another one. He planted the largest cottonwoods he could get.

Ms. Shapiro asked if the 4 skylights wouldn't be seen. Mr. Tryk agreed.

Vice Chair Rios asked if it was publicly visible.

Mr. Tryk said it was not at all visible. One of the slides showed what they would demolish. He pointed out where it was. Only at the driveway could one see the end of the addition. He included the driveway shots in the packet.

Ms. Walker read the notes on the zoning review regarding lot coverage and it looked like the portal was not included.

Mr. Tryk explained that the front portal didn't have a cover so it was a pergola and thought the reviewer crossed it out. He pointed out the pergola on the front.

Vice Chair Rios asked why it had a parapet if it was a pergola.

Mr. Tryk said it was to be in keeping with the rest.

Ms. Mather asked how long the six foot wall was.

Mr. Tryk said the Board saw a series of pilasters in the vines. There was a gate in that location right now. It was basically to replace the coyote there for something more permanent.

Dr. Kantner said on the north elevation it looked like a light fixture about knee high.

Mr. Tryk said it was.

Ms. Shapiro asked if the outer portions of the front doors were glass.

Mr. Tryk agreed. They proposed undivided doors because it was under a portal. It was the desire of the owners to have the arch shape.

Ms. Shapiro asked if they were proposing exterior lighting or expanding the driveway.

Mr. Tryk said they were expanding for the garage in front of the garage. There were low voltage lights on the drive and in the courtyard but no lighting in front of building except by the door. The neighbors towered over this property with a two-story building.

There were no speakers from the public regarding this case.

**Dr. Kantner moved to approve Case #H 09-020B per staff recommendations, with the understanding that the canales would be lined as indicated, including the requested demolition, with the condition that there be no publicly visible rooftop appurtenances. Mr. Featheringill seconded the motion and it passed by unanimous voice vote. Ms. Woods, having recused herself from consideration of this case, did not vote.**

4. **Case #H 09-021.** 358 Hillside Avenue. Downtown and Eastside Historic District. Mr. Lorn Tryk, agent for Terry Brewer, proposes to construct an approximately 578 sq. ft. studio with an approximately 506 sq. ft. carport to a height of 13' where the maximum allowable height was 16' 4" on a vacant lot. (Marissa Barrett)

Chair Woods remained recused from consideration of this case.

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

**BACKGROUND AND SUMMARY:**

358 Hillside Avenue is a non-publicly visible vacant lot located in the Downtown and Eastside Historic District. The applicant proposes construction of an approximately 435 square foot studio with an approximately 143 square foot portal and an approximately 506 square foot attached carport to a height of 13' where the maximum allowable height is 16' 4".

The building will be Spanish Pueblo Revival in style and will include Pella divided light aluminum clad wood doors and windows in the color tan. There is an opening on the carport that will not have any glazing. The portal and carport will include wood posts, beams, and carved corbels. Wood finish needs to be clarified. The building will be stuccoed using El Rey "Buckskin".

No skylights or rooftop equipment are indicated on the plans. An example of the exterior light fixture is on the last page of the packet.

### **STAFF RECOMMENDATIONS:**

Staff recommends approval of the application on the condition that there is no publicly visible rooftop equipment, that the wood finish is clarified, and that the window on the north elevation has divided lights. Otherwise this application complies with Section 14-5.2 (D) General Design Standards for All H-Districts and Section 14-5.2 (E) Downtown and Eastside Historic District Design Standards.

Mr. Tryk explained this was for a studio. This was a separate parcel of property. The parking area down east the end was where it would be built. He pointed it out on the site plan.

He added that there was a wall and gate that was about in the middle of where this building would be built and they would get demolished.

Vice Chair Rios asked about the wood finish.

Mr. Tryk said their intent was to match the stain on the existing studio - it was a medium brown.

Vice Chair Rios asked if there would be no rooftop appurtenances. Mr. Tryk agreed.

Ms. Mather asked if on the corner of the portal it had three posts on it.

Mr. Tryk said that was correct.

There were no speakers from the public regarding this case.

**Ms. Walker moved to approve Case #H 09-021 per staff recommendations and conditions that there be no visible rooftop appurtenances and that the wood finish match the existing finish on the studio. Ms. Shapiro seconded the motion and it passed by unanimous voice vote. Ms. Woods had recused herself and did not vote.**

Chair Woods returned to the bench at this time.

### **K. MATTERS FROM THE BOARD**

Ms. Rios commented on the Acequia Madre project application that she needed a magnifying glass to read most of them but this one she could read.

**L. ADJOURNMENT**

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

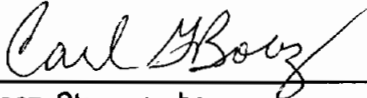
The meeting was adjourned at approximately 6:57 p.m.

Approved by:

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Sharon Woods, Chair

Submitted by:

  
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Carl Boaz, Stenographer