



Agenda

DATE 7/22/09 TIME 9:05 am
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AMENDED

HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, JULY 28, 2009 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD HEARING

TUESDAY, JULY 28, 2009 – 5:30 PM

CITY COUNCIL CHAMBERS

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

June 23, 2009

June 30, 2009

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

F. COMMUNICATIONS

G. BUSINESS FROM THE FLOOR

H. ADMINISTRATIVE MATTERS

I. OLD BUSINESS

1. Case #H-08-058. 704 Camino Cabra. Historic Review District. Andy Lyons, agent for Sarah Rinehart, proposes to amend a previous approval by altering the window pattern on a non-statused building. (Marissa Barrett)
2. Case #H-09-028. 852 Camino Ranchitos. Downtown & Eastside Historic District. John Alejandro, agent for Gail and Lloyd Takeshita, proposes to remove an approximately 625 sq. ft. non-historic carport and construct an approximately 1,280 sq. ft. addition to a height of 13'6" where the maximum allowable height is 16'6" (sloping height will be 17' where the maximum allowable height is 20'6"), construct an approximately 110 sq. ft. portal to a height of 10', where the existing height is 10'6", construct approximately 390 sq. ft. of deck, replace windows and garage doors, and restucco a non-contributing building. (Marissa Barrett)

J. NEW BUSINESS

1. Case #H-09-038. 315 Old Santa Fe Trail. Downtown & Eastside Historic District. SF Sustainable Builders, agent for Lois Viscoli, proposes to install rooftop mechanical equipment and screen it by constructing a parapet extension over the kitchen area with a height increase from 11'6" to 12'6" where the maximum allowable height is 16'10" on a contributing building. (David Rasch)

2. Case #H-09-39. 207 W. San Francisco Street. Downtown & Eastside Historic District. Greg Allegretti, agent for Mejed Daly, proposes to install rooftop mechanical equipment and screen it by constructing a parapet extension over the kitchen area with a height increase from 9'4" to 13'4" at lower than the adjacent parapet, replace an existing wood gate in a 8' high stuccoed yardwall with an 8' high iron gate, replace a courtyard entrance door with paired glass doors, construct a 50 sq. ft. portal over the doors, and remodel the courtyard for exterior restaurant seating at a contributing building. (David Rasch)
3. Case #H-09-042A. 814 Galisteo Street. Don Gaspar Area Historic District. Staff proposes an historic status review of this contributing building. (David Rasch)

Case #H-09-042B. 814 Galisteo Street. Don Gaspar Area Historic District. Jeff McFall, agent for Jeffery & Joan Less, proposes to remodel the residence by removing a non-historic sunroom and replacing it with a flat-roofed room. (David Rasch)
4. Case #H-09-043A. 108 Candelario Street. Westside-Guadalupe Historic District. Staff proposes an historic status review of this non-contributing residence. (David Rasch)

Case #H-09-043B. 108 Candelario Street. Westside-Guadalupe Historic District. Jeff McFall, agent for Janet Lowe, proposes to remodel the residence by constructing a deck and portal on an existing second story, replacing non-historic windows and other minor alterations. (David Rasch)
5. Case #H-09-044. 749 W. Manhattan Street. Westside-Guadalupe Historic District. Claire Lang, agent for Susan Mercer, proposes to construct an approximately 300 sq. ft. addition to a height of 11'6" where the existing height is 13'6" on a non-contributing building. (Marissa Barrett)
6. Case #H-09-040. 324 Sanchez Street. Downtown & Eastside Historic District. Scott Wong, owner/agent, proposes to demolish an approximately 1,136 sq. ft. non-contributing single family residence and construct an approximately 2,050 sq. ft. single family residence to a height of 15'6" where the maximum allowable height is 16'10", hardscaping, and construct yardwalls ranging in height from 5'-8' where the maximum allowable height is 6'. An exception is requested to exceed the height for walls (Section 14-5.2(D)(9)). (Marissa Barrett)
7. Case #H-09-041. 542 Camino Del Monte Sol. Downtown & Eastside Historic District. Thor Sigstedt, agent for Frank Clifford & Barbara Anderson, proposes to construct an approximately 32sq. ft. addition to the height of 10'7" where the existing height is 11'6" on a significant building. An exception is requested to construct an addition to a significant building (Section 14-5.2(D)(2)(c)). (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 July 28, 2009 Historic Design Review Board Field Trip, please notify the Historic Preservation by 9:00 am on Tuesday, July 28, 2009.

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HISTORIC DESIGN REVIEW BOARD
 July 28, 2009

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MINUTES OF THE
CITY OF SANTA FE
HISTORIC DESIGN REVIEW BOARD

July 28, 2009

A. CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Design Review Board was called to order by Vice Chair Rios 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 [arriving later]
Mr. Dan Featheringill
Ms. Christine Mather
Ms. Cecilia Rios
Ms. Deborah Shapiro
Ms. Karen Walker

MEMBERS ABSENT:

Dr. John Kantner [excused]

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Ms. Marissa Barrett, Senior Historic Planner
Ms. Kelley Brennan, Asst. City Attorney
Mr. Carl Boaz, Stenographer

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

C. APPROVAL OF AGENDA

Ms. Shapiro moved to approve the agenda as published. Ms. Mather seconded the motion and it passed by unanimous voice vote.

Chair Woods arrived.

D. APPROVAL OF MINUTES

June 23, 2009

Ms. Mather requested a correction on page 31 where it should have said, "Ms. Mather said in her own home they had replaced windows..... You can never get that character back from the original windows."

Ms. Walker moved to approve the minutes of June 23, 2009 as amended. Ms. Mather seconded the motion and it passed by unanimous voice vote.

June 30, 2009

Ms. Walker asked for a correction on page 28 at the top where she had said "happier," not "cheaper."

Ms. Shapiro moved to approve the minutes of June 30, 2009 as amended. Ms. Mather seconded the motion and it passed by unanimous voice vote.

Vice Chair Rios relinquished the gavel to Chair Woods.

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

None.

F. COMMUNICATIONS

Mr. Rasch asked the Board members if they could attend a special meeting on September 1st for the second part of the Drury Case. He said it would probably be at 5:30 or maybe 6:00 in Council chambers. He explained that it is the first available date he could find and they were up against the deadline for notice.

Ms. Shapiro said she could not attend.

G. BUSINESS FROM THE FLOOR

None.

H. ADMINISTRATIVE MATTERS

None.

Chair Woods announced to the public that anyone wishing to appeal a decision of the Board had seven days to file the appeal and should contact staff to do so.

I. OLD BUSINESS

1. **Case #H 08-058.** 704 Camino Cabra. Historic Review District. Andy Lyons, agent for Sarah Rinehart, proposes to amend a previous approval by altering the window pattern on a non-statused building. (Marissa Barrett)

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

BACKGROUND AND SUMMARY:

The Spanish Pueblo Revival style single family residence and garage were built between 1990 and 1993. The City has no Historic Cultural Properties Inventory for the buildings. The Official Map lists the building as non-contributing to the Historic Review District.

On June 10, 2008 the Board approved construction of an approximately 508 square foot second story addition to a height of 22' 11" where the maximum allowable height is 21' 10". The Board allowed the additional height increase due to the sloping site with the footprint of the building having a grade change of 2' or more.

Windows were approved to be aluminum clad wood divided light with exposed lintels in the color bronze to match the existing. Stucco was to match the existing building in both texture and color.

The Board's approval included the following conditions, that there be no publicly visible rooftop appurtenances or skylights, that exterior light fixtures be approved by staff before a building permit is submitted, and that all windows have vertical style panes.

The applicant now comes before the Board asking to amend the original approval to include windows with no divides to match the existing style. Since the building is in the Historic Review District divided light panes are not required.

STAFF RECOMMENDATIONS:

Staff recommends approval of this application as it complies with Section 14-5.2 (D) General Design

Standards for All H-Districts and Section 14-5.2 (G) Historic Review District.

Present and sworn was Mr. Andy Lyons, PO 8858, Santa Fe, who apologized for the mix up. He said he wanted to match the windows that were there now.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H 08-058 per staff recommendations. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

2. **Case #H 09-028.** 852 Camino Ranchitos. Downtown & Eastside Historic District. John Alejandro, agent for Gail and Lloyd Takeshita, proposes to remove an approximately 625 sq. ft. non-historic carport and construct an approximately 1,280 sq. ft. addition to a height of 13' 6" where the maximum allowable height is 16' 6" (sloping height will be 17' where the maximum allowable height is 20' 6"), construct an approximately 110 sq. ft. portal to a height of 10' where the existing height is 10' 6", construct approximately 390 sq. ft. of deck, replace windows and garage doors and restucco a non-contributing building. (Marissa Barrett)

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

BACKGROUND AND SUMMARY:

The approximately 2,063 square foot Spanish Pueblo Revival single family residence with an approximately 625 square foot attached carport has received major alterations which include the conversion of the garage to living space, the carport and living space additions, and non-compliant window alterations. The Official Map lists the building as non-contributing and shows the building located on the last lot with in the Downtown and Eastside Historic District before the Historic Review District begins.

The Board heard the case at the June 9, 2009 hearing and postponed the case on the request of the applicant in order to redesign the portals in Spanish Pueblo Revival style, to redesign the north wall in a manner that breaks up the monolith and perhaps eliminates some downspouts, and to show that all windows meet the 30" rule with true divided lights or simulated divided lights. The applicant has revised the drawings address the concerns of the Board.

The applicant proposes removing the approximately 625 square foot non-historic carport and the construction of an approximately 1,280 square foot addition in its place. The addition will be 13' 6" high measured on the street facing east elevation where the maximum allowable height is 16' 6". The height on the non-publicly visible west sloping elevation is 17' where the maximum allowable height is 20' 6" (Maximum allowable height of 16' 6" plus 4' for slope). The height on the west elevation is approvable by the Board since the footprint of the building has a slope of 2' or more.

An approximately 390 (reduced from the previous proposal of 616 sq. ft.) square foot deck will be added to the non-publicly visible elevation which includes replacing the existing deck. The deck which

was originally proposed to include wood posts and beams painted white and a standing seam metal shed roof in the color sage green. The design has been revised to the Spanish Pueblo Revival style which will include wood posts, beams, and carved corbels with a stuccoed parapet and canals. The wood work will be painted a light color and the canals will be wood lined with galvanized metal.

Construct an approximately 110 square foot portal to the east street facing elevation to a height of 10' where the existing height is 10' 6". The portal was redesigned as well to include wood posts, beams, and carved corbels with a stucco parapet and canals. Finish details will match the proposed portal on the rear, west elevation. Brick pavers will be installed at the new and existing portals as well as rear stairs at the west side of the house.

Also proposed on the east elevation is the replacement of the non-historic garage doors with wood veneered garage doors which include windows. The living space which was originally a garage will be converted back to the original use as a garage. A new earth tone colored concrete apron will be installed at the garage entrance.

New divided light double hung or awning windows will be aluminum clad in an off white color. Windows under the portals will not be divided light as per code allowance. Canales will be lined with metal and will have downspouts on the south elevation which will drain into an underground water-harvesting tank. The originally proposed downspouts on the north elevation have been eliminated.

The building and all additions will be stuccoed using a synthetic stucco in the color "Buckskin". The front of the property will be laid with brown gravel to the front property line.

STAFF RECOMMENDATIONS:

Staff recommends approval on the condition that there are no publicly visible rooftop appurtenances and that exterior light fixtures are approved by staff before a building permit application is submitted. 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.

Ms. Rios asked if all windows met the 30" rule.

Ms. Barrett said the windows under the portal did not.

Ms. Rios asked if they would have downspouts on the south side. Ms. Barrett agreed.

Ms. Mather asked what type of stucco they proposed to use. Ms. Barrett was not sure.

Ms. Walker asked what the trim color would be and if a sample was available. Ms. Barrett said the trim color was an off white.

Present and sworn was Mr. John Alejandro, P. O. Box 5812, Santa Fe. He noted that the owner was present. He said he failed to mention last time that Ms. Takeshita's parents had owned the house until they

passed away.

He affirmed that he had made the revisions according to the Board's comments from last time including the Territorial style and reduced portals. He agreed with the staff recommendations.

Chair Woods asked about the color of the trim.

Mr. Alejandro said they had three colors from which to choose and shared samples with the Board.

Chair Woods asked if the trim would be painted or washed.

Mr. Alejandro said it would be painted.

Chair Woods asked if it would have round or square posts.

Mr. Alejandro said it would have round posts.

There were no speakers from the public regarding this case.

Ms. Walker asked if the color was just for the window trim.

Mr. Alejandro said it would be for all wood parts.

Ms. Shapiro noted that staff had directed him to bring exterior light fixtures and asked if he brought them.

Mr. Alejandro said when they decided on them, he would take them to staff.

Ms. Shapiro asked if he would have any rooftop equipment or skylights.

Mr. Alejandro said there would be none.

Ms. Rios asked for the material of the garage door.

Mr. Alejandro said it would be wood veneer with small glass windows at the top. It would simulate a pair of wood doors.

Ms. Rios asked if instead of painting the vigas and corbels they could have them natural. The owner agreed.

Ms. Mather asked what the original stucco type was.

Mr. Alejandro said it was conventional stucco.

Chair Woods asked if he was proposing to use synthetic stucco.

Mr. Alejandro said the owner was open to either.

Mr. Featheringill asked for the proposed stucco color.

Mr. Alejandro proposed Buckskin.

Mr. Featheringill said cementitious was better to use there than synthetic.

Ms. Walker asked if the owner would agree to leave posts natural too.

Present and sworn was Ms. Gail Takeshita, 34 Questa, Santa Fe, who said she could leave them natural or do a wash on them. She preferred to do a stain or an opaque color on the rest of the trim. She just wanted it to fit together. She wanted natural wood but not on the railing on the deck. Natural stain on the posts was fine.

Ms. Shapiro noted on the drawings there were a lot of hard edges and wondered if the reveals and corners could be softer in Pueblo style or if it was to be contemporary.

Mr. Alejandro said they were going to use rounded corners and reveals to reflect Spanish Pueblo and taper the parapets.

Chair Woods asked for the depth of window reveals.

Mr. Alejandro said they were using six inch studs and were setting them in about 4-5 inches and flush with the inside wall.

Ms. Walker moved to approve Case #H 09-028 per staff recommendations with the following conditions:

- 1. That any exterior lights be brought to staff for review and approval;**
- 2. That there be no visible rooftop appurtenances;**
- 3. That the stucco be cementitious in Buckskin color;**
- 4. That the railing and window trim be painted and the rest of exposed wood be stained and**
- 5. That the window reveal be 4-5 inches and corners rounded.**

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

J. NEW BUSINESS

- 1. Case #H 09-038.** 315 Old Santa Fe Trail. Downtown & Eastside Historic District. SF-Sustainable Builders, agent for Lois Viscoli, proposes to install rooftop mechanical equipment and screen it by constructing a parapet extension over the kitchen area with a height increase from 11' 6" to 12' 6"

where the maximum allowable height was 16' 10" on a contributing building. (David Rasch)
Mr. Rasch called attention to the 11x7 sheet for this case [Ex A]. The exhibit was essential to the Board's consideration.

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

BACKGROUND & SUMMARY:

315 Old Santa Fe Trail was a commercial building that was originally constructed before 1890. The Spanish-Pueblo Revival building has three additions on the rear which date to 1912-30, 1930-42, and post 1945. The building was listed as contributing to the Downtown & Eastside Historic District and the north elevation, the two street-facing west elevations and the south elevation between them may be considered as primary.

Mr. Rasch pointed out the locations on the site plan.

The applicant proposes to remodel the restaurant portion of the building at the south end and install mechanical units on the kitchen roof at the southeast corner of the building, the 1912-30 addition. The equipment would be visible from Old Santa Fe Trail, so a parapet extension was requested. The parapet will be increased on this addition area only from 11' 6" to 12' 6" where the maximum allowable height was 16' 10". The parapet extension will be stucco to match the building in cementitious "Santa Fe Brown". The increased height will be visible behind the existing portal and it will give interest to the building's massing.

He pointed out the elevations.

STAFF RECOMMENDATION:

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

Ms. Rios asked if they would be raising the parapet. Mr. Rasch agreed.

Present and sworn was Mr. Kevin Vanslooten, P. O. Box 2711, Santa Fe, who said he appreciated the Board hearing it. He was granted a building permit on May 25th and took off the roof and found out they could not put the equipment back on the roof. He had a last minute alternative that would be simpler and less expensive and not raise the building. He showed it in some photos.

He found that the exhaust fan exceeded the height of the stuccoed chimney. The new equipment would be barely visible as illustrated by the photo. Only by upper part would be visible and that only from Old Santa Fe Trail. He showed a mock up with cardboard box of what he was proposing. His proposal was to install a 2x6 wall to the proposed elevations around the equipment and stucco it to match. He explained that the wall would be in the middle of the building instead of raising the whole wall at the perimeter.

There were no speakers from the public regarding this case.

Mr. Rasch said the equipment was not visible from positions close to the building and it would be visible from the west side of Old Santa Fe Trail to the south, going uphill. He suggested the Board discuss the wall edge that would be visible.

Chair Woods explained that the Board didn't want the end of the wall to be seen. She suggested he consider having it return so the edge would not be visible from the public way.

Mr. Featheringill showed him how to do a return and then asked what would keep people from seeing the back side.

Mr. Vanslooten said the back side was Garret's Desert Inn. He said they had tried to move the equipment but could not do it.

Chair Woods suggested that he could just do a wall around the equipment.

Mr. Vanslooten thought they could do that.

Chair Woods said he would need to submit his new drawings to staff.

Mr. Featheringill added that he could also leave twelve inches at the bottom to allow draining and wrap the stucco up over the wall.

Mr. Vanslooten agreed.

Chair Woods reiterated that he would need to draw it and bring it to Mr. Rasch.

Mr. Featheringill moved to approve Case #H 09-038 per staff recommendations with the conditions that a screen wall be placed around the rooftop units no higher than necessary with holes at bottom and cementitious stucco to match existing stucco. Ms. Rios seconded the motion and it passed by unanimous voice vote.

2. **Case #H 09-039.** 207 W. San Francisco Street. Downtown & Eastside Historic District. Greg Allegretti, agent for Mejed Daly, proposes to install rooftop mechanical equipment and screen it by constructing a parapet extension over the kitchen area with a height increase from 9' 4" to 13' 4" at lower than the adjacent parapet, replace an existing wood gate in a 8' high stuccoed yardwall with an 8' high iron gate, replace a courtyard entrance door with paired glass doors, construct a 50 sq. ft. portal over the doors and remodel the courtyard for exterior restaurant seating at a contributing building. (David Rasch)

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

BACKGROUND & SUMMARY:

207 West San Francisco Street was a commercial building that was constructed in a simplified Spanish-Pueblo Revival style between 1921 and 1927 with a post 1945 addition on the rear along the Burro Alley frontage. The building was listed as contributing to the Downtown & Eastside Historic District and the south and west elevations may be considered as primary.

The applicant proposes to remodel the property as a restaurant with the following four items.

1. The rear addition, kitchen area, will have mechanical units installed on the roof which will be publicly visible. A parapet height increase to screen the equipment was requested from 9' 4" to 13' 4", which was less than the existing adjacent stepped parapet height. The new parapet appears to be proposed beside the existing north parapet on the inside face but on top of the existing west parapet. Clarification was needed.

2. The doors leading from the restaurant interior into the rear courtyard will be replaced with full-light glass doors that are not compliant to the 30" rule. To meet compliance, a 50 square foot portal will be constructed over this doorway in a Spanish-Pueblo Revival style with viga posts, carved corbels, and exposed header, and a stuccoed parapet to a height of 10' 10".

3. The existing 5' 6" high wooden bileaf gates in the 8' high stuccoed yardwall along Burro Alley will be removed and replaced with 8' high iron bileaf gates in the same widths as existing to accommodate pedestrians or vehicles.

4. The courtyard will be remodeled for outside restaurant seating. This will include a kiva fireplace to 14' 10" high in the northeast corner with stepped spur walls on each side and a banco, water features, spherical garden ornaments, and tables with umbrellas.

STAFF RECOMMENDATION:

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

Present and sworn was Mr. Greg Allegretti who felt it was a good staff report and he would answer questions.

There were no speakers from the public regarding this case.

Ms. Walker noted that on the field trip the existing gate looked more like 4' 6" and wondered if he brought the fenestrated gate. She asked if the applicant would consider taking a second look at the gate.

Mr. Allegretti agreed.

Chair Woods asked if he had a drawing.

Mr. Allegretti said he did but it was very small scale.

Ms. Rios asked if he would bring it down to 5' 6".

Mr. Allegretti said he could come down to existing height.

Ms. Rios asked if it met the 30" window rule.

Mr. Allegretti said it did not under the portal.

Mr. Featheringill asked him to consider some irregularity of the gate if he was worried about security.

Mr. Rasch referred to the parapet extension and said on the north elevation it looked like it was inside and on the west elevation the extension looked like it was on top of the parapet.

Mr. Allegretti said he wanted to set it back to show the original and be economical on stucco. He said it was always amazing to see the size of restaurant equipment. They did need to surround it with a screen.

Chair Woods asked if he could just build a screen around the equipment rather than at the parapet.

Mr. Allegretti said he was delighted to have a smaller enclosure and what that would allow them to do.

Ms. Shapiro asked about exterior lighting.

Mr. Allegretti said they would have some in the courtyard and requested they be allowed to have staff approve that.

Public Comment

Present and sworn was Ms. Norma Sharon, who asked regarding the iron gates if they could be opened in the event of an emergency like a fire in that courtyard area so that anyone eating could exit. She said if they had to exit through the glass doors in the back it would not be good. She noted that there was a real door in the business next door and she had observed when the previous tenant was moving out, there was an exit door in back and wondered about complications in the courtyard.

Mr. Allegretti said that at the very minimum those gates would be unlocked during business hours. He added that there was an exit from the courtyard and a requested easement. He was not sure what they were required to do but agreed they would just work with the fire department. They could provide a box for the fire department to use to get in at other times.

Ms. Mather moved to approve Case #H 09-039 per staff recommendations with the following conditions:

- 1. That the applicant submit drawings to screen the mechanicals and stucco the screen to match existing stucco;**

2. **Submit the exterior lighting to the staff for review and approval;**
3. **Reduce the gate height to 5' 6".**
Ms. Rios seconded the motion and requested a condition (accepted by the maker)
4. **That all windows meet the 30" window rule or be under portals.**
The motion passed by unanimous voice vote.

3. **Case #H 09-042A.** 814 Galisteo Street. Don Gaspar Area Historic District. Staff proposes an historic status review of this contributing building. (David Rasch)

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

BACKGROUND & SUMMARY:

814 Galisteo Street was a single-family residence that was constructed in the Hipped Box style between 1912 and 1928. A sunroom addition was constructed on the southwest corner after 1978 and all windows were replaced at an unknown non-historic date. The building was listed as contributing to the Don Gaspar Area Historic District.

STAFF RECOMMENDATION:

Staff recommends maintaining an historic status of contributing for this property given that the rear addition and the window replacements do not overwhelm the historic integrity of the building.

Present and sworn was Mr. Jeff McFall who agreed to answer questions.

There were no speakers from the public regarding this case.

Ms. Rios moved to maintain its contributing status per staff recommendation. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

Case #H 09-042B. 814 Galisteo Street. Don Gaspar Area Historic District. Jeff McFall, agent for Jeffery & Joan Less, proposes to remodel the residence by removing a non-historic sunroom and replacing it with a flat-roofed room. (David Rasch)

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

BACKGROUND & SUMMARY:

814 Galisteo Street was a contributing property in the Don Gaspar Area Historic District and the east elevation may be considered as primary. The applicant proposes to remodel the property by removing a 142 square foot non-historic sunroom and replacing it with a flat-roofed dining room on the same footprint.

The wood frame addition will rise above the pitched roof line to a height of 11' 6" and straighten up the south wall that presently slopes down at a differing angle from the roofline. The finishes will match existing finishes.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2 (C) Regulation of Contributing Structures, (D) General Design Guidelines, and (H) Don Gaspar Area Historic District.

Mr. McFall had nothing to add to the staff report.

There were no speakers from the public regarding this case.

Chair Woods said she had a hard time with the parapet sticking up there. She suggested it come to where the eaves hit the wall and run the fenestration around.

Mr. McFall said he would not get enough ceiling height that way. The problem with the lower elevation was what he would have to do to the roof.

Chair Woods noted that he was showing two different heights. She would assume he could come right off where the roof was coming down instead and then going back up.

Mr. McFall said he would not have any way to waterproof it if he didn't have a step down there.

Mr. Featheringill asked if the slab was staying. Mr. McFall agreed.

Mr. Rasch said the ceiling on lower part was 7' 2" and on the higher was 8' 2".

Mr. Featheringill suggested he might create a cricket.

Mr. McFall said since it wasn't the primary elevation and he was not changing it dramatically they would just go around.

Chair Woods said she was just looking for a better way to do it.

Mr. McFall said that short of taking something and dramatically changing floor levels, there wasn't a way to step down and keep the ceiling height. They didn't want to take out the existing slab.

Ms. Shapiro asked if the roof slope was the minimum slope for asphalt.

Mr. McFall said it was about 4 and 12.

Ms. Shapiro suggested he could start higher on the roof.

Mr. McFall said if he did that he would have to change the pitch of the roof. The bedroom addition tied into the old roof and he could not do both of them.

Ms. Mather moved to approve Case #H 09-042B as designed. Ms. Rios seconded the motion and it passed by unanimous voice vote.

- 4. Case #H 09-043A.** 108 Candelario Street. Westside-Guadalupe Historic District. Staff proposes an historic status review of this non-contributing residence. (David Rasch)

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

BACKGROUND & SUMMARY:

108 Candelario Street was an adobe single-family residence that was constructed before 1952 in a simplified Spanish-Pueblo Revival style. An adobe addition was added in the rear before 1958. After 1978, a two-story addition was constructed on the rear and this was visible from the street over the original low structure. All historic windows have been removed and replaced at an unknown date.

STAFF RECOMMENDATION:

Staff recommends maintaining the non-contributing historic status for this property because of the loss of historic materials and the overwhelming two-story massing changes.

There were no speakers from the public regarding this case.

Mr. McFall said he had nothing to add to the staff report and agreed with Mr. Rasch about the massing.

Ms. Shapiro moved to approve Case #H 09-0431 maintaining the non-contributing status as recommended by staff. Ms. Walker seconded the motion and it passed by unanimous voice vote.

Case #H 09-043B. 108 Candelario Street. Westside-Guadalupe Historic District. Jeff McFall, agent for Janet Lowe, proposes to remodel the residence by constructing a deck and portal on an existing second story, replacing non-historic windows and other minor alterations. (David Rasch)

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

BACKGROUND & SUMMARY:

108 Candelario Street was a non-contributing property in the Westside-Guadalupe Historic District. The applicant proposes to remodel the building with the following four items.

1. The existing roof deck will be expanded along the second-floor of the addition on the east elevation

by approximately 230 square feet. The wood railing will also extend around the deck.

2. A 128 square foot portal will be constructed over the north end of the new deck. It will mimic the existing front portal in details. Including the squashed corbels.

3. A 13 square foot metal awning will be installed over the rear non-visible door which mimics the pitched roof over the second story addition on the south elevation.

4. Existing windows will be replaced with some window and door alterations, wall infills, and new openings created and the building will be restuccoed to match the existing color.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2 (D) General Design Standards and (I) Westside-Guadalupe Historic District.

Chair Woods asked if awnings were allowed in this district.

Mr. Rasch said they were and this one was not publicly visible.

Mr. McFall said because of the setback of the two story structure, they reached the required setback.

There were no speakers from the public regarding this case.

Ms. Shapiro asked if he intended to put lighting on the portal or decking.

Mr. McFall said she did not require anything.

Ms. Shapiro asked if he would have lighting over the door. Mr. McFall agreed.

Ms. Shapiro said he could bring that to staff.

Ms. Shapiro asked if there would be any skylights or other things on the roof.

Mr. McFall said it would have two little solar tubes that would not be visible from the front. He pointed out the location of them and said they would not be above the existing parapet.

Ms. Walker asked if on the east elevation there was any way to break up that railing.

Mr. McFall said it was a minimum railing but they could look at a different detail.

Ms. Walker said she was asking for just something to break the monotony of it.

Chair Woods thought adding some stucco massing would improve it. Otherwise she felt it just looked

like a play pen.

Mr. McFall agreed to put stuccoed posts on the wall.

Ms. Walker said he should take the drawings to staff.

Ms. Shapiro asked if the railing was all wood. Mr. McFall agreed.

Ms. Shapiro asked for the awning color.

Mr. McFall said the awning would match the color of the roof. He called it an awning because there was no support under it but it was just a pitched metal roof over this deck to protect the door there.

Chair Woods asked if on the existing metal portal there were supports now.

Mr. McFall said there were none. It just sat on the beam.

Ms. Rios asked him to describe the proposed windows.

Mr. McFall said he would replace them with the same wood clad window to match.

Ms. Rios asked if he would stucco the entire building. Mr. McFall agreed. They would use cementitious in the existing color.

There were no speakers from the public regarding this case.

Ms. Shapiro moved to approve Case #H 09-043B with the following conditions:

1. That any lighting on the portal be submitted to staff for review and approval;
2. That the color of the wood railing be natural stain;
3. That the new awning match the existing roof;
4. That stucco massing be added to the railing and plan in detail be submitted to staff;
5. That the stucco be cementitious and match existing.

Ms. Rios seconded the motion and asked for a friendly amendment:

6. That the roof top light tubes be approved as described. Ms. Shapiro agreed.
- The motion passed by unanimous voice vote.**

5. **Case #H 09-044.** 749 W. Manhattan Street. Westside-Guadalupe Historic District. Claire Lang, agent for Susan Mercer, proposes to construct an approximately 300 sq. ft. addition to a height of 11' 6" where the existing height was 13' 6" on a non-contributing building. (Marissa Barrett)

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

BACKGROUND AND SUMMARY:

The approximately 1,824 square foot Spanish Pueblo Revival style single family residence was constructed in 1991. The Official Map list the building as non-contributing to the Westside-Guadalupe Historic District.

The applicant proposes construction of an approximately 300 square foot addition to the rear, non-publicly visible east elevation. The addition will be to a height of 11' 6" where the existing height was 13' 6". Windows will be Integrity from Marvin which were a fiberglass material. The exterior window trim will be bronze to match the existing windows. Canales will be wood lined with galvanized metal and the stucco will match the existing in color, material, and texture.

No skylights or rooftop appurtenances were indicated on the plans.

STAFF RECOMMENDATIONS:

Staff recommends approval of the application on the condition that there are no publicly visible rooftop appurtenances and any new exterior light fixtures are approved by staff before a building permit application was submitted. Otherwise this application complies with Section 14-5.2 (D) General Design Standards for All H-Districts and Section 14-5.2 (I) Westside-Guadalupe Historic District.

Present and sworn was Ms. Claire Lang, 2542 Camino San Patricio who said she had nothing to add to the staff report.

There were no speakers from the public regarding this case.

Ms. Rios moved for approval of Case #H 09-044 as submitted. Ms. Walker seconded the motion and it passed by unanimous voice vote.

6. **Case #H 09-040.** 324 Sanchez Street. Downtown & Eastside Historic District. Scott Wong, owner/agent, proposes to demolish an approximately 1,136 sq. ft. non-contributing single family residence and construct an approximately 2,050 sq. ft. single family residence to a height of 15' 6" where the maximum allowable height was 16' 10", hardscaping and construct yardwalls ranging in height from 5' - 8' where the maximum allowable height was 6'. An exception was requested to exceed the height for walls (Section 14-5.2(D)(9)). (Marissa Barrett)

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

BACKGROUND AND SUMMARY:

The approximately 1,136 square foot Vernacular style pitched single family residence located at 324 Sanchez Street was constructed between 1969 and 1973. A flat roofed garage was located next to the building and was estimated to have a similar date of construction. The Official Map listed the buildings as

non-contributing to the Downtown and Eastside Historic District.

The applicant proposes demolition of the single family residence and half of the garage footprint. A new 2,050 square foot Spanish Pueblo style single family residence will be constructed in the previous building location. The new residence will be to a height of 15' 6" where the maximum allowable height was 16' 10".

The new single family residence will include divided light clad or wood windows and doors in the color cream. The building will be constructed from frame and will be stuccoed using El Rey stucco similar to the color on the El Dorado Hotel and will have an off-white cream stucco under all portals. All exposed woodwork will be stained in a medium brown or cream color. The proposed shed portal on the west elevation will have a standing seam metal or flat tile roof. Pergolas are proposed on the north, west, and south elevations.

One window on the north elevation does not meet the 36" rule and the overhang on the east elevation does not have supports. Skylights and rooftop appurtenances are not indicated on the plans.

Hardscaping includes brick patios, sandstone walkways, gravel paving, and an outdoor fireplace in the rear. Plans indicate a proposed 8' high coyote fence on the east property line, a 8' high stuccoed yard wall on the south, rear property line, and a 8' high wall on the west property line. There was a discrepancy with the plans and the letter since the letter states that only the west property line will exceed 6' high. The maximum allowable height for the walls and fences was 6'. The applicant was requesting an exception to exceed the maximum allowable height by 2' Section 14-5.2 (D,2,c) As required by code the applicant had submitted the following answers to Section 14-5.2 (C,5,c,i-vi).

[These responses to the exception criteria submitted by the applicant and responses to the responses by staff were not read aloud but were included in these minutes.]

1. Does not damage the character of the Streetscape:

The wall height increase will not damage the character for the streetscape. This wall does not face the street. It was a west facing side-yard wall between the subject residential property and the commercial parking area for Kokopelli Real Estate.

Staff concurs that the wall was not street facing and was adjacent to a commercial parking lot and therefore will not damage the streetscape.

2. Prevent a hardship to the applicant or an injury to the public welfare:

Raising the wall will cut down the auto and pedestrian noise, shining headlights, exhaust fumes and other disturbances caused by the high volume of traffic and pedestrians moving in and out of the parking lot. In addition, there was a security and privacy issue with the parking along this wall. Cars and trucks park facing the wall which allows a direct view into windows of the house and the entry courtyard areas. People who park and work on the property often loiter near their vehicles during their breaks, especially the smokers.

Staff concurs that the wall increase will help shield the hardship of having the commercial parking lot adjacent to the residential building.

3. *Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure residents can continue to reside within the Historic Districts.*

Currently, the subject property was very exposed to the parking lot and the higher wall will secure and define the private spaces of the subject house and will create separation between the adjoining commercial property and the residential portion of the Sanchez St. neighborhood.

Staff concurs that the wall height increase was a design option that will ensure that the residents can continue to live in the Historic District adjacent to a commercial building while strengthening the heterogeneous character of the City.

4. *Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape.*

The front of the subject property was on Sanchez St., to the east was the neighboring residence, to the south was another commercial parking lot and to the west was the Kokopelli parking lot. Most of the houses on Sanchez St. adjoin residential properties on three sides. We have commercial properties on two sides and a residential on one side and with the long side of the lot adjoining to the Kokopelli parking lot, this exposure was compounded. Raising the wall will help reduce this exposure.

Staff concurs that having the residential building adjacent to the commercial building was a condition of the land use and that increasing the west elevation wall height will help to mitigate the special circumstance.

5. *Are due to special conditions and circumstances which are not a result of the actions of the applicant:*

The Kokopelli property was once a private residence owned by the Sanchez family. A portion of the land, now the subject property, was sold to a family member. They built the house on the subject property in 1970. Sometime after the subject property house was built, the Sanchez family sold what was now the Kokopelli property which then changed into a commercial use application. This change to multi-tenant commercial use has increased the activity level considerably since the subject property was built. This change over time has resulted in the need for the higher wall.

Staff concurs that having the residential building adjacent to the commercial building was a condition that was not a result of the applicant but of the city approved land use and that increasing the west elevation wall height will help to mitigate the special circumstance.

6. *Provide the least negative impact with the respect to the purpose of this section as set forth in Section 14-5.2(A)(1):*

By converting the existing pitched roof, 2x4 frame, tract style home into a Pueblo style, single family home with suitable yard walls, the subject property will harmonize with the neighborhoods historic Santa Fe style and improve the overall appeal and value of the neighborhood. Visually, the wall height increase will create a visual separation between the private and public areas and integrate very nicely

with the new house design and surrounding Santa Fe style of architecture in the Sanchez neighborhood.

Staff concurs that the design proposed will have the least negative impact on the neighborhood while continuing residential use of the property.

STAFF RECOMMENDATIONS:

Staff recommends approval of the exception to increase the west elevation yard wall where the residential building was adjacent to a commercial building citing the exception criterion has been met for that location. Staff recommends denial of the exception where the yard wall or fence was proposed to exceed 6' high where it was adjacent to another residential building. Otherwise staff recommends approval on the condition that design elements such as wood finish, window material, and portal roofing material was finalized at the hearing, that supports are added for all overhangs that do not meet the ordinance, that the window on the north elevation that does not meet the 36" rule be eliminated or moved in two additional feet, that there are no publicly visible rooftop appurtenances including skylights, that exterior light fixtures and yard wall gate details are approved by staff before a building permit application was submitted.

Ms. Rios asked for clarification that the west wall was 8' and south and east were 6' high. Ms. Barrett agreed. She said Zoning allowed 8' but the HDRB needed the exception.

Ms. Walker noted the elements of finish were to be finalized here and asked if they were provided.

Ms. Barrett said in the letter there was a choice between two and the applicant might have those.

Present and sworn was Mr. Scott Wong, 576 Camino Chupadero, Santa Fe, who said to answer questions about materials, he did rewrite the letter but maybe it was not submitted in time. The windows would be cream colored and the portals would be brick. The walkways would be flagstone and the driveway would be Santa Fe Brown. The pergolas and entry portal would have a natural stain. The Eldorado color he submitted was a custom color he liked for the stucco.

Chair Woods asked about the portal roof material.

Mr. Wong said it would be standing seam in a greyish brown color. He said he was told they could do flat tile.

Ms. Barrett said it was up to the Board.

Chair Woods thought old Spanish tile was good but not the new stuff.

Mr. Wong said he would use that if he could find it.

Chair Woods suggested he could find the old stuff on line.

There were no speakers from the public regarding this case.

Ms. Mather asked about supports for the overhangs.

Mr. Wong said he brought it back to 18", the minimum of overhang for that doorway.

Ms. Walker noted that he showed three autos in the front and asked if he was going to take out trees.

Mr. Wong said they would take out the cherry trees; keep the big pine tree and put in additional plantings and a garden on the side.

Ms. Shapiro asked if this was a pueblo revival style.

Mr. Wong agreed but admitted he didn't give as much detail in the drawings such as canales and parapets.

Ms. Shapiro asked about reveals, corners and the chimney edges.

Mr. Wong said they would round the corners. They were planning to use adobe and foam the outside. Reveals would be 5" or deeper and they might want stone work on the interior. They would use cementitious stucco.

Ms. Rios asked if there would be roof top appurtenances.

Mr. Wong said there would be skylights below the top of the parapet. One higher one at the pantry would be recessed and house the A/C unit. It would drain into a lower rooftop. It wouldn't be that visible because it was set back from the parapet.

Chair Woods pointed out that along the dining room and bedroom 3 there was a 40' long façade with no massing break. It needed something to break it up.

Mr. Wong agreed and said they could shift things a little bit.

Chair Woods clarified that it was not addressed in the ordinance but the Board tried to offset by two feet at least. The massing was better in the other elevations and some offset would help.

Mr. Wong said he would.

Ms. Rios asked if the walls met the guidelines.

Ms. Barrett said they did but staff didn't have the elevation of the entry wall and recommended that it come back to staff.

Mr. Wong said he had been gathering Mexican gates and had some to choose from. He described one.

Chair Woods said they would need drawings.

Mr. Wong said he did submit them.

Ms. Barrett agreed but said she couldn't make copies of them.

Mr. Wong showed his drawings and said it was on A-5.

Chair Woods didn't see the gate.

Mr. Wong said it was on the right side. He agreed it was not a straight on elevation. He said it was about 7' there.

Chair Woods said the Board needed a straight on. They had to really see it.

Ms. Barrett explained that they came in yesterday so she could not get them into the packet.

Chair Woods commented that there were lots of things going back to staff on it.

Ms. Walker agreed; they didn't have examples or materials to look at.

Mr. Featheringill agreed and they couldn't send that 40' long wall with an offset that back to staff either.

There were no speakers from the public regarding this case.

Chair Woods pointed out that the applicant had worked hard on the design. But was a brand new design in the middle of the historic district.

Ms. Mather moved regarding Case #H 09-040 to allow the demolition of the residence and to postpone the rest of the case and ask the applicant to come back to the Board with the changes. Ms. Walker seconded the motion.

Ms. Walker asked if the Board could allow a demolition without a completed plan.

Chair Woods said they could.

Ms. Rios said they should indicate a date for it to come back.

Mr. Rasch said it could be postponed to August 25th.

Ms. Barrett said she would need drawings by Friday.

Mr. Wong agreed to meet that deadline.

The motion passed by unanimous voice vote.

7. **Case #H 09-041.** 542 Camino Del Monte Sol. Downtown & Eastside Historic District. Thor Sigstedt, agent for Frank Clifford & Barbara Anderson, proposes to construct an approximately 32 sq. ft. addition to the height of 10' 7" where the existing height was 11' 6" on a significant building. An exception was requested to construct an addition to a significant building (Section 14-5.2(D)(2)(c)). (Marissa Barrett)

Ms. Mather 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 by 1928 and has received minor alterations (1980s small addition on the non-publicly visible rear elevation). The sculpted fireplace on the street facing northwest elevation was a distinct architectural element that defines the character of the building. The Official Map list the building as Significant to the Downtown and Eastside Historic District.

The applicant proposes to construct an approximately 32 square foot mudroom addition to the non-publicly visible, southwest, (rear) elevation. The addition will be to a height of 10' 7" where the existing height was 11' 6". Since the building was listed as significant, all elevations are primary. The applicant was asking for an exception to Section 14-5.2(D,2,c) to allow the small addition to the building. As required by code the applicant has answered the exception questions in Section 14-5.2 (C, 5,c,i-vi).

[These responses to the exception criteria submitted by the applicant and reviewed by staff were not read aloud but were included in these minutes.]

1. *Does not damage the character of the Streetscape:*

Applicant's response: This was a very small addition, a 32 square foot enclosed entryway at the rear of the house, will face west and will not be visible from the street.

Staff concurs that the addition was minor in size and will not be publicly visible and therefore will not damage the character of the streetscape.

2. *Prevent a hardship to the applicant or an injury to the public welfare:*

Applicant's response: This addition will allow people to remove muddy or snow covered boots or shoes

as well as wet garments before entering the house. At present, there was no vestibule, portal or entry space on any part of the house that allows for the shedding of wet or dirty attire. As a result, moisture, dirt and snow are unavoidably brought into the house. The addition also will help retain heat, which no escapes whenever exterior doors are opened in cold weather.

Staff concurs that there are no entry areas or portals for the purpose listed above.

3. *Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure residents can continue to reside within the Historic Districts.*

Applicant's response: This addition will enhance the pueblo style of the residence and reflect the historic character of the neighborhood. It will also present an opportunity to begin restoring the house's original brown hued "adobe" stucco which core sampling indicates predated the current rose colored stucco. This addition softly introduces a little more passive solar heating design into the house without sacrificing any traditional design and design motifs of the house, rather complementing them and was the reflection of a sort of minimalism that only adds to the present charm of the house, which already includes some minimalist aspect and a pleasant vernacular clumsiness.

Staff concurs that the design strengthens the heterogeneous character of the city as well as complements the significant building design.

4. *Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape.*

Applicant's response: Currently the house lacks a portal or any type of enclosed entryway. The absence of such features was due in part to the uniquely sculptured chimney next to the front door which would adversely affect any attempt to construct a front entryway. Other houses in the vicinity lack similar sculptural detail, already have portals or enclosed entryways or are not "significant" and have been subject to modern alterations, including garages, that have affected the streetscape.

Staff concurs that the sculpted chimney was a unique character defining element which was peculiar to the significant structure and was not present anywhere else on the streetscape. Therefore this element should be preserved which leads staff to recommend the rear of the house as the best location to place an entryway as it was not publicly visible or would negatively affect the status of the building.

5 and 6. Are due to special conditions and circumstances which are not a result of the actions of the applicant; and provide the least negative impact with the respect to the purpose of this section as set forth in Section 14-5.2(A)(1).

Applicant's response: The addition was a response to climate conditions beyond anyone's control in a region where winter weather can last for five months and where mud was ubiquitous in wet weather. It will provide a needed buffer currently missing from this house. It will be tucked in besides the least visible and least historic portions of the house—a small storage room that was constructed sometime

after 1980 by a previous owner. A concrete landing that already exists outside the rear door will serve as the foundation for the addition, so that only a small part of the addition- about 12 square feet- will extend beyond the current footprint of the structure.

Staff concurs that the small addition will provide an entry area that was missing from the house. Staff also believes that the proposed location was the best place to put the addition as it was not publicly visible and will have the least negative impact on the significant structure as well as the streetscape.

The existing single pane window where the addition will be constructed will remain in place. The addition will match the character of the building by having an undulating parapet, divided light windows and doors, exposed lintels, and wood canals lined with copper that has a dark patina. Window trim will be turquoise to match the existing. Since the addition was not publicly visible windows may be closer to the corner than 36".

Lastly proposed was to stucco the addition, main house, and yard wall with El Rey "Adobe". The existing color of the main residence was a Desert Rose color but a core sampling by the owner shows an older color similar to the El Rey "Adobe" color.

STAFF RECOMMENDATIONS:

Staff recommends approval of the exception since the small 32 square foot addition was not publicly visible, was below the existing height, and was adjacent to a later addition. The addition does not have a negative impact on the significant status of the building. Otherwise the application complies with Section 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. Thor Sigstedt who said he had nothing to add to the staff report.

There were no speakers from the public regarding this case.

Ms. Rios asked if the present color of stucco was not original and he was going to a darker color.

Mr. Sigstedt agreed.

Ms. Walker moved to approve Case #H 09-041 per staff recommendation and granting the exception. Ms. Rios seconded the motion and it passed by unanimous voice vote.

K. MATTERS FROM THE BOARD

None.

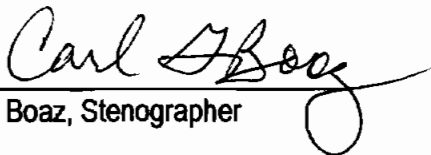
L. ADJOURNMENT

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 7:15 p.m.

Approved by:

Sharon Woods, Chair

Submitted by:


Carl Boaz, Stenographer