



Agenda

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HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, JUNE 8, 2010 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD HEARING

TUESDAY, JUNE 8, 2010 – 5:30 PM

CITY COUNCIL CHAMBERS

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES
May 11, 2010

E. FINDING OF FACTS & CONCLUSIONS OF LAW
Case #H-10-012. El Parque Del Rio
Case #H-10-037. 1147 E. Alameda (1141 E. Alameda Lot 3)
Case #H-10-038. 147 Gonzales Road #8
Case #H-10-039. 401 Old Santa Fe Trail

F. COMMUNICATIONS

G. BUSINESS FROM THE FLOOR

H. 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 vendor booths designed in the Territorial-Revival style to a height of 10'8" where the maximum allowable height is 16'. (David Rasch)
2. Case #H-10-021B. 824 ½ Canyon Road. Downtown & Eastside Historic District. Architectural Alliance, Inc., agent for Igor Choromanski & Min Kang, proposes to remodel the significant and contributing property with the construction of free-standing pergolas and yardwall and the installation of storm windows and skylights. (David Rasch)
3. Case #H-10-042. 623 Camino de la Luz. Downtown & Eastside Historic District. Patricia Tusa and Rob Civitello, owners/agents, proposes to construct an approximately 2,417 sq. ft. single family residence and 416 sq. ft. attached studio to a height of approximately 14' at midpoint of the street-facing elevation, 18'7" on the downslope where the maximum allowable height is 14'7", construct an approximately 484 sq. ft. freestanding garage to a height of 11' where the maximum allowable height is 14'7" and construct a yardwall and vehicular gate to a height of 5' on a vacant lot. (Marissa Barrett)

I. NEW BUSINESS

1. Case #H-10-043. 417 Agua Fria. Downtown & Eastside Historic District. Santa Fe Archdiocese, owner/agent, proposes site improvements at the Shrine of our lady of Guadalupe including a stage, freezer and dumpster enclosures, planters, walls, sidewalks, lighting, and signage on this significant and non-contributing property. (David Rasch)
2. Case #H-10-044A. 321 Berger Street. Don Gaspar Area Historic District. Staff proposes an historic status review for this non-contributing property. (David Rasch)

Case #H-10-044B. 321 Berger Street. Don Gaspar Area Historic District. Michael Bodelson, agent for Mark Pierson, proposes to apply exterior insulation, repair exposed woodwork, and restucco the residential building. (David Rasch)
3. Case #H-10-045. 712 Don Gaspar. Don Gaspar Area Historic District. Addison Doty, agent for Gerald Coppler, proposes an historic status review for this non-statused free-standing garage. (David Rasch)
4. Case #H-10-046. 234 Anita Place. Don Gaspar Historic District. David Mittle, owner/agent, proposes to construct an approximately 176 sq. ft. portal to a height of 8'6" where the existing height is 11' on a non-contributing building. (Marissa Barrett)
5. Case #H-10-051. 628 Old Santa Fe Trail. Downtown & Eastside Historic District. Jason Krause, agent for R.D Krause, proposes to reconstruct the non-historic streetscape portal on a contributing commercial building. (David Rasch)
6. Case #H-10-053. 534 W. Alameda. Downtown & Eastside Historic District. Michael Monnet, agent for Reid Enstron, proposes to replace windows and doors, construct an approximately 15 sq. ft. mechanical room addition to match the existing height of 10', repair cracks and paint exterior of the building, and replace roof on a non-contributing building. (Marissa Barrett)
7. Case H-10-048. 390 E. San Mateo. Historic Review District. Praxis Architects, Inc., agents for Dr. JF Griste, proposes to demolish a free-standing guest house and to construct a 1,335 sq. ft. guest house to a height of 15' where the maximum allowable height is 15'3". An exception is requested to the wall dominated massive-wall appearance standards (Section 14-5.2 (F)(2)(b) and (F)(2)(f)). (David Rasch)
8. Case #H-10-050. 206B Gonzales Road. Downtown & Eastside Historic District. Wyndham Carlisle, agent for Mela Maquarrie, proposes to remove a non-historic sunroom, construct a 437 sq. ft. addition at less than the adjacent height and other minor alterations. An exception is requested to exceed the 30" rule on windows and doors (Section 14-5.2 (E)(1)(c)). (David Rasch)
9. Case #H-10-052. 141 ½ Elena Street. Westside-Guadalupe Historic District. Studio SW Architects, agent for Gerald Floyd and William Jacquot, proposes to construct an 891 sq. ft. addition to match existing height on a contributing residential building. Two exceptions proposed to exceed the 50% footprint rule (Section 14-5.2 (D)(2)(d) and to construct an addition on a primary elevation ((Section 14-5.2 (D)(2)(c)). (David Rasch)

J. MATTERS FROM THE BOARD

K. 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 June 8, 2010 Historic Design Review Board Field Trip, please notify the Historic Preservation Division by 9:00 on Tuesday, June 8, 2010.

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HISTORIC DESIGN REVIEW BOARD

June 8, 2010

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MINUTES OF THE
CITY OF SANTA FE
HISTORIC DESIGN REVIEW BOARD

June 8, 2010

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

MEMBERS ABSENT:

Ms. Karen Walker [excused]

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
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 requested one change to the agenda - that the third case under Old Business, Case #H 10-042 was postponed by staff.

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

D. APPROVAL OF MINUTES

May 10, 2010

Ms. Shapiro requested the following changes to the minutes:

On page 15, 4th line at the end of the sentence is an extra "were" to delete.

Ms. Shapiro moved to approve the minutes of May 10, 2010 as amended. Ms. Rios seconded the motion and it passed by unanimous voice vote.

E. FINDINGS OF FACTS AND CONCLUSIONS OF LAW

Case #H-10-012. El Parque Del Rio

Case #H-10-037 1147 E. Alameda (1141 E. Alameda, Lot 3)

Case #H 10-038 147 Gonzales Road #8

Case #H 10-039 401 Old Santa Fe Trail

Chair Woods said that Case #H 10-037 should include screening on the roof for the equipment.

Ms. Rios moved to approve the Findings of Facts and Conclusions of Law for the above cases with 10-037 as amended. Dr. Kantner seconded the motion and it passed by unanimous voice vote.

F. COMMUNICATIONS

There were no communications.

G. BUSINESS FROM THE FLOOR

Present and sworn was Ms. Stephanie Beninato, who said she appreciated the ethical and moral courage of independent thinking members of the Board in considering the ordinance.

Chair Woods thanked her for her kind words.

H. 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 vendor booths designed in the Territorial-Revival style to a height of 10'8" where the maximum allowable height is 16'. (David Rasch)

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

BACKGROUND & SUMMARY:

501 Old Santa Fe Trail is a 0.49 acre vacant lot that was the location of a Chevron Gas Station that was constructed in the Spanish-Pueblo Revival style at approximately 1950. The date of demolition is unknown. This site is located on the corner of Paseo de Peralta and Old Santa Fe Trail in the Downtown & Eastside Historic District.

On March 24, 2009, the Historic Design review Board postponed action on an application to remodel the lot as a temporary seasonal art market pending clarification of specific issues that includes information about off-hours, security, weather controls, lighting and electric installations, access, food booths, portable toilets and clarification regarding the temporary nature of the project.

On May 12, 2009, the Board denied the temporary seasonal art market while allowing for a streetscape yardwall to be constructed to a maximum height of 3' 8" with brick capped pilasters to a maximum height of 4' 4" and stuccoed in cementitious "Adobe." The wall follow the intention of the wall and fence guidelines that were adopted in 1999 by changing vertical planes with steps and pilaster extensions and horizontal planes with an angle and openings.

On July 14, 2009, the Board approved the installation of pedestrian and vehicle gates in the existing wall openings. The gates are of a simplified design constructed at approximately 2' 8" high with metal. The pedestrian gate on Paseo de Peralta is 6' wide. The vehicle gate on Paseo and another vehicle gate on Old Santa Fe Trail are 16' wide. The gates operate by sliding motion behind the walls. An additional gate on Old Santa Fe Trail is 24' wide with two sliding leaves.

Now, the applicant returns with a proposal to construct the vendor booths as permanent structures in the Territorial Revival style. The booths will be constructed with metal and finished in a rusted, white or cream color. They will be 10' 8" high where the maximum allowable height is 16'.

Other site improvements include the temporary installation of planters, benches, tables and umbrellas. A restroom facility on the adjacent site to the south surrounded by an 8' high coyote fence and gate has been removed from the project. Restroom facilities will be available inside the adjacent existing structure.

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.

Present and sworn was Mr. Karl Sommer who said they removed the offending non-structures. The issue for clarification was that there was a building on the site that was part of a separate permit.

The plans showed the site and the area of the adjacent building. The bathrooms would be modified to be ADA compliant. It was a non contributing building so that would take of that issue. At the last hearing the Chair asked how it would be powered and they had now obviated that.

Mr. Bodelson was back now and could answer questions on the drawings that were passed out last time. There were other members of the public who might want to speak.

Chair Woods said since they were now focusing on the booths they had seen the drawings before. She asked if there was anything else to address.

Mr. Sommer said there was not anything else.

Present and sworn was Mr. Michael Bodelson who said he would answer questions.

Ms. Rios asked how many trees he would plant and if they were to be placed all around the border of the streets.

Mr. Bodelson didn't have an exact number but roughly two dozen and they would be along the streets. The Western Flowering Ash was not a large but a good shade tree. The planter was raised 3' and at 2.5" caliper the trees would be about 12-14' high when transplanted. That would be first step in the landscaping. They would also have a section with Mountain Mahogany that was a broad leafed evergreen shrub that could get to 15' high. They might drape over the wall. They would also have Lavender, Shasta Daisies, etc.

Ms. Rios asked if everything would be in containers. Mr. Bodelson agreed.

Ms. Rios asked if it would have paved parking.

Mr. Bodelson said it would be hard packed base course and not paved.

Ms. Rios asked how wide the booths were.

Mr. Bodelson said they were 10' wide with an overhang. There were seven individual structures and 13 vendors would use them.

Ms. Rios asked if there was no plan to increase the number of structures.

Mr. Bodelson agreed and clarified that there were 14 vendor locations.

Ms. Rios asked how far from the plantings they would be.

Mr. Bodelson said they would be a minimum of about 15' but typically about 20'. He recalled that at the last meeting with staff on lighting, Tamara Baer suggested perimeter lighting under the canopy. He had a cut sheet for them and they would be about one foot inside the beam. They were low wattage and spread around the perimeter and the light would spill about 5 to 6' outside the perimeter. One could not see point source from the street.

Ms. Rios asked what the business hours would be.

Mr. Bodelson proposed letting them set up early in the day and extend to 9:30 or 10 in the summer evenings.

Ms. Rios asked if there would be food booths.

Mr. Bodelson said they would only have pre-made sandwiches and water/juices but no on-site cooking.

Ms. Rios asked if their parking and traffic would conform. Mr. Bodelson said they had exceeded it.

Ms. Shapiro asked if the canvas would be attached all the way around the booth.

Mr. Bodelson said it depended on how they were divided so the interior divider might vary but they were heavy canvas in tan color attached to the columns by rope and velcro so they were stretched between the vertical columns.

Ms. Shapiro asked how the booths were to be Territorial in appearance.

Mr. Bodelson said that when covered, the canvas would be at the back so the column was visible.

Ms. Mather asked for colors and finishes of the booths.

Mr. Bodelson said they had proposed rusted but they could do white or cream color if the Board wanted them painted.

Ms. Mather asked if the roof material was beige. Mr. Bodelson agreed.

Chair Woods asked what it would look like after the season was over.

Mr. Bodelson said the canvas would come down and then removed as the weather turned bad.

Chair Woods asked what signage would be there.

Mr. Bodelson said they would have a sign on the corner. It would be a little monument sign. He thought they were allowed to have another but it would be according to the ordinance.

Chair Woods asked Mr. Rasch what would be allowed.

Mr. Rasch said banners and sandwich boards were not allowed. Each vendor would be allowed a sign at their booth.

Chair Woods said she had trouble with a wide variety of signs.

Mr. Bodelson said they could require the owner to provide the signs that would be comparable to the one on the corner but limit it to a 12" height.

Mr. Featheringill asked if they could be hung in the back of the booth.

Mr. Bodelson thought that was possible. The owner would want a consistent approach no higher than the booth and consistent in style, color and size.

Ms. Rios asked if it would be open April through September.

Mr. Bodelson said they planned on April through October.

PUBLIC COMMENT

Chair Woods announced that this Board had no jurisdiction over parking or traffic. The City hadn't given the Board the power over everything yet. They also had a long agenda so she asked the public to not waste the Board's time with things over which they had no authority.

She explained that anyone wishing to appeal a decision of the Board had thirty days after the meeting in which to file an appeal with the Governing Body.

Present and sworn was Mr. Mark Hogan who said he sat in on the conversation last time and while most was around the toilets, he got a sense that the biggest concern was that it would be a flea market across from the capital. He talked to the owner who said that was not the intent and the emphasis would be on arts and culture with the finest craftsmen on display. Since he employed a great wood carver he asked him to speak about it.

Present and sworn was Mr. Evon Demitrov said he had been in Santa Fe for three years. This proposed place would be much more beautiful than a flea market. He said might be wrong but thought it would.

Present and sworn was Mr. Herbert Lotz, 353 E Alameda, who shared copies of his letter [Exhibit A]. He objected to the proposed use on this corner. He had lived here for 30 years and missed the Chevron gas station. This seemed to be inappropriate. The corner had busy traffic and they would have problems. Across the street were the Capital and many historic structures. He understood the owners would like some income from their land. Hopefully the economy would approve.

Present and sworn was Ms. Dena Aquilina, 327 Sanchez, who said she never thought she would hear of Territorial booths with canvas around them. She said the gas station mechanic who had been there just opened a car repair business just down the street that benefitted the neighborhood. She could not imagine this would benefit the neighborhood and urge the Board to deny it.

Present and previously sworn was Ms. Stefanie Beninato who was concerned about parking because it was not at the lot and said she would address that with Zoning as well as the access issue. It was asking for more problems. She was also concerned that the Board was allowing screening in place of actual design.

Canvas strictures in other locations were very temporary. This was a place the homeless would inhabit. They still hadn't gotten specific hours of operation. There was nothing going on over there at 9:30 or 10 at night.

She argued if this was going to be approved, that she didn't think the owner wanted to do a structure there because the cleanup of soil had never been done. High quality crafts should be done in a permanent structure. Colors were not clear. It was supposed to look like adobe. This was an entrance to the city and she was concerned about garbage. But parking was a huge concern.

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

Mr. Featheringill said they still needed to clarify colors. He asked if the Board wanted white, cream or rust over the whole structure.

Mr. Bodelson said the plan was for one color for the entire façade. There was no parapet but a scupper.

Mr. Featheringill said it really was not Territorial then. The columns were normally white with Territorial.

Mr. Bodelson said the fascia could be an alternate color.

Ms. Mather moved to approve Case #H 09-014 with the following conditions:

- 1. That the canvas be natural tan;**
- 2. That the booths be white;**
- 3. That the signage be consistent and provided with instruction from the owner and the design be brought to staff for approval.**

Dr. Kantner seconded the motion and asked for a friendly amendment:

- 4. That the landscaping plan be a year round design. Ms. Mather accepted the amendment as friendly.**

The motion passed by a 3-2 majority voice vote with Ms. Shapiro and Ms. Rios voting against.

- 2. Case #H 10-021B, 824½ Canyon Road.** Downtown & Eastside Historic District. Architectural Alliance, Inc., agent for Igor Choromanski & Min Kang, proposes to remodel the significant and contributing property with the construction of free-standing pergolas and yardwall and the installation of storm windows and skylights. (David Rasch)

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

BACKGROUND & SUMMARY:

824½ Canyon Road is a group of two building wings that are attached to other properties off Camino del Monte Sol and Canyon Road. The buildings were constructed before 1940 in a vernacular manner that typifies early Santa Fe construction with long and low structures. The 1993 HCPI form suggests significant status for both buildings although remodeling has occurred, especially in the north wing. The south wing is listed as significant and the north wing is listed as contributing to the Downtown & Eastside Historic District. All elevations are primary on the south wing and the south elevation is primary on the north wing.

On March 23, 2010, the HDRB granted an exception to construct an addition on the north, primary elevation of the south wing. In addition, the remainder of the proposal was postponed with the conditions that the pergolas and yardwall be redesigned, that information regarding restoring the historic windows be submitted, that the skylights or light emanating from them at night shall not be publicly visible and that light fixtures shall be approved before a building permit application is submitted.

Now the applicant proposes to remodel the property with the following four items:

1. All historic windows will be repaired and retained with the installation of storm windows for protection and added thermal capacity. There appears to be historic windows on both wings that are not beyond repair. All non-historic windows and doors will be removed and replaced with new windows.

Opening dimensions and locations will be preserved along with the following additional notes. One window opening previously infilled on the north elevation of the north wing will be restored. Three door openings on the south elevation of the north wing will be partially infilled for windows. One door opening on the north elevation of the south wing will be partially infilled for a window. Those door to window opening dimension changes will not be raised or widened.

2. Three skylights are proposed. They do not appear to be shown above the shed roofs. They may be potentially visible from a public way and an exception has not been requested.

3. Three free-standing pergolas are proposed to be located in front of the interior façades. The pergola between the south wing addition and the north wing will be 224 square feet. The two easternmost pergolas have been reduced in size from 286 to 161 square feet in front of the south wing and from 248 to 95 square feet in front of the north wing. The wooden pergolas will be approximately 9' high and are designed in a simplified manner rather than as originally designed in the Spanish-Pueblo Revival style with carved corbels and viga posts.
4. The existing stuccoed front and south yardwall will be remodeled and additional yardwall to 6' high will be constructed to isolate the parking area from the interior courtyard.

The pedestrian entrance through the wall will be closed with paired wooden gates surmounted by a 7' 6" high stuccoed arch reduced in height from 9' 6" as previously proposed. Also an iron window grille with an interior wooden shutter will be installed in the wall.

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to construct an addition on a primary elevation and recommends approval of the remainder of the application with the conditions that the historic windows shall be repaired rather than replaced, that the skylights shall not be publicly visible or they must be removed, that the pergolas may be more appropriately designed in a vernacular manner rather than in the Spanish-Pueblo Revival style, that the wall heights shall not exceed 6' or they shall be lowered for variety in the two proposed taller areas and that the exterior light fixtures be approved by staff before a building permit application is submitted. Otherwise, this application complies with Section 14-5.2(C) Regulation of Significant Structures, (D) General Design Standards and (E) Downtown & Eastside Historic District Design Standards.

He recommended approval and that the skylight be addressed.

Present and sworn was Mr. Eric Enfield, 612 Old Santa Fe Trail, who hoped they had taken the Board's concerns into account in this revision. They were restoring all historic windows and wanted to talk about the skylights. He talked with neighbors who spoke before. He met with Gary Wald on June 3 and reviewed it with him. Mr. Wald could not be present and he promised Mr. Wald that he would share what Mr. Wald said. His concerns were about parking before and after construction, digging up the driveway, being good neighbors and showing common courtesy. He felt the remodel would look good. Chris Purvis had nothing to add with his previous testimony.

Regarding the ramadas, they were redesigned and simplified without corbels and reduced in size.

Regarding the walls, they too were simplified and the height reduced. The gate design was in the Board's packet.

The windows on the south structure would be restored. There were none on the north building.

Mr. Rasch said it was shown on page 18 in the packet.

Mr. Enfield said the skylights would not be publicly visible. There was no place in the code that said glass could not have light coming out of them. There was already a domed skylight. He showed photos of the site from various locations and a project adjacent to this property.

Chair Woods asked if he planned to replace non-historic windows. Mr. Enfield agreed.

Mr. Enfield explained that there were many types and sizes of windows and some were fixed. Some were four lights and some six lights. They proposed four light windows, as much in-kind as possible and using the historic windows as a model.

Chair Woods noted that he gave the Board a picture of a gate that had two symmetrical sides but the drawings didn't match the picture.

Mr. Enfield said they were trying to emulate the gate in the picture -

Chair Woods suggest not having a gate with pilasters on either side since the buildings were modest. She asked him to eliminate the top part and reduce everything down a foot.

Ms. Shapiro asked if the new windows would be simulated divided light. Mr. Enfield agreed.

Ms. Shapiro asked if the storms on the historic windows would be metal or wood.

Mr. Enfield said they would be simple wood frames that would be removed in summer.

Ms. Rios asked about stucco and window colors.

Mr. Enfield said stucco would match existing. The windows would be stained in Minwax 211 which was a fruitwood color.

Ms. Rios asked if there was exterior lighting.

Mr. Enfield reminded them the lighting was approved last time and would go to Mr. Rasch.

Ms. Rios asked if there would be anything else on the roof. Mr. Enfield said no.

Mr. Featheringill asked if he had cut sheets on the skylights.

Mr. Enfield said he did not but they would be flat with the metal roof.

Mr. Featheringill asked what color the roof was.

Mr. Enfield said it was a rusty red.

Mr. Featheringill suggested tinted glass for the skylights would help.

Mr. Enfield didn't know if he could find tinted.

Mr. Featheringill said he could get real glass tinted.

Chair Woods said that by code a skylight had to come off the roof. She asked how far off the roof these would be.

Mr. Enfield said he had not chosen a specific skylight but had done flat ones on metal roof without a curb. He said he would agree to have frosted glass.

He said the walls would match a six foot wall and they were cutting off a portion and doing a new portion at the same height.

Ms. Rios asked how long the wall was.

Mr. Enfield said it was 62 feet but they were using a large existing part.

Ms. Rios asked how long the existing wall was.

Mr. Enfield said it was about 40-50 linear feet.

Ms. Rios asked if the wall as proposed met the guidelines. Mr. Rasch agreed.

There were no speakers from the public regarding this case.

Ms. Rios asked Mr. Rasch to describe the neighborhood walls.

Mr. Rasch said it was a private road and there were some tall walls right along the driveway.

Ms. Rios moved to approve Case #H 10-021B with the following conditions:

- 1. That all historic windows would be retained and repaired and non historic openings retained with simulated divided light windows;**
- 2. That the stucco color be Adobe;**
- 3. That the windows have a provincial stain as presented;**
- 4. That the skylights not be visible;**
- 5. That any exterior lighting be taken to staff for review and approval;**
- 6. That there be no other rooftop appurtenances.**

Dr. Kantner seconded the motion.

Ms. Mather asked for a friendly amendment-

7. That the gate be symmetrical.

Ms. Shapiro asked for a friendly amendment -

8. That the storms be made of wood.

Ms. Rios and Dr. Kantner accepted the amendments as friendly and the motion passed by unanimous voice vote.

3. **Case #H 10-042. 623 Camino de la Luz.** Downtown & Eastside Historic District. Patricia Tusa and Rob Civitello, owners/agents, proposes to construct an approximately 2,417 sq. ft. single family residence and 416 sq. ft. attached studio to a height of approximately 14' at midpoint of the street-facing elevation, 18'7" on the downslope where the maximum allowable height was 14'7", construct an approximately 484 sq. ft. freestanding garage to a height of 11' where the maximum allowable height was 14'7" and construct a yardwall and vehicular gate to a height of 5' on a vacant lot. (Marissa Barrett)

This case was postponed under Approval of the Agenda.

I. NEW BUSINESS

1. **Case #H 10-043. 417 Agua Fria.** Downtown & Eastside Historic District. Santa Fe Archdiocese, owner/agent, proposes site improvements at the Shrine of our Lady of Guadalupe including a stage, freezer and dumpster enclosures, planters, walls, sidewalks, lighting, and signage on this significant and non-contributing property. (David Rasch)

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

BACKGROUND & SUMMARY:

100 South Guadalupe, known as the Santuario de Guadalupe, was constructed in the California Mission Revival style around 1800 and it is listed as significant to the Downtown & Eastside Historic District. 417 Agua Fria Street, known as the Guadalupe Parish Church and Rectory building, was constructed in the Territorial Revival style with some elements of Mission Revival in 1951 and it is listed as non-contributing to the district. Both of the Agua Fria structures are eligible for historic status upgrades, since both are now approximately 50 years old.

The applicant proposes to remodel the property with the following seven items of site improvements:

1. A 480 square foot stage will be constructed next to the Santuario wall on the south side. The stage will be 2' high with three steps on all sides except where the stage backs onto the existing wall.

2. An approximately 100 square foot walk-in freezer will be installed next to the Educational Building. The freezer will be approximately 9' high, although no information was submitted. A stuccoed yardwall will be constructed that does not exceed 8' high and it will mostly screen two sides of the freezer. One side and the front of the freezer will face existing building walls.
3. An approximately 70 square foot trash enclosure will be constructed at the southeast side of the property. The enclosure will be 5' 8" high and stuccoed on three sides. The bileaf metal gates will be painted tan.
4. 16 light poles with single or double armatures will be installed along the west, south, and east sides of the property and behind the Santuario on the north side. The lights will be 19' high to the top of a cross finial. It will be made of 5" diameter steel for the poles and 2" diameter steel for the arched armatures all of which will be painted a dark green.
5. Stuccoed planters, retaining wall, and an access ramp will be constructed along the north end of the DeFouri Street frontage. The maximum height of the planters and walls will be 3' 6". A simple handrail is proposed along the ramp. Material and color was not provided.
6. A stuccoed yardwall will be constructed to approximately 2' 6" high along the tall retaining wall to the east. In addition, sidewalks and steps will be constructed at the lower parking area.
7. A 4' high "V" shaped yardwall sign will be constructed at the southwest corner of the property. The wall will have a brick cornice and the black lettering will be placed on a stucco finish.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2 (C) Regulation of Significant Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District Design Standards with the conditions that the freezer shall be lower than the yardwall or it shall be painted to match the color of the yardwall and that all of the concrete shall be earth-toned.

Both structures were eligible for upgrades as they were now 50 years old.

Chair Woods asked if there was a picture of the sign.

Mr. Rasch said there was a picture on page 2.

Present and sworn was Mr. Richard Gorman, 734.t Agua Fria, who explained that this was the second phase of site improvements they were doing. The descriptions were accurate that Mr. Rasch gave. Every year for fiesta they rebuilt the stage and now they wanted to do a permanent one.

They wanted the freezer for their feeding program. The drawings were an accurate representation. He said he could build the wall higher or paint it if the Board wanted. They wanted to screen the trash

receptacle. Parishioners would do most of what they wanted in this project.

The planters were just to continue what was there already. What was said was a stucco yard wall was really just a sidewalk to go down to the lower level. The sign was a simple stuccoed sign with coping on it.

Ms. Rios asked if the dumpster screen would be stuccoed. Mr. Gorman agreed.

Ms. Rios asked how big the screen would be.

Mr. Gorman said it was 5' 8".

Ms. Rios asked how much more was needed to hide it.

Mr. Gorman said another 8" would hide it completely.

Ms. Rios asked if the light poles were 19' high.

Mr. Gorman said they were but the fixtures were lower. They wanted the poles high enough to allow vehicles to go under them. They had a clearance of 14' for the ones at the parking area but the ones on the sidewalk could be lower.

Chair Woods asked if the concrete would be colored.

Mr. Gorman said they could color the concrete of the stage but didn't know about the sidewalk.

Chair Woods asked if the lights were going to be on all night.

Mr. Gorman didn't know. There were lights at DeFouri where there were residents.

Chair Woods thought if they were on all night it might interfere with the neighbors.

Mr. Gorman said they wanted to be good neighbors so there was no problem to turn them off at night.

Ms. Shapiro understood the entrance to the parking area being high but for the steps and near the sign on the SW corner it would be better to have lower lights.

Mr. Gorman thought that was an excellent idea to put them on the stairs and to illuminate the landscaping and the statue there.

Ms. Shapiro thought the lighting should be placed at the bottom of the statue. At 14' most people on the other side would see the light.

Mr. Gorman agreed. At the sign, the illumination was about 50'.

Dr. Kantner asked about the material for steps to the stage.

Mr. Gorman said they were concrete.

Ms. Rios asked about the handrail

Mr. Gorman said it would be a simple pipe railing.

Ms. Rios asked what color it would be.

Mr. Gorman said it would be tan.

Ms. Rios asked for the locations of the light posts.

Mr. Gorman said they were on the back at the entrance and along DeFouri near the river. He referred to the top of the page and pointed out the light at the existing driveway and the one closer to the Santuario. All the others could be lowered.

Mr. Featheringill asked if he could lower them down to ten feet. Mr. Gorman agreed.

PUBLIC COMMENT

Present and sworn was Mr. Dave Foreman who said that over the last ten years they had done a lot of things to enhance their church and the lighting along the river side would make it much safer. Right now on the DeFouri side near the statue it was very dark at night. There were only four homes on DeFouri and they all had a great relationship with the church and would appreciate the lighting.

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

Dr. Kantner moved to approve Case #H 10-043 as recommended by staff with the following conditions:

- 1. That the lighting be lowered away from where vehicle clearance was needed to ten feet;**
- 2. To consider reducing the lights around the steps and the new signage;**
- 3. That all concrete be earth toned;**
- 4. That the freezer wall be 8' 8" high;**
- 5. That the new handrail be tan in color.**

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

- 6. That the dumpster be screened as proposed.**

Dr. Kantner accepted the amendment as friendly and the motion passed by unanimous voice vote.

2. **Case #H 10-044A. 321 Berger Street.** Don Gaspar Area Historic District. Staff proposes an historic status review for this non-contributing property. (David Rasch)

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

BACKGROUND & SUMMARY:

321 Berger Street is a single-family residence that was constructed by John Gaw Meem by 1938 in the Spanish-Pueblo Revival style. The building is listed as non-contributing to the Don Gaspar Area Historic District.

The 1982 Historic Cultural Property Inventory suggests a construction date of approximately 1935 with minor remodeling. It was recommended as eligible for historic status.

The reinventory of 1994 identifies the property as the Berkeley Johnson House. The rear northwest porch was enclosed at a non-historic date. Historic integrity includes wooden double-hung windows with wood sills and wood pedimented surrounds and a simplified front porch. Wooden shutters, noted in 1994, are missing.

STAFF RECOMMENDATION:

Staff recommends an historic status upgrade from non-contributing to contributing due to historic date of construction, the minor massing change of the infilled port, and the loss of historic shutters.

Ms. Rios noted the inventory sheet indicated significant in 1994 and asked why his report differed.

Mr. Rasch explained that it required little or no alteration for significant. The infill porch and loss of shutters were changed. It was borderline. The porch was at the NW corner at the driveway.

Dr. Kantner asked what he recommended as primary elevations.

Mr. Rasch recommended the south street-facing façade.

Mr. Bodelson said he had nothing to add to the staff report.

Ms. Mather moved in Case #H 10-044A to approve changing the historic status for 321 Berger to Contributing per staff recommendations. Dr. Kantner seconded the motion and it passed by unanimous voice vote.

Case #H 10-044B. 321 Berger Street. Don Gaspar Area Historic District. Michael Bodelson, agent for Mark Pierson, proposes to apply exterior insulation, repair exposed woodwork, and restucco the residential building. (David Rasch)

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

BACKGROUND & SUMMARY:

321 Berger Street, known as the Berkeley Johnson House, is a single-family residence that was constructed by John Gas Meem by 1938 in the Spanish-Pueblo Revival style. The building is listed as contributing to the Don Gaspar Area Historic District and the south elevation may be considered as primary.

The applicant proposes to remodel the building with the following three items:

1. The exterior walls will be applied with spray foam insulation.
2. Wood details will be removed and repaired or replaced in-kind if beyond repair. Shims will be placed under trim to duplicate the existing conditions in front of the stucco finish. All woodwork will be repainted to match existing conditions.
3. The building will be restuccoed to match the existing material, texture and color.

STAFF RECOMMENDATION:

Staff recommends approval of this application with the conditions that the insulation be applied in a fashion that presents a harmonious surface to the existing surface and that as much of the historic wood shall be retained as possible. Otherwise, this application complies with Section 14-5.2 (C) Regulation of Contributing Structures, (D) General Design Standards and (H) Don Gaspar Area Historic District.

Mr. Bodelson thought it was a good report and it was an interesting building. This one had been restuccoed several times and was out near the edge of the trim on a semi-Territorial application. They proposed to retain all that but give the reveal more like a 3/4 or 1/2 inch finish. We would extend the sill with a mechanical attachment to give the same reveal it had right now.

It was a pentile building and they would use a stick/wire application. With the foam application the dew point would be pushed out beyond the pentile.

Chair Woods appreciated his sensitivity to try for the same reveal but feared it would do more damage than it was worth. She suggested feathering near the window and leaving the trim alone so they didn't damage it.

Mr. Bodelson said they were interested in getting a true flat wall and thought the feathering would be very perceptible.

Mr. Rasch thought either way was acceptable but it was more important on the south elevation.

Mr. Bodelson said the wood was in really good shape, especially under the portal. There was a little

deterioration just around the canales. The contractor felt the wood could be removed intact.

Ms. Shapiro asked if he was going to spray around the portal.

Mr. Bodelson said they would not but would keep the bullnose that was there.

Ms. Shapiro asked if there was a stone foundation and how the stucco interacted with the ground.

Mr. Bodelson said the stucco would be pulled back from the ground.

Mr. Featheringill didn't think feathering would work well. Removing the wood would be problematic. The sill should extend out the same distance from the trim.

Mr. Bodelson agreed and clarified that was the intention.

There were no speakers from the public regarding this case.

Ms. Rios asked if he would have anything on the roof.

Mr. Bodelson said the roof was recently completed and there would be nothing on the roof.

Ms. Rios asked about lighting.

Mr. Bodelson said the existing lighting was not original and there was security lighting that was ready to come off. He agreed to bring any new lighting to staff.

Dr. Kantner moved to approve Case #H 10-044B as recommended by staff and the condition that exterior lighting be brought to staff for review and approval. Ms. Rios seconded the motion and it passed by unanimous voice vote.

3. **Case #H 10-045. 712 Don Gaspar.** Don Gaspar Area Historic District. Addison Doty, agent for Gerald Coppler, proposes an historic status review for this non-statused free-standing garage. (David Rasch)

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

BACKGROUND & SUMMARY:

712 Don Gaspar Avenue is a historically contributing single-family residence that is located within the Don Gaspar Area Historic District. A free-standing garage at the rear lacks an historic status designation.

The garage was constructed before 1928. The 2000 Historic Cultural Property Inventory identifies

alterations but suggests a contributing historic status. Mostly non-historic alterations have changed the use of the structure into studio and storage.

A 6' deep porch was constructed on the publicly visible east elevation at an unknown date. Three fixed pane windows were installed in the east elevation at an unknown date. Materials suggest that the addition dates from after the 1970s. A CMU yardwall was constructed between the residence and the converted garage in 1980 or 1981.

STAFF RECOMMENDATION:

Staff recommends an historic status designation of non-contributing for the free-standing garage.

Present and sworn was Mr. Addison Doty, 211 County Road, who said he agreed with Mr. Rasch's evaluation.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H 10-045 as a non-contributing structure. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

4. **Case #H 10-046. 234 Anita Place.** Don Gaspar Historic District. David Mittle, owner/agent, proposes to construct an approximately 176 sq. ft. portal to a height of 8'6" where the existing height was 11' on a non-contributing building. (Marissa Barrett)

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

BACKGROUND AND SUMMARY:

The Spanish Pueblo Revival style guesthouse was built in the 1990s and is listed as non-contributing to the don Gaspar Area Historic district. The guesthouse is located to the rear of the contributing main residence for which no alterations are proposed.

The applicant was red tagged in April 2010 for the removal and replacement of a non-historic portal. The applicant stopped work immediately and contacted Historic Staff.

The applicant proposes removing a non-historic plywood and composite tar paper portal and replacing it with an approximately 176 square foot portal to a height of 8' 6" where the existing height is 11'. The new portal will follow the shape of the existing yard wall and will have the same footprint of the previous portal. It will be constructed from rusted brown steel channel which will look like wood from the street which is over 45 feet away. A water cistern will collect the water runoff from the roof and will not be visible from the street.

STAFF RECOMMENDATIONS:

Staff recommends approval of the application as it is in compliance with Section 14-5.2 (D) General Design Standards for all H-Districts and 14-5.2 (H) Don Gaspar Area District Design Standards.

Ms. Rios noted the proposed material was steel and asked if that was appropriate for this neighborhood.

Mr. Rasch said it was. He explained that it was almost complete and from the street it looked like wood.

Ms. Mather asked if the gate was of steel.

Mr. Rasch said it appeared to be.

She asked if they knew when it was done.

Present and sworn was Mr. David Mittle, 208 Maynard, who said he had been here 42 years and would not do anything to desecrate any building here in Santa Fe. He apologized for removal of the portal. He explained that he took off that tar paper and plywood to keep his crew busy.

He said the gate was put in before he was red tagged.

Chair Woods said he would have to come back for the gate since it was publicly visible.

Ms. Shapiro asked how the portal was attached to the building and the ground.

Mr. Mittle said the posts were anchored into the ground and there was minimal connection to the building. It was almost free-standing.

Ms. Rios agreed that the gate really did look like wood.

There were no speakers from the public regarding this case.

Ms. Shapiro moved to approve Case #H 10-046 per staff recommendations. Ms. Rios seconded the motion and it passed by unanimous voice vote.

5. **Case #H 10-051. 628 Old Santa Fe Trail.** Downtown & Eastside Historic District. Jason Krause, agent for R. D. Krause, proposes to reconstruct the non-historic streetscape portal on a contributing commercial building. (David Rasch)

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

BACKGROUND & SUMMARY:

628 Old Santa Fe Trail is a commercial property that was constructed y 1928 in the Territorial Revival style. The building is listed as contributing to the Downtown & Eastside Historic District and the east and north elevations may be considered as primary.

The applicant proposes to remodel the building with the following two items:

1. The non-historic Spanish-Pueblo Revival portal will be repaired and reconstructed to match the existing conditions. Rotten wood will be replaced.
2. The portal will be painted with the existing burnt orange color or with a brick red color that is found as an earlier color on the portal.

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. Jason Krause, 5 Camino Pequeño, who said he was just going to replace what was rotted away. He explained that the building had been his father's office.

Ms. Rios asked how he was going to replace the corbels and vigas.

Mr. Krause said it was pretty well shot. They had to pull off the drip edge. Two posts were very rotted. It was hard to say on the corbels because they had been painted so many times. But he thought they could be saved. If he needed to replace any they would match existing.

Ms. Rios asked how many vigas there were.

Mr. Krause said there were 5 with 2 that were rotted.

Ms. Rios thought he was going to replace the whole thing because those were skinny.

Chair Woods didn't think he could get a permit for posts of that size and span. It was not historically significant. The portal was added later.

Mr. Krause didn't know when the portal was put on. It was while Paul Padilla had his bar and grill there.

Ms. Rios said it made sense to replace them in kind.

Mr. Krause said he wouldn't have a problem with a 6x8 beam and six inch vigas.

Ms. Shapiro thought it was historic material.

Mr. Krause said he did extensive work on it in the 1970's. The next door portal was similar. The viga posts were original and concrete was added at the bottom after rotted part was cut off.

Ms. Rios asked if he was going to remove the paint.

Mr. Krause said they would have to.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H 10-051 per staff recommendations. Mr. Featheringill seconded the motion and it passed by unanimous voice vote.

6. **Case #H 10-053. 534 W. Alameda.** Downtown & Eastside Historic District. Michael Monnet, agent for Reid Enstron, proposes to replace windows and doors, construct an approximately 15 sq. ft. mechanical room addition to match the existing height of 10', repair cracks and paint exterior of the building, and replace roof on a non-contributing building. (Marissa Barrett)

The applicant for this case was not present.

Ms. Rios moved to postpone Case #H 10-053. Dr. Kantner seconded the motion and it passed by unanimous voice vote.

7. **Case #H 10-048. 390 E. San Mateo.** Historic Review District. Praxis Architects, Inc., agents for Dr. J. F. Griste, proposes to demolish a free-standing guest house and to construct a 1,335 sq. ft. guest house to a height of 15' where the maximum allowable height was 15'3". An exception was requested to the wall dominated massive-wall appearance standards (Section 14-5.2 (F)(2)(b) and (F)(2)(f)). (David Rasch)

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

BACKGROUND & SUMMARY:

390 East San Mateo Street is a single-family residence with a free-standing guest house that is located within the Historic Review Historic District. The applicant proposed to demolish a 1,200 square foot Spanish-Pueblo Revival style guest house and to construct a 1,335 square foot guest house in the same location. The building will be 15' high where the maximum allowable height is 15' 3" and a pitched roof is allowed. The proposed design features a heavy low-arched (pitched) overhanging roof surmounting an extensive glazed area above the walls. The design standards for this district require buildings to be wall-dominated (Section 14-5.2 (F) (2)(b)) and with massive walls that emulate traditional Santa Fe architecture (Section 14-5.2(F)(2)(f)). And exception is requested to allow a non-conforming architectural style and the criteria responses are as follows.

(i). The proposed architectural style does not damage the character of the streetscape.

The proposed design does not damage the character of the streetscape because it is so close to the edge of the district and because the site is virtually invisible from any public right of way. While it will be possible, with effort, to see a few square feet of the building, it isn't possible to see enough of it that an observer would be able to tell anything about the overall mass, form, or style of the building.

Staff response: Staff is somewhat in agreement with this response. At night, the massive roof will appear hovering over the walls due to large glazing directly under the roof. The upper part of the building is what will be publicly visible.

(ii). The proposed architectural style shall prevent a hardship to the applicant or an injury to the public welfare.

Allowing an exception would prevent a hardship on the owner. This building will complete a courtyard feeling with the main house, will be a beautiful object in these beautiful gardens, and will greatly improve the quality and usability of the outdoor space on this property.

Staff response: Staff is not in agreement with this response. The existing Spanish-Pueblo Revival building already completes a courtyard feeling and is a beautiful object within the garden. There is no hardship due to desired architectural style.

(iii). The proposed architectural style shall strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts.

The proposed design will complement the existing house and will strengthen the heterogeneous character of the Santa Fe by allowing the expression of a design statement which honors the mass and solidity of our home-grown architecture while simultaneously celebrating what is possible today. I believe this to be a responsible and appropriately responsive design statement to make at the edge of the Historic Review District farthest from the Downtown and Eastside.

Staff response: Staff is not in agreement with this response. The design is not within the allowed range of design options in Santa Fe style.

(iv). The proposed architectural style is due to special conditions and circumstances which are peculiar to the land or structure involved and which are applicable to the other lands or structures in the related streetscape.

The unique character of the existing house and the extensive gardens, the near invisibility of the site, the fact that the Historic District boundary actually bisects this building are all special conditions which are not applicable to any other properties.

Staff response: Staff is not in agreement with this response. There are many properties within the historic district which have a characteristic residence, extensive gardens, and/or minimal visibility.

(v). The proposed architectural style is due to special conditions and circumstances which are not a result of the actions of the applicant.

These unique conditions (as cited above in iv.) are not a result of any actions of the applicant and would not apply to other lands or structures in the district.

Staff response: Staff is not in agreement with this response. The proposed non-conforming architectural style is due to the action of the applicant.

(vi). The proposed architectural style shall provide the least negative impact.

This proposal minimizes the impact on the purposes of the Historic Design Review Ordinance and enhances the "harmony" between buildings of historic design and those of more modern design by creating a guest house which is beautiful, in concert with the existing house, respects the historic styles of Santa Fe, yet shows how we might make a transition between the truly historical parts of town and the more contemporary outlying parts.

Staff response: Staff is not in agreement with this response. This location is not near a more contemporary outlying part of town.

STAFF RECOMMENDATION:

Staff recommends denial of the exception to construct a guest house in a non-conforming architectural style. The building design should be modified to fit into the general design standards for this historic district.

Ms. Rios asked about public visibility.

Mr. Rasch said in winter it was more visible but mature trees could not be used as a screen because they could be at the end of life span.

Present and sworn was Mr. Gabriel Browne, who said the project was located at the edge of the historic review district - San Mateo at Old Pecos Trail. Part of the guest house was outside the district. He showed several photos of the visibility and of the structures. He identified several architectural features of the house. It had a wall around the perimeter. He said they tried to create a structure that was wall dominated. It was different in this grey zone.

Ms. Rios asked if he could identify the architectural style of the existing house.

Mr. Browne said he didn't do the house but it was contemporary Santa Fe Style. It was a wall dominated building and heavier than the openings that were sort of punched that were typical of pueblo

style. The roofline was not. It was replacing a Spanish tile roof.

Ms. Rios asked if the guest house would complement the house.

Mr. Browne said it was intended to complement it.

Ms. Rios asked if he would call it modern.

Mr. Browne said it was Contemporary Santa Fe style. They attempted to make heavy walls and lifted the roof away from them.

Ms. Rios asked him to talk about the glass detail.

Mr. Browne said it varied tremendously - from 2 feet to four feet in height.

Ms. Rios asked what the roof material was.

Mr. Browne said it was standing seam in plum slate color.

Chair Woods noted there were two exceptions requested.

Mr. Browne thought there was one.

Mr. Rasch agreed there was one exception but two citations.

Chair Woods asked if the roof was an exception.

Mr. Rasch said the overhang was allowed.

Chair Woods disagreed because it didn't come to a point. She pointed out that the staff report showed that staff disagreed that it was in Santa Fe style.

Mr. Featheringill asked if cantilevers were allowed in this district.

Mr. Rasch agreed.

Mr. Featheringill asked if the 30" window did not apply in this district. Mr. Rasch agreed.

Mr. Rasch explained that this case was before the Board because he didn't feel it met the ordinance. He said the projects in the Historic Review District were usually approved by staff.

Ms. Mather asked if having glass above the walls appearing to uphold the roof was Santa Fe style.

Mr. Rasch didn't believe it was contemporary Santa Fe style.

Chair Woods said it appeared to float. She didn't believe this was within the historic ordinance even though on the edge of the district. It was certainly different and was pushing the envelope here. She asked if it was acceptable in this district.

Mr. Featheringill didn't see it as Santa Fe style architecture. The clerestory of glass was contemporary clearly but he didn't feel it fit in this district.

There were no speakers from the public regarding this case.

Ms. Mather moved to deny Case #H 10- 048 because the design was not contemporary Santa Fe style and the criteria for an exception were not met. Mr. Featheringill seconded the motion and it passed by unanimous voice vote.

Chair Woods excused herself from the meeting and Vice Chair Rios chaired the remainder of the meeting.

8. **Case #H 10-050. 206B Gonzales Road.** Downtown & Eastside Historic District. Wyndham Carlisle, agent for Mela Maquarrie, proposes to remove a non-historic sunroom, construct a 437 sq. ft. addition at less than the adjacent height and other minor alterations. An exception was requested to exceed the 30" rule on windows and doors (Section 14-5.2 (E)(1)(c)). (David Rasch)

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

BACKGROUND & SUMMARY:

206B Gonzales Road is a single-family residential building that was probably constructed in the late 1950's in the Spanish-Pueblo Revival style. An Historic Cultural Property Inventory was not found in the HPD files and the building is listed as non-contributing to the Downtown & Eastside Historic District. According to the applicant, the HDRB approved remodeling, including a 2-story addition in 2006 but there is no HDRB agenda evidence to support this.

The building was remodeled without permission or a permit and a stop work order was issued on April 14, 2010. The applicant proposes to remodel the building with the following five items.

1. The sunroom with a pitched roof and a curved south façade was removed.
2. A 252 square foot addition was constructed in its place. The addition has a flat roof at approximately 11' 6" high. Windows and doors exceed the 30" rule in harmony with existing non-compliant glazing and an exception is requested (Section 14-5.2 (E)(1)(c)).
3. A 54 square foot addition was constructed on the west elevation and the pitched roof was replaced

in-kind with a beige ProPanel metal roof. Two skylights were replaced with one solar tube.

4. A 123 square foot "portal" will be constructed on the southwest side. The drawings indicate that this addition will have a pitched open roof.

5. Additional doors and windows were replaced with non-conforming doors and windows. The existing protruding vigas were cut off and the building walls were spray foam insulated. The building will be restuccoed in a color that was not provided. There is no evidence that the rooftop solar panels received HPD or HDRB approval.

6. A yard wall along the east property line.

EXCEPTION to install glazing that exceeds the 30" rule.

(I.) Do not damage the character of the district.

This project (addition/remodel to a non-contributing building) is requesting an exception for non-divided light windows (30" glazing rule). This particular portion (Gonzales Road) of the Downtown/Eastside District has an abundance of large glazing walls. This project actually reduces the size and amount of glazing from the original 1990's sunroom addition (see photographs), and is in fitting with (does not damage) the character of the district. The existing windows were almost all large pane/non divided lights. The surrounding buildings also have large pane/non divided lights.

Staff response: Staff is in agreement with this response.

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

This project is private and does not engage with public welfare. The hardship to the applicant would be financial.

Staff response: Staff is in agreement with this response.

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

This project has large windows on the primary South façade for the purpose of passive solar gain and light. This is within the character of the City of Santa Fe.

Staff response: Staff is in agreement with this response.

STAFF RECOMMENDATION:

Staff recommends approval of the exception to install glazing that exceeds the 30" rule and with the

conditions that the protruding vigas be replaced and that the earth-tone stucco is identified. Otherwise, staff recommends approval of this application which complies with Section 14-5.2 (D) General Design Standards and (E) Downtown & Eastside Historic District.

Vice Chair Rios asked if 306 sq ft were constructed without a permit.

Mr. Rasch agreed and noted that it was not visible at all from Gonzales.

Present and sworn was Mr. Wyndham Carlisle, 113 San Salvador, who said he was not aware that there was no historic review. Colors and such were based on the theory that the two story addition had been approved. There was a notation on the drawings about approval of the HDRB. He wondered how they got a building permit.

Mr. Rasch mentioned that it was built in the 1950s.

Mr. Carlisle understood from the owners that a barn was built in the 1950s and the core of this structure was built in 1981. The owners had been adding on every few years since then. The portion that was demolished on the south was built in the late 80's as a sun room and built poorly. He demolished that and built the current sun room more in the character of the building.

Vice Chair Rios asked what portion of that remodeling had not already been done.

Mr. Carlisle said there was nothing left to do except the portal hadn't been assembled.

Mr. Rasch said the yard wall was not yet done. Mr. Carlisle agreed.

Vice Chair Rios asked if there was a solar panel on it.

Mr. Carlisle said there were two that were added in 2006.

Ms. Shapiro clarified that the Board didn't know about the two story portion but the rest was what Mr. Carlisle did.

Mr. Carlisle said he had recommended a permit but the owners refused and he built it anyway.

Ms. Shapiro asked if he had regular plans.

Mr. Carlisle said the owner didn't want that.

Ms. Shapiro was bothered that he cut off the vigas.

Mr. Carlisle said the vigas were already cut off. He shaved them down for the stucco. There were no vigas sticking out when he showed up.

Ms. Shapiro said they were installed in 1980. Mr. Carlisle agreed.

Ms. Shapiro was also bothered by the small clerestory windows in between the viga base to give a sense of the viga base.

Ms. Shapiro asked if there had been no inspections.

Mr. Carlisle agreed but said it was all built to code. They had not finished the interior so electrical was all exposed.

Ms. Mather referred to the south elevation's little windows.

Mr. Carlisle said the owner wanted transoms over everything - they were fixed.

Ms. Mather said he had presented the Board with a very difficult lack of choice including the window styles.

Vice Chair Rios added that the Board had the option to require it be reversed.

Mr. Carlisle said he could infill those windows if needed.

Vice Chair Rios asked if he was putting anything on the roof that was visible.

Mr. Carlisle said there was no portion that was visible. He was replacing a 2x4 railing with a metal railing.

Mr. Featheringill was stunned about this and asked what the Board could do. It was one illegal addition after another. He wondered if the Building Department would do their due diligence.

Mr. Rasch said sometimes the inspectors would approve based on photographic evidence.

Mr. Featheringill noted there was an exception requested that the Board didn't have to approve and could require the 30" rule on the new windows.

Mr. Carlisle said all the windows were new and installed.

Mr. Featheringill said the railing on second floor didn't meet code.

Vice Chair Rios asked if the railing was pipe or wrought iron.

Mr. Carlisle said it was wrought iron.

There were no speakers from the public regarding this case.

Ms. Shapiro asked if he intend to stucco the same color of the two story.

Mr. Carlisle agreed he was going to match the two-story but now would bring a color to Mr. Rasch.

Mr. Carlisle said the gates were rust colored. He thought the green for window trim was approved. The gate was an old weathered gate from Seret and Sons with no finish and he would put a clear sealant on the portal.

Ms. Shapiro moved to approve Case #H 10-050 with the following conditions:

1. That all transom windows be infilled and foamed in;
2. That a drawing of the steel railing be brought to staff for review and approval;
3. That a picture of the gate to be hung be brought to staff for review and approval;
4. That only galvanized flashing be used on the portal with clear sealer;
5. That the applicant work with staff on saving the windows perhaps with stick on mullions to meet the 30" rule;
6. That the flashing on the ProPanel roof should either be galvanized or the same color and underneath should be natural or close to the beige color;
7. That the yardwall be at six feet in height to match the building;
8. That cementitious stucco be used;
9. That window color and stucco color be taken to staff for approval;
10. That any external lighting be taken to staff for review and approval;
11. That no rooftop appurtenances would be allowed other than the existing solar panels.

Ms. Mather seconded the motion.

Mr. Featheringill asked if it was all of the windows or just the new windows.

Ms. Shapiro said all the windows were new and if that didn't work he would need to bring the windows back to the Board. The motion passed by unanimous voice vote.

Vice Chair Rios told the applicant he needed to make clear to the owner that she had to follow the rules and ordinances of the City.

9. **Case #H 10-052. 141½ Elena.** Westside-Guadalupe Historic District. Studio SW Architects, agent for Gerald Floyd and William Jacquot, proposes to construct an 891 sq. ft. addition to match existing height on a contributing residential building. Two exceptions proposed to exceed the 50% footprint rule (Section 14-5.2 (D)(2)(d) and to construct an addition on a primary elevation ((Section 14-5.2 (D)(2)(c)). (David Rasch)

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

BACKGROUND & SUMMARY:

141 ½ Elena Street is a single-family residential building that was constructed before 1958 in a vernacular manner. The building is listed as contributing to the Westside-Guadalupe Historic District and the west elevation may be considered as primary.

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

1. A 548 square foot addition will be constructed on the west, primary elevation. The addition will match existing adjacent height of 12' and it exceeds 50% of the existing 1,016 square foot building. The addition will feature stepped massing, an arched window on the west elevation, and Prairie-style windows that will match existing windows. Two exceptions, to construct an addition on a primary elevation (Section 14-5.2 (D)(2)(c)) and to exceed the 50% footprint rule (Section 14-5.2 (D)(2)(d)), are proposed and the criteria responses are attached to the end of this report.

2. An "L"-shaped 344 square foot portal will be constructed on the west elevation of the existing residence and on the south elevation of the addition. The portal is designed in the Spanish-Pueblo Revival style at 10' 4" high

EXCEPTION for construction on a primary elevation:

(I). The proposed construction on a primary elevation does not damage the character of the streetscape.

The home is not visible from any public locations. Therefore, the additions to the home will have no effect or relation to the character of the streetscape.

Staff response: Staff is in agreement with this response.

(ii). The proposed construction on a primary elevation shall prevent a hardship to the applicant or an injury to the public welfare.

The owner seeks to add a bedroom and bath to an existing one bedroom, one bath home and a portal along the south and west sides. The applicant submits that given the nature of the proposed additions and the fact that the home is not visible to the public, approval of the requested modifications would minimize hardship to the applicant.

Staff response: Staff is in agreement with this response.

(iii). The proposed construction on a primary elevation shall strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts.

The proposed modifications would provide for a functional, modern and well-designed bedroom, bath and portal, in the pueblo revival style, to the home that will maintain use as a residence.

Staff response: Staff is in agreement with this response.

(iv). The proposed construction on a primary elevation is due to special conditions and circumstances which are peculiar to the land or structure involved and which are applicable to the other lands or structures in the related streetscape.

The configuration of the lot and location of the existing home only allow for an addition to the west (primary) façade. The owners purchased the home in 2006 which had been altered by previous owners (replaced windows and exterior doors and re-stuccoed).

Staff response: Staff is in agreement with this response.

(v). The proposed construction on a primary elevation is due to special conditions and circumstances which are not a result of the actions of the applicant.

The owners purchased the home in its present condition and seek to add an additional bedroom and bath to create a two bedroom, two bath home. The alterations were by previous owners (replaced windows and exterior doors and re-stuccoed).

Staff response: Staff is in agreement with this response.

(vi). The proposed construction on a primary elevation shall provide the least negative impact.

The owners purchased the home in its present condition and seek to add an additional bedroom and bath to create a two bedroom, two bath home. The alterations were by previous owners (replaced windows and exterior doors and re-stuccoed).

Staff response: Staff is in agreement with this response.

EXCEPTION for construction that exceeds the 50% footprint rule:

(I). The proposed construction that exceeds the 50% footprint rule does not damage the character of the streetscape.

The home is not visible from any public locations. Therefore, the additions to the home will have no effect or relation to the character of the streetscape.

Staff response: Staff is in agreement with this response.

(ii). The proposed construction that exceeds the 50% footprint rule shall prevent a hardship to the applicant or an injury to the public welfare.

The owner seeks to add a bedroom and bath to an existing one bedroom, one bath home and a portal

along the south and west sides. The applicant submits that given the nature of the proposed additions and the fact that the home is not visible to the public, approval of the requested modifications would minimize hardship to the applicant.

Staff response: Staff is in agreement with this response.

(iii). The proposed construction that exceeds the 50% footprint rule shall strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts.

The proposed modifications would provide for a functional, modern and well-designed bedroom, bath and portal, in the pueblo revival style, to the home that will maintain the use as a residence.

Staff response: Staff is in agreement with this response.

(iv). The proposed construction that exceeds the 50% footprint rule is due to special conditions and circumstances which are peculiar to the land or structure involved and which are applicable to the other lands or structures in the related streetscape.

The configuration of the lot and location and layout of the existing home only allow for an additional wing to the existing home to achieve a new bedroom and bath that are modest in size and are in keeping with the scale of the existing home.

Staff response: Staff is in agreement with this response.

(v). The proposed construction that exceeds the 50% footprint rule is due to special conditions and circumstances which are not a result of the actions of the applicant.

The owners purchased the home in its present condition and seek to add an additional bedroom and bath to create a two bedroom, two bath home.

Staff response: Staff is in agreement with this response.

(vi). The proposed construction that exceeds the 50% footprint rule shall provide the least negative impact.

The proposed modifications to provide the new bedroom, bath, and portals match the existing height, style, form, color, proportion, texture, and material of the existing home and are within all underlying zoning regulations and provide the least negative impact with respect to the purposes of the Historic District regulations.

Staff response: Staff is in agreement with this response.

STAFF RECOMMENDATION:

Staff recommends approval of the exception requests to exceed the 50% footprint rule and to place an

addition on a primary elevation. Otherwise, this application complies with Section 14-5.2 (C) Regulation of Contributing Structures, (D) General Design Standards, and (I) Westside-Guadalupe Historic District.

Vice Chair Rios asked if any of the proposals would diminish the contributing status.

Mr. Rasch said the building had little character itself, other than the prairie windows which were unique. While the application proposed to change the character, he thought it would change it for the better and they were reversible if necessary and were bringing the building back to its original integrity.

Present and sworn was Mr. Jeff Seres, who said some day he would get his application in well before the deadline. He said the window lights on the addition would match the existing exterior lights on the building.

Ms. Shapiro noted the existing house was 1,016 square feet and he was proposing to add 892 square feet.

Mr. Seres said that total included the portal.

Ms. Shapiro asked if there would be any green space left.

Mr. Seres said there would with the green space in front. Zoning allowed 70% coverage and the project met the requirements.

Ms. Mather asked if the windows and the stucco would match original. Mr. Seres agreed.

Ms. Mather said it appeared that the portal would enhance this building.

Vice Chair Rios asked what would be done to distinguish the new from the old.

Mr. Seres said the bay did and it was holding back from the corner.

Ms. Shapiro asked if there would be no rooftop appurtenances other than chimney. Mr. Seres agreed.

Ms. Shapiro asked if there would be lighting under the portal.

Mr. Seres said there would be a surface mounted sconce under portal. On the south they would add one more light just to the right of the doors.

Dr. Kantner asked if the lights would match those shown on page 13. Mr. Seres agreed.

Ms. Shapiro asked if there was a wall separating this from the neighbor.

Mr. Seres agreed. He said walls completely enclosed the property except for parking. No changes were

proposed to the walls.

Dr. Kantner asked for the portal wood treatment.

Mr. Seres said it would be stained but was not sure how dark or light.

There were no speakers from the public regarding this case.

Mr. Featheringill moved to approve Case #H 10-052 per staff recommendations and approving the exceptions whose criteria had been met and with the condition that lighting fixtures be brought to staff for review and approval. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

J. MATTERS FROM THE BOARD

There were no matters from the Board.

K. ADJOURNMENT

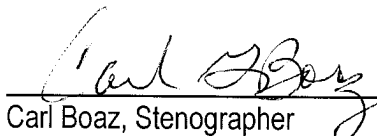
Mr. Featheringill moved to adjourn the meeting. Dr. Kantner seconded the motion and it passed by unanimous voice vote.

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

Approved by:

Sharon Woods, Chair

Submitted by:



Carl Boaz, Stenographer