



Agenda

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HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, JULY 13, 2010 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD HEARING

TUESDAY, JULY 13, 2010 – 5:30 PM

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES June 8, 20210
- E. FINDING OF FACTS & CONCLUSIONS OF LAW

Case #H-10-014 502 Old Santa Fe Trail
 Case #H-10-021B 824 ½ Canyon Road
 Case #H-10-042 623 Camino de la Luz
 Case #H-10-043 417 Agua Fria
 Case #H-10-044A 321 Berger Street
 Case #H-10-044B 321 Berger Street
 Case #H-10-045 712 Don Gaspar

Case #H-10-046 234 Anita Place
 Case #H-10-051 628 Old Santa Fe Trail
 Case #H-10-053 534 W. Alameda
 Case #H-10-048 390 E. San Mateo
 Case #H-10-050 206B Gonzales Road
 Case #H-10-052 141 ½ Elena Street

- F. COMMUNICATIONS
- G. BUSINESS FROM THE FLOOR
- H. OLD BUSINESS

1. 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, 15' 5" on the downslope where the maximum allowable height is 14'7", 18' 7" on the downslope, construct an approximately 440 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)
2. Case #H-10-062. 712 Don Gaspar. Don Gaspar Area Historic District. Addison Doty, agent for Gerard Coppler, owner, proposes to remove a rear CMU yardwall and construct a 482 square foot carport addition to a non-contributing converted garage at 10'6" high where the adjacent parapet is 11' 4" high, to construct a yardwall at 5' 6" high where the maximum allowable height is 6', and to restucco and repaint trim on the contributing residence and the converted garage. (David Rasch)
3. Case#H-09-045. 621 Garcia Street. Downtown & Eastside Historic District. James Satzinger, agent for Doug and Peggy McDowell, owners, proposes to construct a 4,066 square foot residential building to a height of 15'2" where the maximum allowable height is 15' 11" with a street-fronting retaining wall and yardwall to a height of approximately 72" where the maximum allowable height is 62". An exception is requested to exceed the maximum allowable height for the street-fronting walls (Section 14-5.2(D) (9)). (David Rasch)

I. NEW BUSINESS

1. Case #H-10-059. 1129 Paseo de Perlata. Downtown & Eastside Historic District. Jennifer Day, owner/agent, proposes to remodel a contributing property by removing a non-historic CMU yardwall, repairing an historic adobe yardwall in-kind, and installing hardscaping with landscaping. (David Rasch)
2. Case #H-10-061. 512 Garcia Street. Downtown & Eastside Historic District. Sylvia Chavez, owner/agent proposes an historic status review for the residence and free-standing garage on this non-contributing property. (David Rasch)
3. Case #H-10-063. 1131 E. Alameda. Downtown & Eastside Historic District., Architectural Alliance agent for Dr. Phil and Jeri Hertzman proposes to construct an approximately 436 square foot attached garage to a height of 13' where the existing adjacent parapet height is 16', construct an approximately 358 square foot addition to a height of 13' 6", where the existing height is 19' 6", construct an approximately 84 square foot portal to a height of 12', and to amend a previous approval of 5' high latilla vehicular gates to 6' high solid wood vehicular gates, where the existing wall height is 6' 10" on a non-contributing property. (Marissa Barrett)
4. Case #H-10-065. 247 Rael Road. Don Gaspar Area Historic District. Kevin Fedarko, owner/agent, proposes to remodel a contributing property by repairing and retaining historic windows on a primary elevation, replacing windows and doors on non-primary elevations, install awnings over doorways, remove an existing coyote fence and wire gates, construct a streetscape yardwall to the maximum allowable height of 56", construct additional yardwalls at the maximum allowable height of 6', restucco buildings and walls, and pave the driveways and portal with brick. (David Rasch)
5. Case #H-10-066. 1033 Old Pecos Trail. Downtown & Eastside Historic District. Ralph Jaramillo, agent for Roddy and Sherry Leeder, owners, proposes to remodel a contributing residence by constructing an 880 square foot addition on a non-primary elevation to 9' 11" high and less than the adjacent roof height, and to construct a 1,500 square foot free-standing garage at the rear of the property to a height of 15' 5" where the maximum allowable height is 15' 9". (David Rasch)
6. Case #H-10-067. 984 Acequia Madre. Downtown & Eastside Historic District. Richard Horcasitas, agent for Terry Caviness, owner, proposes to install a vehicular gate and fence 16.5' wide x 5' high on a non-contributing property. (David Rasch)
7. Case #H-10-068. 444 Camino de Las Animas. Downtown & Eastside Historic District. Richard Horcasitas, agent for Leon and Pamela Morrison, owners, proposes to remodel a non-contributing property by constructing two portals at 180 and 80 square feet at 10' high and less than the adjacent parapet height and installing windows on a free-standing garage, reconfiguring and mechanizing an existing vehicular gate, and constructing a coyote fence to 6' high, the maximum allowable height. (David Rasch)
8. Case #H-10-060. 124 W. Palace Avenue. Downtown & Eastside Historic District. Elaine Bergman, agent for Historic Santa Fe Foundation, owner, proposes to replace an historic metal pitched roof on a significant building. An exception is requested to remove historic material (Section 14-5.2(C) (1) (c) and Section 14-5.2(D) (1) (a)). (David Rasch)
9. Case #H-10-064. 223 Montoya Circle. Downtown & Eastside Historic District. Alan Burns, agent for Elizabeth Carp, owner, proposes to remodel a contributing residential building by removing a 173 square foot portal and constructing a 230 square foot portal to a height of approximately 9'. An exception is requested to construct an addition on a primary elevation (Section 14-5.2(D) (2)). (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 July 13, 2010 Historic Design Review Board Field Trip, please notify the Historic Preservation Division by 9:00 on Tuesday, July 13, 2010.

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HISTORIC DESIGN REVIEW BOARD

July 13, 2010

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MINUTES OF THE
CITY OF SANTA FE
HISTORIC DESIGN REVIEW BOARD

July 13, 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
Dr. John Kantner
Ms. Christine Mather
Ms. Deborah Shapiro
Ms. Karen Walker

MEMBERS ABSENT:

Mr. Dan Featheringill [excused]

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Ms. Kelley Brennan, Asst. City Attorney
Mr. Dan Esquibel, Planning Staff
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 noted typos in the packet on some cover sheets, especially Old Business 2 and 3. The agenda was correct.

The Findings of Fact for 623 Camino de la Luz and 534 Alameda were not in the packet and were to be postponed.

Ms. Walker thought that was true for Case #H10-045.

Mr. Rasch thought it was correct.

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

D. APPROVAL OF MINUTES

June 8, 2010

Ms. Shapiro asked for a correction on page 29, 3rd sentence where the extra "no" should be "any" and on page 30, first line where "of" should be "as."

Ms. Mather asked for a correction on page 7, where the #3 condition of the motion at the bottom should said that the signage be consistent and provided to the vendors with instructions from the owner.

Mr. Rasch asked for a correction on the summary page in the action for case #3 that should say approved as non-contributing.

On page 8 in the motion's #4 condition should say that the landscaping plan be evergreen rather than year-round.

On page 30 in the #5 condition it should say that the applicant work with staff concerning the windows, noting that stick-on mullions were not allowed in this district.

Ms. Rios moved to approve the minutes of June 8, 2010 as amended. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

E. FINDINGS OF FACTS AND CONCLUSIONS OF LAW

Case #H 10-014. 502 Old Santa Fe Trail

Case #H 10-021B 824½ Canyon Road

Case #H 10-043 417 Agua Fria

Case #H 044A 321 Berger Street

Case #H 044B 321 Berger Street

Case #H 10-045 712 Don Gaspar

Case #H 10-046 234 Anita Place

Case #H 10-051 628 Old Santa Fe Trail

Case #H 10-048 390 E. San Mateo

Case #H 10-050 206B Gonzales Road

Case #H 10-052 141½ Elena Street

Cases 10-042 and 10-053 were stricken.

Ms. Rios moved to adopt the Findings of Fact and Conclusions of law for the listed cases. Ms. Mather seconded the motion and it passed by unanimous voice vote.

F. COMMUNICATIONS

Chair Woods welcomed Dan Esquibel who was here tonight taking Marissa Barrett's place while she was on maternity leave.

G. BUSINESS FROM THE FLOOR

Present and sworn was Ms. Stefanie Beninato, 604½ Galisteo Street, who said she was speaking for two reasons. The first concerned the lights at 526 Galisteo. Two weeks ago the Board took action and there was to be a lighting plan submitted. The lights that the Board ordered to be removed haven't been removed and they were being used by the restaurant. There were strings of lights from the building and permanently attached to poles. They were not to plan or code. The public asked that the lighting plan come back to the Board because staff tended to approve un-hooded lights. There were lights wrapped around trees and were not on the plan and lights lighting up the trees. The only up lighting allowed was to be for the sign. There were 8' high posts around the outside eating area. She requested that staff enforce the plan as approved.

Secondly on 502 Old Santa Fe Trail, the Board approved the Findings of Fact but she didn't see anything in the file that were elevations for the new plan. It showed those buildings being permanently

attached to footings so they were real structures. The only elevations were canvas roofed structures. There was nothing in the file to show what they would look like or the lighting. The drawings just showed rows of lights but didn't say where they would be on the structures. They could no longer have verbatim minutes so they would have strings of lights that were not tucked under the roof. She asked that the Board require the lighting plans and window detail be submitted. Without them the public had no way to appeal. It didn't seem adequate for the Board to approve them. If she found there were no design elevations or lighting, she would appeal.

Ms. Walker said she didn't see a lighting plan for the flea market.

Mr. Rasch said there was a lighting detail and the applicant made it clear they would be up under the structures.

Ms. Rios said canvas roofs was not correct.

Mr. Rasch said there were canvas closures on the sides and a metal roof.

Ms. Beninato said the two sets were of May 7 and May 9 and both showed canvas tops in the files. There was nothing to show what it really would look like. She had looked at the file. The only lighting plan she saw in the file were spools of lights. She didn't know how the Board could have approved it.

H. OLD BUSINESS

1. **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, 15' 5" on the downslope where the maximum allowable height was 14'7", 18' 7" on the downslope, construct an approximately 440 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)

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

BACKGROUND AND SUMMARY

This case was heard at the May 25th 2010 hearing and was postponed to the June 8 2010 hearing pending clarifications of design, materials, and colors. The case was then heard at the June 22, 2010 hearing where the Board moved to postpone the application for lowering the height of the parapet and ceiling height approximately two feet on the North elevation and that a lighting plan is submitted for the Board to review and approve.

The applicant has revised the plan and proposes the following:

623 Camino de La Luz is an approximately 10,321 square foot vacant lot located in the Downtown and Eastside Historic District. This application proposes construction of an approximately 2,417 square foot single family residence and an approximately 416 square foot attached studio to a height of 14' measured at the midpoint of the west, street facing elevation, and 15' 5" on the down-slope, where the maximum allowable height is 14' 7" and 18' 7" on the down-slope if granted by the Board. Since the lot slopes more than 2' across the footprint of the proposed building the Board may grant 4 additional feet for the slope change. This does not require an exception but is to help mitigate height issues due to slope. Also proposed is a freestanding approximately 440 square foot garage to a height of 11' where the maximum allowable height is 14' 7".

The main residence and studio sit on top of the hill and will be Spanish Pueblo Revival in style. The building will be constructed from RASTRA or similar product and will have rounded corners and parapets. Windows will be divided light, Loewen aluminum clad in the color "Patina Green". Windows under the portal will have larger panes as permitted by code. The applicant has revised the original proposal by replacing the non-compliant windows on the west elevation with divided light French doors. The windows under the inset portal on the west elevation may include larger panes of glass. The building will be stuccoed using El Rey Madeira. An example of the proposed exterior light fixture can be found at the end of the packet and a lighting plan has been submitted

Two skylights are proposed for the main residence and will not be publicly visible. An exterior courtyard will include a 6' high yard wall and outdoor fireplace.

The 440 square foot garage will be located at the northwest corner of the lot on the lower level. Windows and doors will be divided light and the garage door will be located on the south elevation and will be a wood stained carriage style door. The parapet of the garage has been altered from the original proposal to no longer include a sloping metal roof. Instead the roof of the garage will be a full continuous parapet with no height shifts. The wood details around the east elevation door and west elevation window have been eliminated. An eyebrow which will not exceed 18" is proposed over the garage doors on the south elevation. The applicant describes the eyebrow as consisting of an applied roof contained with a framed wooden fascia and with metal flashing details painted to match wooden elements.

Lastly proposed is a 5' high stuccoed yard wall along the west, street facing property line where the maximum allowable height is 5' 4". The wall will include a bench seating area that is 13' long, 5' high, steel frame and latilla vehicular gate.

STAFF RECOMMENDATIONS:

Staff recommends approval on the condition that there be no publicly visible rooftop appurtenances. Otherwise this application complies with Section 14-5.2 (D) General Design Standards for All H-Districts and Section 15-5.2 (E) Downtown and Eastside Historic District Design Standards.

Present and sworn was Mr. Rob Civitello, 1301 Canyon Road, Unit C.

Chair Woods said there seemed to be some concern about solar rights and asked Ms. Brennan to state the Board's jurisdiction over that issue.

Ms. Brennan said the Board didn't have jurisdiction over solar rights.

Chair Woods asked that there be no testimony around solar rights.

Mr. Civitello shared three handouts [Exhibit A, B and C]. He said they finished the last hearing with two directives: reduce the north elevation by two feet and submit a lighting plan.

Regarding reducing the height, they exceeded the requirement and were within 14.7' with no request for added height except for one corner (shown in yellow on Exhibit B). So the height request was for only 9" of additional height on that corner.

He said Ms. Rios had a question that had prompted the Exhibit C with dimensions between the existing and the proposed structures and the dimension between the property line and proposed wall.

The exterior lighting plan had been provided.

He recalled that one other issue came to the fore excluding solar rights. The City stood by its approval of the analysis of the slope topo that was confirmed today by Ms. Wendy Blackwell.

Chair Woods reminded the public that they had 30 days after the Board approves the Findings of Fact and Conclusions of Law to appeal a decision made by the Board to the Governing Body.

PUBLIC COMMENT

Present and sworn was Mr. Karl Sommer, P.O. Box 2476, Santa Fe.

Mr. Sommer noted that he was present at the last meeting on behalf of Ms. Celia Rumsey. He said while they appreciated the efforts, they still opposed granting any additional height for the reasons that were stated in the last meeting. The applicant had invoked the discretion of the Board based on areas of disturbance that he and Ms. Rumsey contested. He understood what city staffs' position was and he intended to take it up as they went along. He wouldn't reargue those points here unless the Board had questions about what they raised.

He noted that Mr. Civitello apparently met with Ms. Blackwell and the City staff wouldn't require any other certifications regarding those slopes. Mr. Sommer said he could bring it to the Planning Commission, if needed.

He opposed the placing of the structure in that location because it had a huge negative impact upon Ms. Rumsey's property. And that impact relied upon the Board's discretion. They believed that the section of the

Code for the granting or approval of this project was not intended to cover things like this but was intended to cover situations in lots where the slope across the lot which created a deviation in height that became problematic. But this lot was flat except for slopes in just one area of the lot.

They incorporated the arguments on solar rights last time and would stand for any questions the Board might have for him.

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

Ms. Rios asked Mr. Sommer if since the applicant reduced the height of the proposal significantly except at that one corner he and his client were still in opposition of the project as it now stood with revisions.

Mr. Sommer said that was correct. Mr. Civitello and Ms. Tusa invoked the jurisdiction for the Board's discretion based on information which he believed was improperly submitted. From their standpoint the desire to build it in this location was needless. It didn't arise out of a slope of this property but out of the desires of the applicant but had an incredible impact on Ms. Rumsey.

Chair Woods asked Mr. Rasch if this proposal met with the ordinance.

Mr. Rasch agreed and the application was recommended for approval by staff.

Ms. Walker said the only exceeding of the maximum height was ten inches.

Ms. Walker moved to approve Case #H10-042 as presented. Ms. Rios seconded the motion and it passed by unanimous voice vote.

2. **Case #H-10-062.** 712 Don Gaspar. Don Gaspar Area Historic District. Addison Doty, agent for Gerard Coppler, owner, proposes to remove a rear CMU yardwall and construct a 482 square foot carport addition to a non-contributing converted garage at 10'6" high where the adjacent parapet was 11' 4" high, to construct a yardwall at 5' 6" high where the maximum allowable height was 6', and to restucco and repaint trim on the contributing residence and the converted garage. (David Rasch)

Chair Woods clarified that this residence was non-contributing

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

BACKGROUND AND SUMMARY

712 Don Gaspar Avenue is a contributing single family residence and a non-contributing free-standing converted garage which are located within the Don Gaspar Area Historic District. The east and south elevation of the residence may be considered to be primary. This application is not altering the residence.

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

1. The non-historic CMU yard wall at the rear of the residence will be removed and replaced with a five foot high stuccoed yard wall in a reconfigured location.
2. A 482 square foot carport addition will be constructed on the east elevation of the converted garage on an earth tone concrete slab. The carport will be 10' 6" high where the maximum parapet height is 11' 4". It is designed in a simplified post and beam manner.
3. The new yard wall and both buildings will be stuccoed with El Rey "Bamboo" and the wood will be finished to match existing finishes.

STAFF RECOMMENDATIONS:

Staff recommends approval of this application which complies with Section 14-5.2 (D) General Design Standards for All H Districts and Section 14-5.2 (H) Don Gaspar Historic District Design Standards.

Mr. Rasch explained that the residence was contributing but not the garage.

Present and sworn was Mr. Addison Doty, 211 County Road 84, Santa Fe.

Chair Woods asked if he wanted to add anything to the staff report.

Mr. Doty said he didn't but asked if there were any other concerns.

Ms. Mather asked if there was any lighting on the carport proposed.

Mr. Doty said only the existing lighting and that would remain.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H 10-062 per staff recommendations. Ms. Walker seconded the motion and it passed by unanimous voice vote.

3. **Case#H-09-045.** 621 Garcia Street. Downtown & Eastside Historic District. James Satzinger, agent for Doug and Peggy McDowell, owners, proposes to construct a 4,066 square foot residential building to a height of 15'2" where the maximum allowable height was 15' 11" with a street-fronting retaining wall and yardwall to a height of approximately 72" where the maximum allowable height was 62". An exception was requested to exceed the maximum allowable height for the street-fronting walls (Section 14-5.2(D)(9)). (David Rasch)

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

BACKGROUND & SUMMARY:

621 Garcia Street consists of 6 vacant lots on man-made sloping ground in the Downtown & Eastside Historic District. One lot (#6) has street frontage while the others are on the interior of the property.

On August 11, 2009, the HDRB conditionally approved grading without the need for height exceptions and that the following maximum allowable building heights be allowed for return to the Board with building designs: lot 1 at 16'10"; lot 2 at 16'1"; lot 3 at 16'6"; lot 4 at 16'8"; lot 5 at 17'1"; and lot 6 at 15'11".

On December 22, 2009, the HDRB approved amended grades, amended building heights, and retaining walls for lots 1-5 with the condition that grading and retaining walls on lot 6 shall be considered at lower heights and that all yardwalls shall be submitted with building designs.

Now, the applicant proposes to amend that approval for lot #6 with the following two items.

1. A 4,066 square foot residential building will be constructed to a height of 14' 6" at street-facing midpoint and a maximum height of 15' 2" where the maximum allowable height is 15' 11". The building is designed in the Spanish-Pueblo Revival style with wall-dominated stepped massing and three portals with exposed woodwork and carved corbels. Finishes and colors were not specified.

2. A yardwall will be constructed on all four sides of the lot with planters on the north lotline. No elevations were submitted for the south and east lotline walls and a pedestrian gate is proposed for the south wall. Stone surfacing is proposed for retaining walls and a cedar slat railing is proposed on the north wall. The street-frontage yardwall will be 72" high where the maximum allowable height is 62" high. An exception to exceed the maximum allowable height is requested (Section 14-5.2(D)(9)) and the required responses are as follows.

1. Our proposal for a maximum 6'-6" high stuccoed masonry retaining and safety wall enhances the existing Garcia streetscape in that it includes a 4 to 6 ft. planting strip in front of the wall, traditional stone detailing at the base of the wall, and has an average height of only 5' as it steps down along a Garcia Street frontage with a grade change greater than 5 feet. The streetscape on Garcia has many 5'-6" to 7' walls depending on where they are measured from the ground, and depending on how they step as the roadway changes in grade. (See attached photographs) We have taken extra steps to ease the transition from our project to the Baca residence directly North by adding a 14 foot access easement, that gives the Bacas breathing room, solar access and includes raised stone planters that soften and enhance the stuccoed retaining and privacy wall. The Lot 6 finished grade at the northwest corner and along the north edge has been lowered 1 foot from the previous submittal allowing the privacy and safety portion of the wall to also be lowered 1 foot. Our story pole mockup on site clearly demonstrates sensitivity and harmony with the existing Garcia streetscape.

Staff response: Staff is in agreement with this response.

2. Our proposal for a maximum 6'-6" high, and average 5' high retaining and safety wall is necessary to provide a degree of visual privacy for the future residents of Lot 6 as well as pedestrians using the sidewalk and enjoying the street trees and plantings along our portion of Garcia Street frontage. Our inability to build a stuccoed masonry wall 2 feet above the residence floor level would lack separation and be inconsistent with the Garcia streetscape for homes in close proximity with pedestrians and vehicles. The Las Placitas Compound has been carefully designed from its inception with the neighborhood, the topography and the environment as a guide. It is critical that the streetscape, including walls and landscaping, provide safety and privacy for its occupants and the public in general.

Staff response: Staff is in agreement with this response.

3. One of the key criteria in our design of Las Placitas Compound was to provide Universal Access for a diversely challenged and increasingly aging population. In the case of Lot 6, it was critical that the finished pad elevation allow for vehicular access and pedestrian circulation without steps, while mitigating the height of surrounding retaining and safety walls by sloping the site away from the building and increasing the understory where accessibility is not required. Residence in the Historic Districts of Santa Fe must be available to people of all abilities and ages.

Staff response: Staff is in agreement with this response.

4. The portion of Las Placitas Compound containing Lot 6 was created from the remnants of an old non-functional arroyo and adobe pit. Existing grade contours were inconsistent with the Garcia streetscape and a hazard and nuisance to the public. Our grading plan and accompanying retaining and safety wall design for Lot 6 makes this portion of the Garcia streetscape harmonious with the prevailing existing concepts for grading and wall design along the roadway. The Baca residence to our north was built in a portion of the non-functional arroyo three feet below its Garcia Street access, and as a result, we have included additional setbacks, stepped planting areas and enhanced landscaping in order to mitigate the changes in elevation. The existing site conditions (the arroyo and adobe pit) necessitated grading and retaining measures as proposed.

Staff response: Staff is in agreement with this response.

5. The existing condition of a non-functioning old arroyo and an adobe pit were not caused by the applicant but by the actions of old watercourses and the making of adobe bricks.

Staff response: Staff is in agreement with this response.

6. We believe that our site grading and wall design has been carefully considered to minimize impact on the adjacent property (Baca), to harmonize with the stepped grading and wall designs along the Garcia streetscape, to continue the tradition of the Historic Districts of Santa Fe through the use of time-tested materials and detailing, to enhance the experience and safety of the pedestrian public using Garcia Street, to provide privacy and therefore enhance property values, and to provide accessibility to all residents and

visitors. Our proposal for a maximum 6'-6" high, and average 5' high masonry retaining and safety wall will have no negative impact on the purpose of Article 14.5 as set forth in 14.5.2(A)(1).

Staff response: Staff is in agreement with this response.

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to exceed the maximum allowable height for yardwalls and recommends approval to construct the residence which complies with Section 14-5.2(D) General Design Standards and (E) Downtown & Eastside Historic District.

Mr. Rasch said the responses to the exception criteria were listed on pages 3-5 of the packet.

Ms. Walker asked if the top was the poles or the flag.

Mr. Rasch said the applicant needed to give that explanation.

Present and sworn were Mr. Doug McDowell, 1316B Cerro Gordo and Mr. James Satzinger, 1801 Camino de la Cruz Blanca.

Mr. Satzinger explained that this was a continuation of the December meeting. They built the retaining walls on the balance of the project and needed to complete the part that faced Garcia Street. At the December meeting the site was in such a condition that was impossible to visualize what it would look like it because of a big hole there. After receiving comments from the Board then, he lowered the building about 9". The height was about the same but lowered the building and its relationship with the grade 9 inches and sloped it to the north to bring down the walls on the west side. The image was of the view from the street was more indicative of what they were doing.

Mr. McDowell provided a handout regarding the project [attached as Exhibit D].

Mr. Satzinger said they were about 6' 2" from top of the curb to the highest corner of the wall. But the story poles indicated it was really about 5' 10" so the exception was for 8" from the maximum of 5' 2" average on the street.

Chair Woods asked if they were changing what they were asking for.

Mr. Satzinger said no, that the story poles were just a couple of inches lower than what he would build. The curb was a little higher than shown on the survey topo.

Mr. McDowell said the neighbors down below were not able to be here at the meeting but told him they liked this better.

He pointed out that the yellow flags showed the top of the wall where they would have a cut spindle

wood fence. It was shown on the plan as well. It would be transparent compared to a stucco wall. They would come out three feet with a planter all the way along to the Baca family side and then a step back and then a shorter wall.

He said they also gave the Baca family 2-3 feet added easement so he could get his car out of the garage comfortably. He would put larger trees in the corners to soften it. It stepped up along the street.

His main concern was the effect on Don and Margaret Baca and how high this would be. So they came up with a way to give them more easement room for plantings and getting their car out of the carport.

They took readings on winter solstice and found the sun would hit the bottom of their house. He thought they had been good neighbors and came up with a design that worked well for the neighbors.

Ms. Walker said the Board noticed they were considerate of the Baca family but the fill was high.

Mr. McDowell said it was nine inches below the allowable height. The top of the flag was the top of the wall. That was required at last meeting to show the effect on the Bacas and on Garcia Street. The Board already approved the heights of the houses.

Ms. Rios asked him to describe the relationship of heights with Baca house.

Mr. McDowell said he didn't know.

Mr. Satzinger said the Baca house at pad was at 6994 which was 4½ feet below where their driveway went in. Their house was built in the continuation of the low adobe part in the lot adjacent and was lower than anything else on the street. It was a challenge. 6998 was planter height and 7001 was pad height and the home was six beyond that and went to 7015. So the top of the Baca house would be about 7004 and his was 7015. There was another 14' of easement to give them breathing room. So the differences of height would not be so extreme.

Chair Woods asked him to clarify what was approved for heights and what he was asking now.

Mr. McDowell explained that in previous meetings they first came for approval of pads. And they had an existing drive and slope of Garcia Street. The lot of was a pit along Garcia. They brought the Bacas in and got approval from the Board. They came later and asked for approval of parapet heights in the subdivision and got adjustments for all six lots with the exception that they needed to work on the wall and its impact on Garcia Street.

Now they were here for the actual design and the wall structure along Garcia and the Baca property line. Where they sit was at the back with a carport and patio at the east and those walls were much shorter. Their house was part of an arroyo system that ran up Garcia Street where houses were now built. They needed a way to work with the rest of the road.

Ms. Shapiro asked if there would be any lighting in the wall.

Mr. McDowell said there would not but if Don and Margaret Baca needed a light for their driveway, he might provide that.

Ms. Rios asked if the corners would be rounded. Mr. McDowell agreed.

Ms. Rios asked if the stucco would be cementitious. Mr. McDowell agreed.

Ms. Rios asked if they would have no visible rooftop appurtenances. Mr. McDowell agreed.

Ms. Rios asked how deep the window insets would be.

Mr. McDowell said they would be a minimum of 4" from frame to surface of stucco.

Ms. Rios asked about the finishes.

Mr. McDowell said the stucco would be like a diamond finish. They would change windows slightly as they went through. The darkness of the stain colors were a Board concern last time so he brought a lighter one. They would have a burnished finish that looked like aged wood. His concern was that lighter starts to become yellow. So he tended toward stains that were not as light.

Ms. Rios asked if even though the wall facing Garcia was at six feet, most of the house would be exposed from Garcia.

Mr. McDowell agreed that was correct and the appearance of the walls there was quite high. They wanted it to work with the Baca house.

PUBLIC COMMENT

Present and previously sworn was Ms. Stefanie Beninato who was disappointed. It seemed the character of that part of Garcia would change greatly. She thought it had to be a 20' wide road and not a driveway. She didn't hear the heights of the buildings. She was concerned about a six foot wall there. The walls were historically pretty low dividing properties but not hiding neighbors.

Regarding the rock planters and right of way, she was not clear on it. Generally speaking she liked Mr. McDowell's work and he worked well with the neighbor. The Board had the right to look at solar rights despite any legal advice they got to the contrary.

Mr. McDowell agreed the roadway coming off Garcia looked like a highway now. He referred to the floor plan and the driveway. He showed where it was historically. The drive was 9 feet on Rose Trujillo's property. So nine feet looked like a road way but it would be reclaimed.

Regarding the comment about the roadway, there were trees on the outside watered by gravel patches or drip irrigation. There was a sidewalk "to nowhere" that was a handicapped ramp and very passable. Regarding height, Mr. Rasch had commented on the actual height. 15' 11" was allowable and it was 15' 2".

Mr. Satzinger clarified that they were asking for a maximum wall height that exceeded 5' 2" but the average height was 5'. The wall would block 5 feet at the bottom of the house. And if you were looking up from the street, it would look like it blocked the house.

Dr. Kantner asked if the yard wall would be the same color as the house.

Mr. McDowell said the answer might be no or yes. They wanted to maintain a consistent color of yardwall throughout the compound so it might be slightly different.

Dr. Kantner asked that he take that to staff. Mr. McDowell agreed.

Dr. Kantner asked about concrete color.

Mr. McDowell said it would be earth tone.

Dr. Kantner asked if there would be exterior lights on the house.

Mr. McDowell said they agreed to bring the lighting to David Rasch. They would only be down light and no visible bulbs.

Chair Woods asked what kind of rock they would use for the rock wall.

Mr. McDowell said it would mimic river rock in the area and be quite a bit irregular. Down Garcia, Acequia and Delgado all were round rock walls.

Ms. Rios commented to Mr. Satzinger regarding the wall on Garcia that she thought it was all at six feet but his statement meant that it varied.

Mr. Satzinger agreed. He pointed out the highest point. He said it went from 4' 6" to 5' 6". The planter was wider and then narrower. The wall went to 5' 2" and then to 4' and then back to 5' at the drive way. It stepped down. The highest point was about 6'. It really was not even at six feet but he wanted to make sure it was covered.

Ms. Rios agreed with Ms. Beninato's comments.

Ms. Walker asked what the length of the wall on Garcia was.

Mr. Satzinger said it was about 90' and did have variations in plane. He pointed out the offsets - one at 18". The planter helped with the offset. He followed the guidelines as far as staggering and stepping.

Ms. Rios said the staff report showed no elevations for south and east.

Mr. Satzinger said they were still working on the design of the gate. These were all low walls about 3.5' along the private road and they were not asking for any exceptions.

Chair Woods asked if they brought that wall before the Board to be approved.

Mr. Satzinger said it had not been approved.

Chair Woods explained that the Board could only approve it if there were elevations.

Mr. McDowell said they were not asking for approval of that section now.

Ms. Mather moved to approve Case #H 10-045 per staff recommendations with the following conditions:

- 1. That the finishes be approved as presented in Adobe cementitious and custom colors as presented;**
- 2. That all yard walls be brought back to the Board for approval;**
- 3. That exterior lights be brought to staff for review and approval;**
- 4. That the rock be irregular river stone as described.**
- 5. That the responses to the exception criteria were accepted as presented on pages 3-5 of the packet..**

Ms. Walker seconded the motion.

Ms. Rios asked for a friendly amendment -

- 6. That there be no visible rooftop appurtenances.**

Dr. Kantner asked for a friendly amendment -

- 7. That the yard wall color be taken to staff for review and approval.**

Ms. Mather and Ms. Rios agreed the amendments were friendly.

The motion passed by unanimous voice vote.

I. NEW BUSINESS

- 1. Case #H-10-059. 1129 Paseo de Peralta. Downtown & Eastside Historic District. Jennifer Day, owner/agent, proposes to remodel a contributing property by removing a non-historic CMU yardwall, repairing an historic adobe yardwall in-kind, and installing hardscaping with landscaping. (David Rasch)**

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

BACKGROUND & SUMMARY:

1129 Paseo de Peralta was a single-family residence that was constructed in the Territorial style by 1912 and was converted into commercial use at an unknown date. The building is listed as contributing to the Downtown & Eastside Historic District and the north and west elevations may be considered as primary.

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

1. The CMU stuccoed yardwall at the front and partial east side of the property will be removed. This wall is shown intact on the 1984 HCPI form, but it has been severely compromised and partially removed on the west end.

2. The historic adobe wall at the sides and rear of the property has been damaged in several locations. It will be repaired to match the existing wall.

3. Landscaping and hardscaping is proposed on all sides of the property. On the front and west sides there will be an alternating checkerboard of squares of turf and pavers.

STAFF RECOMMENDATION:

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

Present and sworn was Ms. Jennifer Day, 1140 Camino Cruz Blanca who showed the paver she intended to use.

Chair Woods asked what the sizes of the squares were.

Ms. Day said they were about 3½'.

Ms. Mather was not clear on which parts were being removed.

Mr. Rasch said it all front wall and part of east wall .

Ms. Day explained that it was all CMU and it would leave only the adobe wall which would be repaired from a truck crashing into it.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H 10-059 per staff recommendations. Ms. Walker seconded the motion and it passed by unanimous voice vote.

2. **Case #H-10-061.** 512 Garcia Street. Downtown & Eastside Historic District. Sylvia Chávez, owner/agent proposes an historic status review for the residence and free-standing garage on this non-contributing property. (David Rasch)

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

BACKGROUND & SUMMARY:

512 Garcia Street is a single-family residence and a free-standing garage that were constructed in a vernacular manner in 1950. The buildings are characterized by simplified detail, a front porch, and overhanging roofs. All of the original windows are present.

STAFF RECOMMENDATION:

Staff recommends contributing historic status for the residence and garage structures due to an historic date of construction and a high degree of retention of historic materials and integrity. This property is a good representative of the Federal Moderne style which was the vernacular style before the adoption of the Historic Districts Overlay Zoning Code. The east elevation of both structures may be considered as primary.

Ms. Rios asked if the existing porch would have to remain if the property were upgraded.

Mr. Rasch agreed if it was historic material.

Present and sworn was Ms. Sylvia Chávez who said she wanted to make it look nicer with improvements including stucco and a better roof.

Ms. Rios asked if she was in agreement with the staff recommendations.

Mr. Rasch noted that if upgraded to historic status it would put some restrictions on this project. Then the east elevations and garage could not be changed and the character would have to be retained.

Ms. Chávez agreed.

Chair Woods explained that if the Board adopted it as historically contributing there were certain things she could not change.

Ms. Chávez wanted to change the color of the trim and install a new front door and have new stucco put on and a new roof.

Mr. Rasch felt that would be approvable. Also there could be tax credits to help restore the building. He agreed it was old and had some integrity but the Board could decide if it contributed to Historic District.

Ms. Walker cautioned her to think about whether she might change her mind to make an addition or something like that. But if it was contributing it would limit that possibility.

She said Mr. Rasch brought up a good point. Just because it was over 50 years didn't automatically mean it contributed. She would propose to leave it non-contributing.

Dr. Kantner asked if there had been changes to the portal or windows.

Ms. Chávez said no.

Ms. Rios had mixed feelings about it. She asked who built it.

Ms. Chávez said her dad had it built.

Ms. Rios noted that the footprint had not changed. The windows were original. But she was uncertain if it contributed to the historic fabric of the neighborhood.

Ms. Chávez said the overhang on the roof was not common in the neighborhood.

Ms. Shapiro wanted to leave her as many possibilities as possible to do what she wanted. It was a cute little house and appreciated. To make it contributing might not allow her to express herself.

Ms. Chávez said she loved the inside but didn't like everything on the outside.

PUBLIC COMMENT

Present and sworn was Mr. Eric Enfield, 612 Old Santa Fe Trail, who wanted to stand up and talk because he was not sure the owner was aware of the consequences. He didn't know if a survey was done by a historic preservation approved planner to document the history of the structure. Also what she proposed today was okay but she couldn't replace a window or make an addition and the lot was large and it could be added on to. As an architect he thought it should retain the non-contributing status.

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

Ms. Mather thought while it was charming, it was not a good example of the federal elements that were classic to that period and she was inclined to keep it non-contributing.

Ms. Mather moved to maintain the historic status as a non-contributing structure including the garage for Case #H 10-061. Ms. Walker seconded the motion and it passed by unanimous voice vote.

Chair Woods explained the remodeling application process to her.

Chair Woods commented that the Chapter 14 task group was working on character status. Integrity

meant the building hadn't been changed. In rewriting the chapter, they needed to decide what the Board should do when buildings became 50 years old. They were considering what else was in there to consider important to contribute to the neighborhood. She asked people to please email Ms. Walker or her about what they thought was important. This was a big deal and they had been struggling with it.

3. **Case #H-10-063.** 1131 E. Alameda. Downtown & Eastside Historic District., Architectural Alliance agent for Dr. Phil and Jeri Hertzman proposes to construct an approximately 436 square foot attached garage to a height of 13' where the existing adjacent parapet height was 16', construct an approximately 358 square foot addition to a height of 13' 6", where the existing height was 19' 6", construct an approximately 84 square foot portal to a height of 12', and to amend a previous approval of 5' high latilla vehicular gates to 6' high solid wood vehicular gates, where the existing wall height was 6' 10" on a non-contributing property. (Marissa Barrett)

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

BACKGROUND AND SUMMARY:

The Spanish Pueblo Revival style single family residence located at 1131 East Alameda Street was constructed after 1945 and received major additions and exterior remodeling in 1997. The Official Map lists the building as non-contributing to the Downtown and Eastside Historic District.

The applicant proposes construction of an approximately 436 square foot attached garage to the southwest corner of the existing residence. The garage will be to a height of 13' where the existing adjacent parapet height is 16'. The east elevation garage door details were not provided. Two skylights are indicated on the floor plan for the garage.

Also proposed is the construction of an approximately 358 square foot addition to the west elevation and an approximately 84 square foot portal on the south elevation of the new addition. The addition will be to a height of 13' 6" and the portal will be to a height of 12', where the existing g height is 19' 6". The addition will include divided light metal clad windows and doors to match existing. The portal roof will be a metal shed roof to match the existing. Stucco will match the existing building in color, texture, and type. One skylight is indicated on the floor plan for the new addition.

On December 9, 2008 the previous owner was approved by the Board for the construction of two 5' high loosely pulled together latilla vehicular gates along Alameda Street. The gates were never constructed. The applicant would like to revise the original gate approval to include two solid wood gates with metal clavos to a height of 6' where the existing wall height is 6' 10". One of the gates is in a slightly different location for the original plans. The yard wall will also be extended along East Alameda Street and will be constructed from stone and stucco to match the existing. The wall will be 6' high, which is below the highest point of 6' 10".

STAFF RECOMMENDATIONS:

Staff recommends approval of the application on the condition that the east elevation garage door details be approved by staff, that the skylights not be publicly visible, and that the vehicular gates not exceed 5'. Otherwise this application complies with Section 14-5.2 (D) Regulations for All H-Districts and Section 14-5.2 (E) Downtown and Eastside Historic District Design Standards.

Present and previously sworn was Mr. Eric Enfield, 612 Old Santa Fe Trail, who thanked the Board for looking at this. His clients were considering buying the property. There was no garage on the property. He didn't have much to add but asked that the gates be six feet high instead of 5 feet. The doors would have applied cedar and he would submit the drawing details to staff. The gates were wood with metal clavos. They were only for security when owners left for a time. These were the improvements his clients wanted.

Ms. Rios asked if he could point out to us what portion of this wall existed and how high and what new wall he was proposing.

Mr. Enfield pointed out the existing and showed the new wall. Existing walls were six feet ten inches high. The rock columns went up higher. They would match the pilaster for the gate.

Ms. Rios noted that the clients would enclose their whole property. She asked why they wanted six feet high gates.

Mr. Enfield said they were still one foot lower than the columns. He said he told them the maximum wall height was six feet.

Ms. Shapiro asked if there would be any added lighting to the wall.

Mr. Enfield said there would be two sconces on the side of the doors and he would take that to staff. There were two skylights and both would not be visible.

Chair Woods said when driving by there today, they looked at it and it was really tight getting cars in and out. As opposed to two gates, one in the center could allow turning into the garage and into parking.

Mr. Enfield said they did consider one gate. Right now there were two openings but stacking cars in there required two openings. It was just a one car garage and it had a seven foot set back, not a zero lot line.

There were no speakers from the public regarding this case.

Ms. Walker saw some logic regarding the gate but did not favor that.

Ms. Walker moved to approve Case #H 10-063 with a five foot gate height. Ms. Rios seconded the motion and it passed by unanimous voice vote.

4. **Case #H-10-065.** 247 Rael Road. Don Gaspar Area Historic District. Kevin Fedarko, owner/agent, proposes to remodel a contributing property by repairing and retaining historic windows on a primary elevation, replacing windows and doors on non-primary elevations, install awnings over doorways, remove an existing coyote fence and wire gates, construct a streetscape yardwall to the maximum allowable height of 56", construct additional yardwalls at the maximum allowable height of 6', restucco buildings and walls, and pave the driveways and portal with brick. (David Rasch)

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

BACKGROUND & SUMMARY:

247 Rael Road is a single-family residence that was constructed in the Spanish-Pueblo Revival style in approximately 1940. The residence is listed as contributing to the Don Gaspar Area Historic District. The south elevation may be considered as primary. A free-standing garage at the rear has been converted into an office/studio approximately 10 years ago and it is listed as non-contributing to the district.

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

1. The south, primary elevation historic windows will be repaired and retained. Storm windows will be installed to improve energy efficiency and preservation of historic material.
2. Windows on the east, west, and north elevations will be removed and replaced with clad windows, French doors, a single door, or glass block depending upon the elevation.
3. The primary elevation door will be removed and replaced with a similar door.
4. Awnings will be installed over the windows on the east elevation of the residence and the south elevation of the rear building. The awnings will be constructed of brown-painted steel with a corrugated metal roof.
5. Light fixtures will be installed at each door with a Kichler Rustic Solid Brass wall light.
6. Drain spouts will be installed below the existing canales for water catchment.
7. The two damaged wire vehicular gates will be removed and the wire pedestrian gate will be reused in a yardwall on the east side of the residence. The low coyote fence will be removed from the front of the property and replaced with a stuccoed yardwall to the maximum allowable height of 56". The front yardwall will feature a wooden pedestrian gate and a 7' high arch. An interior and east lotline yardwall will be constructed to 6" high and placed to separate the parking area from the front and east side yards.
8. The portal, sidewalk, and driveway will be finished with brick pavers.

9. The yardwalls and building will be restuccoed to match the existing elastomeric material.

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 (H) Don Gaspar Area Historic District.

Ms. Mather asked where glass block fit into the ordinance.

Mr. Rasch said typically this Board didn't consider it historic but to date the Board had not denied them in the Don Gaspar historic district.

Ms. Mather asked if there was a color on the building.

Mr. Rasch said it was "Bamboo."

Ms. Rios asked if anyone had looked at the windows to be removed.

Mr. Rasch agreed. He was not a consultant but he thought they were repairable. The Board needed to decide which elevations were primary. They could be replaced on non-primary elevations.

Ms. Rios asked if the glass block was not visible. Mr. Rasch agreed.

Chair Woods said the applicant was requesting new windows on three façades and changing openings throughout with glass blocks and awnings added. She asked if the building would still retain its historic status.

Mr. Rasch thought that was difficult to answer. The primary elevations must retain historic material. If the Board chose only one façade, the other three could be changed. But how much change could be made was unclear. The awnings were reversible. The openings were the hard part. For the east and west elevations he would ask the Board's advice.

Ms. Mather asked if the wall was historic.

Mr. Rasch said the braided wire gate was historic and they would reuse it. The vehicle gates were not reparable.

Ms. Rios asked for the wall height.

Mr. Rasch said the height ordinance didn't consider the arch over the gate but the guidelines say accents should be in proportion. The existing wall was a little over three feet.

Present and sworn was Mr. Kevin Fedarko, 247 Rael Road.

He thanked the Board for reviewing his application. With apologies, he said he was new to this and didn't know much about historic preservation. There seemed to be concerns about the east and west façades. The dimensions on widths would be retained. He was asking on the west to change windows to doors but not on the east elevation. He now had a door on the west that opened onto a driveway and he wanted to change that to a window. They were just aesthetic changes that reflected their living patterns inside and access to the garden on the west side.

Ms. Mather said on the north side where he proposed to put in glass block -he would lose cross ventilation in those back bedrooms.

Mr. Fedarko said each bedroom would have one window each. He went to the site plan.

Between the front residence and back residence was a courtyard with two windows looking directly back to the courtyard and guests in the casita used that courtyard. The glass block would allow some privacy for them and for him in the front house. He acknowledged it was an odd request but it would allow privacy.

Ms. Shapiro asked if he could describe the storm windows to be installed on the south side. She asked if they would have wood around them or metal.

Mr. Fedarko said he had not thought that through. His builder had done this before but any guidance of the Board he would pass along.

Ms. Shapiro asked if he could work with staff on it.

Mr. Fedarko agreed.

He said the portal was replaced in kind in 2008 and the same builder, Tom Emerson, was given an award in 2009 for his restorations so he had some sensitivity.

Ms. Shapiro asked if there would be any lighting to add to the front wall or rock ways. The sliding door required them.

Mr. Fedarko said there would be two scones on the west and one on the south but no lighting on walls on the south.

Ms. Shapiro asked if he could provide those to staff .

Mr. Fedarko said he already had provided it.

Ms. Walker asked if he knew if the primary door on the south was historic.

Mr. Fedarko didn't recall. He could offer an opinion but it might not be accurate.

Ms. Walker said it would be important to know. She was not high on metal awnings on a contributing building either.

Mr. Fedarko said the rear casita had French doors as a primary opening and currently there was a severe problem with water coming in at the bottom of the French doors. He was concerned to alleviate that problem.

Ms. Walker said that was not a contributing structure.

Ms. Rios asked if he had already started stuccoing.

Mr. Fedarko said he had not. The rear casita was a different color. The front was white and the rear was a Buckskin color. He proposed to restucco the front to match the rear as shown in the photograph.

There were no speakers from the public regarding this case.

Chair Woods had a few concern about metal awnings and asked if that was addressed in the ordinance.

Mr. Rasch believed it was allowed in this district.

Chair Woods was also concerned about the sliders and the glass block. They were making so many changes to this contributing building so she felt the Board should consider each one.

Ms. Rios said the front wall was 4' 8" and the arch was 7' and question that it was the proper proportion.

Chair Woods said she would prefer to not have an arch.

Ms. Shapiro asked if there were any others in the neighborhood.

Ms. Walker said she saw none.

Mr. Rasch noted that the arches were common on Spanish Mission style homes.

Dr. Kantner moved to approve Case #H 10-065 as recommended by staff with the following conditions:

- 1. That no glass block be used on north elevation;**
- 2. That the awnings only appear on the east side and only on the non-contributing building;**
- 3. That no arch be installed on the gate in the yard wall;**
- 4. That stucco be Buckskin, cementitious that matches the building in the rear.**

Ms. Shapiro seconded with the condition

- 5. That the storm windows be brought to staff.**

Ms. Rios asked for a friendly amendment:

6. That the doors on the east elevation be French doors rather than sliders.

Ms. Walker asked for a friendly amendment:

7. That the door of the primary elevation be determined if is historic.

Dr. Kantner added the condition:

8. That the gate be at the same height as the proposed wall.

Dr. Kantner and Ms. Shapiro accepted the amendments as friendly and it passed by unanimous voice vote.

5. **Case #H-10-066.** 1033 Old Pecos Trail. Downtown & Eastside Historic District. Ralph Jaramillo, agent for Roddy and Sherry Leeder, owners, proposes to remodel a contributing residence by constructing an 880 square foot addition on a non-primary elevation to 9' 11" high and less than the adjacent roof height, and to construct a 1,500 square foot free-standing garage at the rear of the property to a height of 15' 5" where the maximum allowable height was 15' 9". (David Rasch)

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

BACKGROUND & SUMMARY:

1033 Old Pecos Trail is a single-family residence that was constructed before 1952 in a simplified Modernist style. The building is listed as contributing to the Downtown & Eastside Historic District and the west elevation is considered as primary.

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

1. An 880 square foot addition will be constructed on the northeast corner of the building in compliance with the primary elevation and 50% footprint rules. The addition will be 9' 11" high at less than the adjacent parapet height. All finishes will match existing finishes.

2. A 1,500 square foot free-standing garage will be constructed at the rear of the property. The garage will be 15' 5" high where the maximum allowable height is 15' 9". It will feature two overhead vehicle doors and one pedestrian door on the west elevation and a roof overhang that mimics the residence. All finishes will match existing finishes on the residence.

STAFF RECOMMENDATION:

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

Present and sworn were Mr. Ralph Jaramillo, 2938 Corte de Cerro, and Mr. Harold Dixon, 1033 Old Pecos Trail.

Mr. Jaramillo clarified that the owners were Harold and Kathleen Dixon. He brought samples of existing stucco and color coat - Buckskin and redwood trim as existed today and he would stand for questions.

Chair Woods asked Ms. Brennan if anything needed to happen if the owners were different.

Ms. Brennan didn't believe it presented any problem.

Ms. Rios asked them to tell the Board about the garage doors

Mr. Dixon said they were ten by ten foot garage doors and the building was 15' 5" high.

Mr. Jaramillo added that the doors were within the ordinance. They had a boat and two antique vehicles to keep in the garage so they were not exposed.

Dr. Kantner asked about the visibility of the garage.

Mr. Rasch pointed out on the site plan how the drive went around the addition. The public visibility would be very slight.

Mr. Jaramillo said the garage doors would be on the east side in back and the pedestrian doors on the west side.

Ms. Shapiro asked for the height of the addition and the difference of height with the new garage. She wondered if one would see the top of the garage behind the addition.

Mr. Jaramillo said the height of the existing home was 9' 11" or a difference of about three feet. But the way the property sat was straight up so there would be little or no visibility.

Ms. Shapiro asked about rooftop appurtenances or big lights.

Mr. Dixon said there would be none.

Ms. Rios asked what the door material was.

Mr. Dixon said it was a metal door. He said the redwood stain color would match the rest of the wood. The stucco would be Buckskin.

Chair Woods thought a ten foot metal door started looking commercial. She asked if it would have panels or be decorative.

Mr. Dixon said it would be decorative with a panel appearance.

Chair Woods said on page 18 the illustration looked just like one that would be on a car repair shop.

Mr. Dixon said they would try to have a paneled look. It wouldn't look like a repair shop.

Chair Woods said it was 200 square feet of area so maybe it should come to staff or come back to the Board. It was up to the makers of the motion.

Mr. Dixon said he could put in a panel door.

Chair Woods said her personal preference was a panel door. Mr. Dixon agreed.

Ms. Walker felt the two ten by ten doors in that dark color would be a huge statement. She wondered if it shouldn't be buckskin.

Mr. Dixon said that would be fine.

Ms. Mather asked if there was no lighting on the building.

Mr. Rasch said it would have only the two that were required by the door.

Mr. Jaramillo said he wanted to match it to the front with soft lighting on both sides of the door.

Ms. Shapiro asked if the pedestrian door would be flat or panel.

Mr. Dixon said it would be a wood panel door similar to the front door but solid wood.

PUBLIC COMMENT

Present and sworn was Mr. Philip Weston, 505 East Barcelona Road, who said he had known Harold and Kathy for a long time. But the addition had to be on the northwest corner, not the northeast corner.

The only concern he had was that it not hit the utility easement area in the back. It was originally a bridle path in the 1800s. He saw no problem with it. He saw the boat there and realized they had to have a big door on the garage.

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

Chair Woods asked if, since it was a ten foot door and the roof went to 15', whether there was any way to lower it. It seemed too high and nothing could go in higher than ten feet. She asked if it could be lowered two feet. That would help a lot. There wasn't anything like that in the area. She knew it was behind the house but it was still big.

Mr. Dixon said they had to allow space for the garage door to roll up.

Chair Woods said if he lowered it to 14' that would give three feet above the door.

Mr. Dixon said that would be okay.

Ms. Rios asked Mr. Jaramillo if he was the builder.

Mr. Jaramillo said he was not but he was sure it would work. Mr. Dixon agreed.

Ms. Mather moved to approve Case #H 10-066 with the following conditions:

- 1. That the 880 square foot addition be at the northwest corner of the property;**
- 2. That the garage be 14' high;**
- 3. That the appearance of doors be of raised panels;**
- 4. That the color of the garage door would match the Buckskin stucco;**
- 5. That the trim be redwood;**
- 6. That the lighting details be submitted to staff for review and approval;**
- 7. That the pedestrian door be a solid panel door.**

Ms. Walker seconded the motion and asked that the garage door design be submitted to staff for review and approval. Ms. Mather agreed and the motion passed by unanimous voice vote.

- 6. Case #H-10-067. 984 Acequia Madre. Downtown & Eastside Historic District. Richard Horcasitas, agent for Terry Caviness, owner, proposes to install a vehicular gate and fence 16.5' wide x 5' high on a non-contributing property. (David Rasch)**

Mr. Esquibel presented the staff report for his case as follows:

BACKGROUND & SUMMARY:

The residential property is addressed 984 Acequia Madre but is accessed off of Martínez Lane. Existing development on the property consists of a non-contributing house, guest house and shed with walls and fences within the property and along the property lines. The property has one street frontage which is located along the east property line (Martínez Lane).

The applicant constructed a fence and gate (structure) without City review and approvals and was subsequently issued a "Stop Work Order" (red tag). At the time of the red tag the structure was under construction however, the applicant completed the structure despite the red tag. The structure was constructed on the driveway between the north property line and north elevation of the residence. The structure is visible from Martínez lane and is setback approximately 20+ feet from the east elevation of the residence and 34+ feet from the east /front property line. The total length of the structure is 16 feet 6 inches

and stands 5 feet high. The elevations are incomplete and do not depict latilla mounting on fence portions. The fence and gate is constructed out of 3" diameter latillas with tops uniform straight cut mounted with wire onto metal tubes. The gate is 10 feet long and is centered between two 6 inch steel posts and opens inward toward the internal parking area. The latillas and two metal posts are the only elements visible from the street.

The applicant is requesting approval of existing fence and gate in order to obtain a permit.

STAFF RECOMMENDATION:

Staff can support this request subject to the applicant modifying the structure so that the latilla tops are uneven consistent with traditional Santa Fe district style.

Ms. Walker questioned why the owners, after receiving the red tag stop work order, continued to proceed with the building.

Mr. Esquibel thought it would be best to ask that of the applicants. He said he did have a conversation with Mr. Horcasitas about it but felt it was best for him to address that issue.

Present and sworn was Mr. Richard Horcasitas, 421 St. Michael's Drive. He agreed with staff recommendations and felt what was proposed was consistent with the R-5 zoning and in harmony with the Downtown and Eastside Historic District standards.

The owners, Mr. And Mrs. Caviness, lived in Hereford Texas and were not aware of the restrictions or the procedures in Santa Fe. They hired a contractor and went back to Hereford. The contractor got started on the framework and then it was discovered the work was being done without a building permit. They were red tagged. There were two contractors - one for metal framework and one for latillas. It went up. Mr. Horcasitas said once he heard about it he contacted the owner and explained the seriousness of the red tag. He expressed his regret.

Chair Woods understood he was not saying it was the realtor's fault but was the contractor's fault.

Ms. Rios thought with the way the gate seemed to be constructed that it might be difficult to cut the tops.

Mr. Horcasitas said he discussed it with the owner and he was not getting it. If they had stopped when they got the red tag it would have been okay. The builder needed to learn.

Chair Woods said this looked like Spruce not Cedar and it would be contrived to try to cut it unevenly.

Ms. Rios agreed and added it was too bad they didn't realize the process.

Mr. Horcasitas said they had no understanding how things really looked in Santa Fe. This fencing contractor should get it, however.

Ms. Shapiro noted that on the left hand side was cedar fencing. She asked if that could match the gate with it. On two counts it was not right: it was spruce and not irregular tops. If changed to cedar, it would look cohesive project.

Mr. Rasch referred the Board to page 14 in the packet.

Mr. Horcasitas had a difficult time answering that with the owner absent but agreed to convey any message of the Board to him.

Ms. Shapiro suggested they might postpone rather than deny it.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H 10-067 as the project was built. Ms. Mather seconded the motion but it failed on a voice vote of 2-3 with Ms. Shapiro, Dr. Kantner and Ms. Walker voting against.

Ms. Shapiro moved to postpone Case #H 10-067 to the next meeting in order for Mr. Horcasitas to confer with the client on possible change in materials to match the fence on the left hand side using cedar with irregular tops. Ms. Walker seconded the motion and it passed on a 3-2 voice vote with Ms. Rios and Ms. Mather opposed.

7. **Case #H-10-068.** 444 Camino de Las Animas. Downtown & Eastside Historic District. Richard Horcasitas, agent for Leon and Pamela Morrison, owners, proposes to remodel a non-contributing property by constructing two portals at 180 and 80 square feet at 10' high and less than the adjacent parapet height and installing windows on a free-standing garage, reconfiguring and mechanizing an existing vehicular gate, and constructing a coyote fence to 6' high, the maximum allowable height. (David Rasch)

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

BACKGROUND & SUMMARY:

444 Camino de las Animas is a single-family residence and several other free-standing buildings which were constructed in the Federal Moderne style after 1961. The buildings are listed as non-contributing to the Downtown & Eastside Historic District.

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

1. The non-historic garage will be remodeled. Two portals will be constructed on the east and south elevations at 180 and 80 square feet respectively. The portals are designed in the Territorial Revival style

with square posts and a standing seam or corrugated metal sloping roof at a height of 10' where the building is 11' high. Also proposed for the garage is the removal of the window on the south elevation and replacement with a window and pedestrian door and the installation of wooden shutters on the two existing east elevation windows.

2. The existing manual vehicle gate at the top of the driveway will be reconfigured and mechanized. The gate and fence sections will be switched and the gate will roll open to the west.

3. A 6' high coyote fence will be constructed along the east side of the driveway and the north lotline. The latillas will have irregular tops.

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 previously sworn was Mr. Richard Horcasitas.

Chair Woods asked Ms. Brennan to define what was within the Board's jurisdiction and what was not.

Ms. Brennan said the Board was responsible to assure compliance with general and district design standards but not the private agreement on easement rights.

Chair Woods said there was confusion about where the fence was located.

Mr. Rasch clarified that there was an existing fence on the adjacent property. He showed where the six foot fence would start. The existing fence covered with vegetation would remain unaltered.

Ms. Rios asked for the age of the garage.

Mr. Rasch said all the buildings were built in 1961 or later according to the records.

Mr. Horcasitas shared a photo. He agreed with the staff report and was comfortable with the staff recommendations.

Chair Woods asked him to show where the new fence would start.

Mr. Horcasitas said the vehicle gate was out of the picture. He showed it on the site plan. The new coyote fence would come up the driveway on the property line at six feet high.

Chair Woods asked how far back from the street the fence was.

Mr. Rasch said it was approximately 40 feet from the street.

Ms. Rios asked what the purpose of the fence was.

Mr. Horcasitas said the purpose was to contain the property; to keep the dog within the yard and for their privacy.

PUBLIC COMMENT

Present and sworn was Ms. Cecilia Tafoya, 446 Camino de las Animas. She said in 2006 when it first came up about them building a coyote fence next to her property and behind the property it was denied by Frank Katz and David Rasch and Dan Esquibel because there was an easement there and should have been specified on the plat. Mr. And Ms. Morrison's realtor should have come to the city to see the plat.

She said there was a fifteen foot easement there that she and the applicant both used She had no idea why they felt she was not entitled to that and she was told by the State Attorney General's office that she did have an implied easement there.

Chair Woods said the Board could appreciate her difficulty with this but it was not within the jurisdiction of this Board. She suggested that Ms. Tafoya had rights to appeal the building permit.

Ms. Tafoya said the Board did have jurisdiction over them constructing a fence on her property line. She said Mr. Rasch, Mr. Esquibel and Mr. Katz told her that they would have to have her permission since the fence would fall on my property line. That would block any access to the back of her property. There would be no access for emergency vehicles or any off-street parking as the City had mandated.

She felt she was entitled to access to the back of her property and anyone backing out would not be able to see when coming out because of the six foot fence. So there were issues there. She was being denied access for maintenance of her wall. So she could not get to the wall in the back to maintain it.

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

Mr. Horcasitas clarified that the fence would not be in the neighbor's property but only on the applicant's property. He said page 14 and 15 showed that. This issue had a final judgment in district court. Item #4 on page 15 stated that Tafoya had no interest in any off-street parking space or any easement over any property at 444 Camino de las Animas..

Chair Woods said this was a private matter. She understood the testimony but this was not the place to air it. Public testimony was closed. Height and design and materials was under this Board's jurisdiction.

Ms. Tafoya understood that the fence in the back would be on the applicant's property and also understood there should be a setback for that.

Chair Woods reiterated that the property line was not the Board's jurisdiction. She explained to Ms.

Tafoya that there were other places for that dispute to be heard and she could appeal the Board's decision if she wished.

Ms. Brennan restated that the Board's jurisdiction was limited to compliance with the general and the district design standards and the easements were private matters. She advised the Board to proceed.

Ms. Rios asked Ms. Tafoya if those buildings were built in 1961.

Ms. Tafoya said the main home was built in 1961 and the other buildings were later.

Ms. Rios asked if the applicant was proposing anything on the roof.

Mr. Horcasitas said there were no changes proposed to the roof.

Ms. Mather asked about the stucco and finish colors on doors.

Mr. Horcasitas said on the garage the door and window on the south would be white. The stucco would be repaired and match existing stucco.

Ms. Rios asked about the height of the fence.

Mr. Horcasitas said it was six foot coyote fence with uneven tops on the property line.

Chair Woods asked if there was any calculation.

Mr. Rasch said calculations were done only for fences on the street. This was forty feet back and perpendicular to the street in which case the underlying zoning allowed six feet.

Ms. Rios had a concern with the fence at six feet as it would create a canyon effect or tunnel effect. She thought that was not harmonious with the neighborhood.

Ms. Walker agreed that was a good point.

Chair Woods asked if he would consider lowering it.

Mr. Horcasitas it was well off the street with not much visual impact.

Dr. Kantner moved to approve Case #H 10-068 as recommended by staff and the following conditions:

- 1. That the fence along the driveway would not exceed the height of the existing fence until it turned to the east at six feet to constrain pets**
- 2. That lighting details for the garage be submitted to staff for review and approval;**
- 3. That the stucco would match existing;**

4. That the trim would be white.

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

- 8. Case #H-10-060.** 124 W. Palace Avenue. Downtown & Eastside Historic District. Elaine Bergman, agent for Historic Santa Fe Foundation, owner, proposes to replace an historic metal pitched roof on a significant building. An exception was requested to remove historic material (Section 14-5.2(C) (1) (c) and Section 14-5.2(D) (1) (a)). (David Rasch)

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

BACKGROUND & SUMMARY:

124 West Palace Avenue, known as the Felipe B. Delgado House, was a single-family residence that was constructed in the Italianate style by 1883. The building is listed as significant to the Downtown & Eastside Historic District.

The historic standing seam roof has been repeatedly repaired over the years. Now, the applicant proposes to remove the historic material on the roof finish and replace it with a similar new roof and repair woodwork as needed. An exception is requested to remove historic material, Section 14-5.2(D)(1)(a) and the required responses are as follows:

- (i) Do not damage the character of the streetscape.

Because this is a replacement in kind, there will be no damage to the character of the streetscape as the new material will match the existing material.

Staff response: Staff is in agreement with this response given the attempt to repair rather than replace.

- (ii) Prevent a hardship to the applicant or an injury to the public welfare.

This exception is requested because this building will be harmed without a new roof that will repel moisture and will prevent future damage to the wooden elements and adobe.

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.

Because there is no alteration to this historic building and it is a replacement in kind, all heterogeneous streetscape qualities will be maintained.

Staff response: Staff is in agreement with this response.

(iv) 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.

Because this building has a pitched roof with tin, there is a life expectancy of its materials. This life expectancy of the original materials has run its course, the roof materials will be replaced in kind.

Staff response: Staff is in agreement with this response.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant.

The Historic Santa Fe Foundation prides itself in being able to restore historic materials whenever possible, the materials, in this circumstance, are no longer able to provide protection to the building.

Staff response: Staff is in agreement with this response.

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

Metal roofing has a life expectancy and cannot be rehabilitated any further, therefore the Historic Foundation will replace the materials in kind to maintain its historicity.

Staff response: Staff is in agreement with this response.

STAFF RECOMMENDATION:

Staff recommends approval of the exception to remove historic material Section 14-5.2(C)(1)(c) and 14-5.2(D)(1)(a). Otherwise this application complies with Section 14-5.2(C) Regulation of Significant structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

Present and sworn was Ms. Elaine Bergman, 545 Canyon Road, who said that they have wrung their hands on this project. The earliest photos were from 1907 and have tried a number of ways and landed on replacement after an independent consultant suggested it had reached the end of its useful life. She found a news article from 1874 on new roof on the Delgado house. So the roof was even older than they thought. The life cycle was approximately 75-100 years.

So it was only with deep thought that they decided to replace it. It would be a custom replacement. Only one company did this material.

There were no speakers from the public regarding this case.

Ms. Walker moved to approve Case #H 10-060 as recommended and to accept the responses to the exception criteria. Ms. Rios seconded the motion and it passed by unanimous voice vote.

Chair Woods thanked her for all the work on it.

- 9. Case #H-10-064.** 223 Montoya Circle. Downtown & Eastside Historic District. Alan Burns, agent for Elizabeth Carp, owner, proposes to remodel a contributing residential building by removing a 173 square foot portal and constructing a 230 square foot portal to a height of approximately 9'. An exception was requested to construct an addition on a primary elevation (Section 14-5.2 (D) (2)). (David Rasch)

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

BACKGROUND & SUMMARY:

223 Montoya Circle is a single-family residence that was constructed in the Territorial Revival style before 1900. The building was altered and added to during historic times in the Spanish-Pueblo Revival style. The building is listed as contributing to the Downtown & Eastside and the east elevation may be considered as primary.

The applicant proposes to remodel the building by removing the odd 173 square foot portal on the east elevation and reconstructing a larger portal in the same location. This reconstruction will eliminate the unusual design and awkward appearance and function of the existing altered portal. The 230 square foot portal will be approximately 9' high from the exterior and 12' high on the interior where the maximum allowable height is 16'. The portal is designed in a simplified Spanish-Pueblo Revival style and it will be taller than the adjacent parapet to expose the remaining historic brick coping at the parapet and to allow for head room at the entrance. An exception is requested to construct an addition on a primary elevation (Section 14-5.2(D)(2)) and the required responses are as follows.

- (i) The "street" is a private Lane that provides the main access to four properties and secondary access to two additional properties; the property contains the *oldest* building along the Lane; the building is essentially a single story, Spanish-Pueblo adobe style and sits entirely behind an enclosing adobe wall that ranges from 6' to 8' in height; the building and enclosing wall has the longest frontage on the Lane because of its elongated nature; more recent buildings and remodels on the Lane represent eclectic and less classical styling.

Staff response: Staff is in agreement with this response, since the portal will harmonize with the streetscape.

- (ii) The existing portal is in disrepair and rot is evident in structural members; the proposal will remedy these conditions, make existing head clearance over steps meet current building codes and provide additional safety over existing steps during inclement weather as the owner moves into a more senior

period of life (62+).

Staff response: Staff is in agreement with this response.

- (iii) We feel that the proposal is consistent with the intent of the Historic District guidelines in that the proposal aims to strengthen the existing Architectural Style of the building by establishing a more "harmonious outward appearance" with the rest of the building and reestablishing the continuity of a Territorial Style brick parapet feature that exists over the front door (and several other places on the building) thereby contributing to the full range of design options that represent "the unique heterogeneous character of the City".

Staff response: Staff is in agreement with this response.

- (iv) The property is in an area that is sloped; this is a single story house that is located downhill from the Lane and is sunk approximately four (4+) feet into the hillside; upon entering through the gated-wall, existing steps are required to access the main entrance to the house; the proposed five (5) foot width increase to the portal size is intended to cover the steps and landing that constitute this access; the proposed one (1) foot height increase is required to allow adequate head-clearance (7') at the access point.

Staff response: Staff is in agreement with this response.

- (v) The current portal, steps, landings, walls, building exterior, and situation of the building below natural grade into the hillside existed long before the owner bought the residence in 1998.

Staff response: Staff is in agreement with this response.

- (vi) The proposal is consistent with the existing style, form, color, texture and materials of the building; the proposal enhances the overall proportions and restores existing stylistic features. The impact will be positive and contribute to "the harmony ... between buildings of historic design and those of more modern design" as embodied in the Historic District.

Staff response: Staff is in agreement with this response.

STAFF RECOMMENDATION:

Staff recommends approval of the exception to construct an addition on a primary elevation Section 14-5.2(D)(2). Otherwise, this application 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. Alan Burris, 925 Baca Street, who said this was pretty self evident. There was a wall existing on all sides. The house was almost below the wall. The proposed portal was not very visible from the street. In a couple of photos he tried to sketch in what would be seen.

Ms. Rios thought this porch looked rather high in proportion to the house. was there anything you could do to lower it.

Mr. Burris thought it might look high because of the dimension line he put there. But it was seven feet so it was barely above the minimum allowed. The house was actually four feet into the ground and you would go down steps to enter the portal area. It was as low as they could make it.

Chair Woods concluded that the steps were under the portal. She suggested if the portal was not as deep it could be lowered.

Mr. Burris said it was aligned with the front of the building.

Mr. Rasch showed where it came out.

Chair Woods showed where it could be reduced in depth. It was a contributing building and you were adding on at a higher height.

Then it could not be higher than the existing building.

Mr. Burris said the real function of the original portal probably had to do with safety in walking down steps in the snow and rain. This would increase that safety. The portal presently didn't meet the head height of a person going down the steps so it didn't meet code now.

Chair Woods asked for the existing portal location.

Mr. Burris said it was at the two posts and the new portal would cover all of the existing steps.

Chair Woods asked if was covering four steps which was about 24 inches.

Mr. Burris said that would block the Territorial parapet over the front door. It was now half above the roof and half below the roof. His plan was to reestablish it.

Ms. Rios said his explanation convinced her that what he submitted was okay. That extra width contributed to the overall proportions of the building.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H 10-064 as submitted. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

J. MATTERS FROM THE BOARD

Chair Woods recognized Mr. Rasch for his "one-man show" and thanked Ms. Brennan for her help.

Dr. Kantner said he received an email from Laura Padilla inviting board members to the AT&T Network Open House on July 15. They were obviously interested in the Board's perspective on wireless communications.

K. ADJOURNMENT

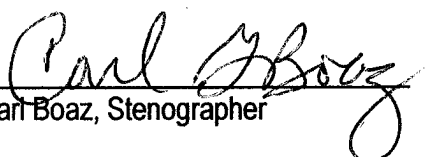
Ms. Rios moved to adjourn the meeting. Ms. Walker seconded the motion and it passed by unanimous voice vote.

The meeting was adjourned at 8:45 p.m.

Approved by:

Sharon Woods, Chair

Submitted by:


Carl Boaz, Stenographer