



Agenda

CITY CLERK'S OFFICE

DATE 10-19-10 TIME 3:30pm

PREPARED BY Camille Vigil

REVIEWED BY Hydomugaz

HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, October 26, 2010 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD HEARING

TUESDAY, October 26, 2010 – 5:30 PM

CITY COUNCIL CHAMBERS

A M E N D E D

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES September 14, 2010 and September 28, 2010
- E. FINDING OF FACTS & CONCLUSIONS OF LAW

<u>Case #10-072</u>	713 ½ Canyon Road
<u>Case #10-012</u>	Santa Fe River Parkway
<u>Case #10-067</u>	984 Acequia Madre
<u>Case #10-079</u>	1068 Camino San Acacio
<u>Case #10-080</u>	1020 Canyon Road
<u>Case #10-081</u>	826 ½ Canyon Road
<u>Case #10-082</u>	822 E. Buena Vista Street
<u>Case #10-078</u>	1011 Paseo de Peralta
<u>Case #10-083</u>	1297 Lejano Lane
<u>Case #10-084</u>	403 E. Alameda

- F. COMMUNICATIONS
- G. BUSINESS FROM THE FLOOR
- H. ADMINISTRATIVE MATTERS
- I. OLD BUSINESS

1. Case #H-09-075. 134 Lorenzo Road. Downtown & Eastside Historic District. Mark A. Hogan, agent for Riley Kelley, owner, proposes to amend a previous approval by constructing an entry canopy on the west elevation and installing copper caps over exposed woodwork on a contributing residence and reconstructing a ramada including increasing the height from 7'9" to 9'3" where the maximum allowable height is 16'. (Donna Wynant).

J. NEW BUSINESS

1. Case #H-10-085. 637 Alto Street. Westside-Guadalupe Historic District. Christian Gunter, agent/owner proposes to remodel a non-contributing multi-family residential building by constructing a 730 sq. ft. addition to an existing second story at 18" lower than the adjacent parapet height. (Marissa Barrett).
2. Case #H-10-086. 439 West San Francisco Street. Westside-Guadalupe Historic District. Douglas & Barbara Sayre, agents/owners propose to install awnings over windows on a non-contributing building. (Donna Wynant).
3. Case #H-10-087. 112 Camino Escondido #1. Downtown & Eastside Historic District. Jason Trainer agent for Robyn A. Benson, owner, proposes to replace existing windows on a non-contributing residence. (Donna Wynant).
4. Case #H-10-089. 809 Cleveland Street. Westside-Guadalupe Historic District. Deborah Shapiro, agent for Janet Escudero & Tricha Thaxton, owners, proposes to replace existing windows, insulate, and restucco a non-contributing residence. (Donna Wynant).
5. Case #H-10-090. 610 Miller Street. Downtown & Eastside Historic District. Richard Martinez, agent for Ron & Barbara Balser, owners, proposes to remodel a non-contributing garage/studio by increasing the parapet height approximately 18" to a building height of approximately 13' where the maximum allowable height is 15'6", infilling a window on the east elevation, and installing double doors on the west elevation with an overhang. (David Rasch).
6. Case #H-10-091. 526 Calle Corvo. Downtown & Eastside Historic District. Forouz Jowkar and Paul Trachtman, agents/owners propose to remodel a non-contributing property by replacing the front porch, replacing windows, and constructing a 24 sq. ft. mechanical room on the residence and to convert a carport and shed to a studio along with increasing the height from 8' to 11'3" where the maximum allowable height is 14'4". (Donna Wynant).
7. Case #H-10-092. 243 Closson Street. Westside-Guadalupe Historic District. James Gill, agent for Barbara Brown, owner, proposes to construct a 240 sq. ft. carport to a height of 12' where the maximum allowable height is 16'10" on a non-contributing property. (Donna Wynant).
8. Case #H-10-093. 651 East Alameda. Downtown & Eastside Historic District. Architectural Alliance, Inc., agent Sarah Russell, owner, proposes to construct a freestanding 582 sq. ft. garage to a height of 13'9" where the maximum allowable height is 16'4" and to remodel a 6' high interior lot yardwall. (David Rasch).
9. Case #H-10-095A. 156 Duran Street. Westside-Guadalupe Historic District. John Padilla, agent for Socorro Calles, owner, proposes an historic status review of non-contributing buildings #2 and #3. (David Rasch).
10. Case #H-10-095B. 156 Duran Street. Westside-Guadalupe Historic District. John Padilla, agent for Socorro Calles, owner, proposes to remodel non-contributing residential buildings by replacing windows and doors. (David Rasch).

K. MATTERS FROM THE BOARD

L. ADJOURNMENT

For more information regarding cases on this agenda, please call the Historic Preservation Division at 955-6605. Persons with disabilities in need of accommodations or an interpreter for the hearing impaired, contact the City Clerk's office at 955-6520, five (5) working days prior to hearing date. If you wish to attend the October 26, 2010 Historic Design Review Board Field Trip, please notify the Historic Preservation Division by 9:00 on Tuesday, October 26, 2010.



Agenda

CITY CLERK'S OFFICE

DATE 10/14/10 TIME 11:35 AM

SEVEN BY Canullo Vigil

RECEIVED BY [Signature]

HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, October 26, 2010 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2ND FLOOR CITY HALL

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- G. BUSINESS FROM THE FLOOR
- H. ADMINISTRATIVE MATTERS
- I. OLD BUSINESS

1. Case #H-09-075. 134 Lorenzo Road. Downtown & Eastside Historic District. Mark A. Hogan, agent for Riley Kelley, owner, proposes to amend a previous approval by constructing a stoop cover on the west elevation and installing copper caps over exposed woodwork on a contributing residence and reconstructing a ramada including increasing the height from 7'9" to 9'3" where the maximum allowable height is 16'. (Donna Wynant).

J. NEW BUSINESS

1. Case #H-10-085. 637 Alto Street. Westside-Guadalupe Historic District. Christian Gunter, agent/owner proposes to remodel a non-contributing multi-family residential building by constructing a 730 sq. ft. addition to an existing second story at 18" lower than the adjacent parapet height. (Marissa Barrett).
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10. Case #H-10-095B. 156 Duran Street. Westside-Guadalupe Historic District. John Padilla, agent for Socorro Calles, owner, proposes to remodel non-contributing residential buildings by replacing windows and doors. (David Rasch).

K. MATTERS FROM THE BOARD

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SUMMARY INDEX
HISTORIC DESIGN REVIEW BOARD
October 26, 2010

ITEM	ACTION TAKEN	PAGE(S)
Approval of Agenda	Approved as amended	1
Approval of Minutes		
September 14, 2010	Approved as presented	1-2
September 28, 2010	Approved as presented	
Findings of Fact & Conclusions of Law	Approved	2-3
Communications	Discussion	3
Business from the Floor	None	3
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Old Business		
1. <u>Case #H 09-075</u> 134 Lorenzo Road	Approved	3-5
New Business		
1. <u>Case #H 10-085</u> 637 Alton Street	Approved as recommended	5-6
2. <u>Case #H 10-086</u> 439 West San Francisco Street	Approved with conditions	6-7
3. <u>Case #H 10-087</u> 112 Camino Escondido #1	Approved with conditions	7-8
4. <u>Case #H 10-089</u> 809 Cleveland Street	Approved	8-9
5. <u>Case #H 10-090</u> 610 Miller Street	Approved with conditions	9-10
6. <u>Case #H 10-091</u> 526 Calle Corvo	Approved with conditions	10-13
7. <u>Case #H 10-092</u> 243 Closson Street	Approved	13-14
8. <u>Case #H 10-093</u> 651 East Alameda	Approved	14-16
9. <u>Case #H 10-095A</u> 156 Duran Street	Approved	16-17
10. <u>Case #H 10-095B</u>	Approved	17-18
Matters from the Board	None	18-19
Adjournment	Adjourned at 7:10 p.m.	19

MINUTES OF THE
CITY OF SANTA FE
HISTORIC DESIGN REVIEW BOARD

October 26, 2010

A. CALL TO ORDER

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

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Ms. Christine Mather (excused)
Ms. Deborah Shapiro (excused)

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Ms. Donna Wynant, Historic Planner
Kelly Brennan, Asst City Attorney
Ms. Charmaine Clair, Stenographer

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

C. APPROVAL OF AGENDA

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

D. APPROVAL OF MINUTES

September 14, 2010

Case #H-10-082- Condition # 1 currently reads "extend the yard wall to hide the roof of addition by staff;" and should say extend the yard wall to hide the roof of addition with the design to be approved by staff.

Mr. Kantner moved to approve the minutes of September 14, 2010 as amended. Ms. Rios seconded the motion and it passed by unanimous voice vote.

September 28, 2010

Ms. Rios moved to approve the minutes of September 28, 2010 as presented. Mr. Kantner seconded the motion and it passed by unanimous voice vote.

E. FINDINGS OF FACTS AND CONCLUSIONS OF LAW

Case #H-10-072 713½ Canyon Road

Case #H-10-012 Santa Fe River Parkway

Mr. Rasch said on Conclusions of Law the condition was changed to read "the condition for option D for the stone curve was approved; move remaining inner curb stones to the outer curb at the street edge."

Case #H-10-067 984 Acequia Madre

Case #H-10-079 1068 Camino San Acacio

Case #H-10-080 1020 Canyon Road

Case #H 10-081 826½ Canyon Road

Case #H 10-082 822 East Buena Vista Street

Mr. Rasch said the second line from the bottom on Conclusions of Law stated "that the resolution design for the stairwell cover" was changed to "*that the final design the stairwell cover..*"

Case #H 10-078 1011 Paseo de Peralta

Case #H 10-083 1297 Lejano Lane

Case #H 10-084 403 E. Alameda

Ms. Walker moved to approve the above Findings of Facts and Conclusions of Law as Listed and amended. Ms. Rios seconded the motion and it passed by unanimous voice vote.

Decisions of the board can be appealed to the Hearing Officer within 30 days from the hearing of the findings.

F. COMMUNICATIONS

There were no Communications.

G. BUSINESS FROM THE FLOOR

There was no Business from the Floor.

H. ADMINISTRATIVE MATTERS

There were no Administrative Matters.

I. OLD BUSINESS

1. **Case #H 09-075. 134 Lorenzo Road.** Downtown & Eastside Historic District. Mark A. Hogan, agent for Riley Kelley, owner, proposes to amend a previous approval by constructing an entry canopy on the west elevation and installing copper caps over exposed woodwork on a contributing residence and reconstructing a ramada including increasing the height from 7' 9" to 9' 3" where the maximum allowable height is 16'. (Donna Wynant).

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

BACKGROUND & SUMMARY:

134 Lorenzo Road is a single-family residence, Spanish-Pueblo Revival in style, built in the 1940s. It is listed as contributing to the Downtown & Eastside Historic District.

On November 9, 2009, the H-Board approved a request to convert a 548 sq. ft. non-historic carport to a garage, construct approximately 683 sq. ft. of freestanding portals, and an exterior fireplace on the contributing property. Approval was granted on the condition that the large portal be set back 3' from the street-facing wall and that any new exterior lights be approved by staff before a building permit application is submitted.

Now, the applicant requests an amendment to the previous approval with the following three items:

1. The replacement ramada is located 3'-2" away from the exterior face of the yard wall on Lorenzo Rd. The original structure was 7'9" tall and the proposed structure is 9'3" tall. The maximum height allowed is 16'. No change in the square footage is proposed from the original 195 sq. ft. ramada. The new ramada is made of heavier timber than the original, is braced at the corners to provide lateral stability, and has a latilla roof.
2. The proposed 39 sq. ft. entry canopy extends 5'-2" from the existing wall and is supported by a wood beam and heavy timber brackets projecting from wood supports against the wall. The brackets are constructed at an angle of approximately 45 degrees and extends 4'-1/2" from the wall to the back of the beam.
3. Bright copper flashing was added by the contractor during construction to protect the exposed

wood. The applicant proposes to treat the copper to accelerate the natural patina process and turn the copper to a dark bronze color.

STAFF RECOMMENDATION:

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

Ms. Rios asked if the proposals had been built and was told yes. She asked about the public visibility of the ramada.

Ms. Wynant said there was visibility from Lorenzo St. and an elevation difference; it could be seen from the road (west façade.)

Ms. Rios said the building was a contributing building. She asked if the entryway imposed or hindered the contributing status of the building.

Mr. Rasch said the case was heard in 2009 and there was no assignment or recommendation for a primary elevation to the building and staff followed that lead. He said the building was contributing and any contributing building should have a primary elevation. He said if there was a primary elevation it was the west elevation in the courtyard which doesn't have public visibility.

He said the entry canopy was proposed on the West elevation was a reversible treatment and wouldn't impact the contributing status of the building.

Mr. Rasch explained all permits in the historic district for the last five years had inspections and the inspector noticed on the final inspection that changes were made to what was approved by the board and permitted and was why the applicant asked permission to construct additional material.

Mr. Featheringill said the entry-level portal wasn't a true cantilever; he asked if it was a vertically supported structure and doesn't fit design standards. He asked if that could be changed.

Mr. Rasch clarified the standard rule was cantilevers were not allowed unless 18" or less; once 18" up to 4' had to have a bracket or a corbel support; from 4' on it was a vertical post support. The canopy was 4 feet deep.

Mr. Mark Hogan, 994 Old Pecos Trail, said the pergola approved was larger than the one that was built because of the expense. Midway through it was decided the pergola would be replaced. The public visibility from the pergola was less than the approved elevation of the original portal.

Chair Woods asked if the original approval was for the ramada to be 3 feet from the primary façade and not touch the house.

Mr. Rasch said it was 3 feet away from the wall on the street and approached the house as well. This was much smaller.

Chair Woods asked if the board approved the pergola to touch the house.

Mr. Hogan said it was detached but hadn't structurally tied to the house. He said he was there on behalf of the client to get approval; the work was essentially completed. The one part on the copper, the patina had not been added to it yet and was the only item requested not currently in place.

Ms. Walker said the doorway entry wasn't acceptable and asked if it could be changed to a vertical post.

Mr. Hogan said to make it look more traditional Santa Fe was discussed. Also the way the brackets were constructed was looked at to make within a half-inch from code in terms of cantilevers. He said it technically complies and wasn't visible and was reversible and the decision was just to ask for approval.

Ms. Rios asked if Mr. Hogan thought the cantilever area wasn't compatible with the Pueblo Revival style of the home.

Mr. Hogan said it wasn't the most graceful integration in terms of Pueblo style architecture. He said the easiest way to make it more compatible would be to bring a column down from the end of the beams to the patio on the canopy. The brackets could be left as ornaments.

Mr. Featheringill moved on case #H-10-09-075 that staff's recommendation be taken that complied with the design standards except for the replacement of the diagonal supports on the entryway with vertical posts, with the option by the client to do diagonals similar to the ramada in the back and that the copper be treated. Ms. Rios seconded the motion and it passed by unanimous voice vote.

Chair Woods reminded the board to state streetscape and harmony in their motions when there were conditions.

J. NEW BUSINESS

- 1. Case #H 10-085. 637 Alto Street.** Westside-Guadalupe Historic District. Christian Gunter, agent/owner, proposes to remodel a non-contributing multi-family residential building by constructing a 730 sq. ft. addition to an existing second story at 18" lower than the adjacent parapet height. (Marissa Barrett).

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

BACKGROUND & SUMMARY:

637 Alto Street is a multi-family residential structure that was built in 1983 in a simplified Spanish-Pueblo Revival style. The building is listed as non-contributing to the Westside-Guadalupe Historic District.

The applicant proposes to remodel the building by constructing a 730 square foot addition on the existing second story. The addition will be 18" lower than the adjacent parapet height. There appears to be an exterior stairway to a roof deck. Please note that European language is used to describe the first and second stories as ground and first floors, respectively.

The new construction will mimic the existing character in detail, such as window pattern and stucco material and color.

STAFF RECOMMENDATION:

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

Ms. Rios asked if there were other second stories in the compound and how this project related to them.

Mr. Rasch said upper Alto and lower Alto was significantly different in height. Many structures have an apparent one story building but lower Alto was two stories. This building already had two stories.

Ms. Rios asked if it was compatible with what was there in terms of height and was told it was.

Ms. Walker asked if the exterior stairway to the roof deck was a spiral.

Mr. Rasch said when looking at the floor there were two staircases. He showed the staircase to the roof deck and said it would be visible from lower Alto.

The applicant was called to be sworn in and wasn't present.

Ms. Walker moved that the case be tabled until the end of the agenda. Mr. Featheringill seconded the motion and it passed by unanimous voice vote.

2. **Case #H 10-086. 439 West San Francisco Street.** Westside-Guadalupe Historic District. Douglas & Barbara Sayre, agents/owners, propose to install awnings over windows on a non-contributing building. (Donna Wynant).

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

BACKGROUND & SUMMARY:

439 West San Francisco Street is a two story office building, previously used as a grocery store and a residence. The building was built after 1945 in a simplified Territorial Revival Style and it is listed as non-contributing to the Westside-Guadalupe Historic District.

The applicant requests to install awnings over the south facing windows. The proposed awnings will be the non-retractable type, and will be 7'4" wide, 2'0" in height, and project 2'0" out from the building structure's south face. The awning material will be woven acrylic fabric, burgundy in color, mounted to a rigid steel frame which will be securely attached to the building.

STAFF RECOMMENDATION:

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

1.) Mr. Rasch said the board was given a letter from a citizen that doesn't support the project (Exhibit

Ms. Walker asked if the awning was a common part of the streetscape.

Mr. Rasch said awnings were common in the downtown area and this was one block west. The awnings were less common in this streetscape than on more commercial streetscapes. He thought there weren't any others.

Douglas Sayre, 705 Calle Cibola said the windows took tremendous heat and it helped to cool the building and the maintenance and problems with the wood. He requested awnings be installed on the two south facing windows of the upper and lower story.

He said the awnings would be 7'4" wide, 2' in height and come down over the window by a foot and project 2'6" inches. They were burgundy in color and a rigid frame. He said the installation was originally too high and would come down below the window one foot and be two feet above.

Ms. Walker asked if Mr. Sayre had considered other solutions.

Mr. Sayre said he looked at other measures like blinds inside the Windows. He thought the awning was better than a portal and thought it was allowed in that area.

Ms. Rios said stylistically the awnings gave a much-needed relief to the building.

Mr. Kantner agreed but found the burgundy color off. He asked if a color was considered that would match the portal.

Mr. Sayre said that could be modified and he would be glad to work out a different color.

Ms. Rios moved for approval per staff recommendations and the applicant indicated that the awning would project 2' 6 "instead of 2' as indicated in the staff report. Ms. Walker seconded the motion.

Ms. Walker made a friendly amendment that the awning color be changed to match the existing but Ms. Rios said she liked the burgundy and the color it should be left to the applicant.

The motion passed by unanimous voice vote.

3. **Case #H 10-087. 112 Camino Escondido #1.** Downtown & Eastside Historic District. Jason Trainer, agent for Robyn A. Benson, owner, proposes to replace existing windows on a non-contributing resident. (Donna Wynant).

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

BACKGROUND & SUMMARY:

112 Camino Escondido, #1 is one of the units in this multi-family residential compound built in the 1970s. The residence is listed as non-contributing to the Downtown & Eastside Historic District. The unit has steel frame, single pane casement windows.

The applicant proposes to replace the existing windows with new double-hung, double-pane energy efficient windows, with the same dimensions as the original windows. However, the drawings look more like casement windows according to the elevations. The new windows will be finished in wood for the interior and painted aluminum clad on the exterior with divided lights and will include screens. The replacement windows will have an off-white cladding identified as "Linen," and will match the cladding of the windows recently replaced at another property in the compound within the last two years.

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.

Jason Trainer, 18 Paute Road, Santa Fe New Mexico said the staff report mentioned one of the other units had been remodeled; it was actually that two had the windows replaced in the same fashion. The compound contains 8 units.

Chair Woods said Mr. Trainer said the windows were double hung but his drawing looked like casement windows. She asked for any public comments and there were none.

Mr. Trainer said the windows were described as ultra rectangular casement. He agreed to amend his application that the windows were casement as drawn.

Ms. Walker moved to approve case #H-10-087 with amended application of casement windows as drawn, linen colored with architectural series. Ms. Rios seconded the motion and it passed by unanimous voice vote.

4. **Case #H 10-089. 809 Cleveland Street.** Westside-Guadalupe Historic District. Deborah Shapiro, agent for Janet Escudero & Tricha Thaxton, owners, proposes to replace existing windows, insulate and re-stucco a non-contributing residence. (Donna Wynant).

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

BACKGROUND & SUMMARY:

809 Cleveland is a single-family residence that was constructed prior to 1927 in a vernacular manner. The residence is listed as non-contributing to the Westside-Guadalupe Historic District. As stated in the 1985 Historic Cultural Property Inventory, the structure has been extensively altered. The remodeling work, from 1959 to 2010, is listed in the attached exhibit.

The applicant requests approval for the following three items:

1. Replace existing windows to match the existing windows in size and operation and match the windows in the new addition, permitted in 2001, in color and materials (white vinyl). The windows are made by Jeldwen;

2. Insulate and stucco the original building in El Rey cementitious stucco, color "La Luz", to match the 2001 addition; and

3. Stucco under the portal with El Rey "Cream".

STAFF RECOMMENDATION:

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

Janet Escudero & Tricha Thaxton, 809 Cleveland Street had nothing to add to the report.

Ms. Rios asked if they proposed any roof top appurtenances. None were proposed.

Chair Woods asked if the windows were clear with no division. Ms. Escudero replied they were sliding windows.

Mr. Featheringill said the literature said the windows were argon filled.

Ms. Escudero said they would use 2" rigid foam.

There were no comments from the public

Ms. Rios moved to approve #H 10-089. Ms. Walker seconded the motion and it passed by unanimous voice vote.

5. **Case #H 10-090. 610 Miller Street.** Downtown & Eastside Historic District. Richard Martinez, agent for Ron & Barbara Balser, owners, proposes to remodel a non-contributing garage/studio by increasing the parapet height approximately 18" to a building height of approximately 13' where the maximum allowable height is 15' 6", infilling a window on the east elevation and installing double doors on the west elevation with an overhang. (David Rasch)

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

BACKGROUND & SUMMARY:

610 Miller Street is a single-family residence that was constructed after 1945 in the Spanish-Pueblo Revival style. A free-standing garage was recently remodeled at the west side of the property. The property is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to remodel the garage/studio in order to be compliant with zero lotline requirements. The parapet at the south lotline with a Camino de las Animas property will be increased

approximately 18" in height to make the building 13' high where the maximum allowable height is 15' 6".

Also proposed in the remodeling of the west and east elevations is the remodeling. The east elevation window will be infilled with wall. Paired doors will be installed on the west elevation with a corbel-supported 2' deep overhang.

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.

Ms. Walker said the drawings don't show the large object she saw earlier.

Mr. Rasch explained roof top appurtenances were noticed on the site visit that was visible from the public way and wasn't sure if it was discussed at the last hearing.

Mr. Richard Martinez, 519 Cerrillos Road said that was a heater that had been there a long time. He offered to screen it.

Mr. Rasch said the parapet could be raised slightly to hide the object.

Mr. Martinez said he would be happy to raise the parapets to hide the equipment.

Chair Woods asked Mr. Martinez to show which parapets he would raise.

Mr. Martinez showed the room being renovated and the parapets. He said he would raise the entire building as well as the parapet where the equipment was because he needed a firewall.

Mr. Martinez explained the doors were two wide, wooden doors that would be a wooden finish with glass.

There were no public comments.

Mr. Kantner moved to approve #H 10-090 as recommended by staff with the condition the parapets be raised to screen the roof top appurtenance (HVAC.) Ms. Walker seconded the motion and it passed by unanimous voice vote.

6. **Case #H 10-091. 526 Calle Corvo** Downtown & Eastside Historic District. Forouz Jowkar and Paul Trachtman, agents/owners, propose to remodel a non-contributing property by replacing the front porch, replacing windows and constructing a 24 sq. ft. mechanical room on the residence and converting a carport and shed to a studio along with increasing the height from 8' to 11' 3" where the maximum allowable height is 14' 4". (Donna Wynant)

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

BACKGROUND & SUMMARY:

526 Calle Corvo is a single-family residence that was built in 1948 in a vernacular manner.

The residence is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant requests approval for the following nine items.

House:

1. The replacement of 5 vinyl windows on the east and north elevations with wooden casements with simulated divided lights and Territorial Revival style trim to be painted white. The front door will be replaced with a paneled wooden door lightly stained and sealed;
2. The replacement of the front portal shed-roofed structure supported with ornamental metal "posts" with a Territorial Revival post and beam structure capped with a cornice. A three foot high balustrade will be incorporated between posts. All the woodwork will also be painted white. The portal floor will be covered with flagstone;
3. The addition of a 24 square foot mechanical room located under the back portal (in order to provide a gas boiler driving a hydronic radiant heating system in lieu of the existing electric baseboard heaters and gas wall heaters);
4. On the back portal, the decorative blocks, the door and the paneling will be removed leaving a simple post and beam structure. The bathroom window will be replaced with a similar wood casement in the same style as the other windows beneath the back portal;

Driveway:

5. The asphalt driveway will be replaced with basecourse and all concrete walkways in the backyard will be replaced with landscape features;
6. The replacement of the chain link gates at the end of the driveway will be similar in design as the balustrade between the posts of the front portal;

Carport:

7. The structurally unsound carport roof and posts and the removal of the structurally unsound shop roof;
8. The conversion of the shop to a studio from the existing 7'- 8 1/2" tall structure to 11'-5" tall structure. The maximum allowed height is 14'4". The new studio will incorporate the same window and door format of the other replacement units including a 10-light double French door; and

Overall Stucco:

9. All the new stuccoed surfaces will match as closely as possible the existing stucco color.

STAFF RECOMMENDATION:

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

F. Jowkar, 48 Bobcat Trails, Santa Fe and Paul Trachtman, 526 Calle Corvo, Santa Fe was sworn in. Mr. Jowkar said he prepared water colors so the board could visualize how everything would look.

Mr. Trachtman said he also had copies of the possible changes to the front door. He stood for

questions once the copies were passed out.

Ms. Walker asked if the front gate on Corvo would be left as is and was told it would be. She asked if the chain link fence would be removed.

Mr. Trachtman said they hoped to replace the fence with a balustrade to match the balustrades on the front portal.

Chair Woods asked if the windows were architectural series (mullions on the inside and the outside.) She was told they were.

Mr. Kantner said it appeared all of the windows would have Territorial Revival trim elevations except the South elevation. Mr. Trachtman implied they wouldn't be touched.

Chair Woods said she was concerned about the territorial trim and asked if the trim added to the front would be proud and the other windows would be flush.

Mr. Trachtman said the north and east side of the residence all would stand proud. He said he planned to use 5 quarter trim prior to the plaster and the territorial projected beyond that. The flat trim would extend one quarter to a half but could be furred out and could be moved out further for a greater reveal.

Chair Woods said she wanted less of a reveal. She said the board would question that the house could be contributing. She said trim was flush with the plaster and made more sense to repeat the detail.

Mr. Trachtman said that would be true for the flat casing. He said the top had bed molding and a cap.

Chair Woods asked if the trim would be thicker or wider as it went around than what was on the current windows. She was told it was currently 3.5".

Ms. Walker asked if gate would be see-through. She was told it would be.

Mr. Trachtman said nothing was proposed at this time for the roof but they had talked with Positive Energy.

Chair Woods advised him he would have to come back if he proposed solar panels on the roof.

Ms. Rios asked if any exterior lighting was proposed.

Mr. Trachtman said it was discussed as territorial artisan light-metal frame glass on three sides with truncated pyramid top but no decision was made.

There were no public comments.

Mr. Trachtman said he observed when flush trim was done with flush plaster there seemed to be a separation and seem more visible than when slightly proud – 1/6 or 1/8 of an inch.

Mr. Featheringill moved to approve #H 10-091 per staff recommendation that lighting and solar panels be brought back to the board, trim on the windows be no wider than the existing and stand no more proud than ¼ inch and the territorial cap no more than ½ inch. Ms. Rios seconded the motion and added a friendly amendment that windows be architectural series. The motion passed by unanimous voice vote.

- 7. Case #H 10-092. 243 Clossen Street.** Westside-Guadalupe Historic District. James Gill, agent for Barbara Brown, owner, proposes to construct a 240 sq. ft. carport to a height of 12' where the maximum allowable height is 16' 10" on a non-contributing property. (Donna Wynant)

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

BACKGROUND & SUMMARY:

243 Clossen Street #16 is a single-family residence that was constructed after 1927 in a Bungalow Style. The residence is listed as non-contributing to the Westside-Guadalupe Historic District. As stated in the 1985 Historic Cultural Property Inventory, "Although some original details survive, the house is overwhelmed by alterations."

The applicant requests to build a 240 square foot freestanding carport in the existing driveway at 243 Clossen Street #16. The proposed carport measures 12 feet wide by 20 feet long and 12 feet high where the maximum allowable height is 16'10. The carport is constructed of brown stained wood to match the house.

A pitched roof is proposed to be finished with red metal propanel and supported by 51.7% of the streetscape having pitched roofs. The proposed roofing material is consistent with other roofs in the area.

STAFF RECOMMENDATION:

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

Ms. Walker asked if Mr. Rasch had time to research the zoning site plan requirements where the lot coverage was left blank.

Mr. Rasch said the case belonged to Mr. Dan Esquibel and Ms. Wynant took over. Mr. Esquibel requested additional information be provided about lot coverage and that wasn't done before the hearing so he couldn't answer the question. He said the zoning work sheet wasn't meant to be a complete zoning review and if zoning standards were not met it would be caught at permit.

Margaret Brown, 243 Clossen Street #16, said this would cover the garbage and would look nicer.

Ms. Walker asked what the arched line was.

Mr. James Gill explained normally a carport had six posts and could be problematic to open the door. He said the laminated beam of Douglas fir formed the arch to avoid a middle post that the door could

bang into.

There were no public comments.

Ms. Walker moved for approval #H 10-092 based on staff recommendation and drawings. She reminded the applicants the zoning application was not complete and would have to be prior to receiving a permit. Ms. Rios seconded the motion and it passed by unanimous voice vote.

Chair Woods said the board missed giving a motion on the door for the previous applicant.

Mr. Featheringill moved that #H 10-091 be reopened. Ms. Rios seconded the motion and it passed by unanimous voice vote.

Mr. Featheringill moved to keep the original motion and make an additional motion to accept a change in the front door from an Arts and Crafts flat panel to a Sonoran flush molded panel as submitted by the applicant. Ms. Rios seconded the motion and it passed by unanimous voice vote.

- 8. Case #H 10-093. 651 East Alameda.** Downtown & Eastside Historic District. Architectural Alliance, Inc., agent for Sarah Russell, owner, proposes to construct a freestanding 582 sq. ft. garage to a height of 13' 9" where the maximum allowable height is 16' 4" and to remodel a 6' high interior lot yardwall. (David Rasch)

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

BACKGROUND & SUMMARY:

651 East Alameda Street, also known as 644 East Palace Avenue is a single-family residence that was constructed by 1911 in a vernacular manner. Associated structures include a free-standing carport, which has been demolished at an unknown date, and a free-standing garage, which has been converted into a casita. Both the residence and the casita are listed as significant to the Downtown & Eastside Historic District.

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

1. A 582 square foot free-standing garage will be constructed on the Alameda streetscape. The garage will be 13' 9" high where the maximum allowable height is 16' 4" high. The garage is designed in a simplified Spanish-Pueblo Revival style featuring rounded parapets and wall edges and an exposed wooden header. Two skylights are proposed that appear to be not publicly-visible.
2. An existing interior lot yardwall will be removed and replaced with a 6' high stuccoed yardwall in the same location from the west lotline to the northwest corner of the garage. The existing pedestrian gate will be reused. An additional section will be constructed from the southeast corner of the garage to the east lotline.
3. A new flagstone path will be installed to match existing flagstone.

STAFF RECOMMENDATION:

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

Ms. Rios asked the height of the existing wall. She was told it was less than six feet.

Mr. Kantner asked Mr. Rasch if the casita was once a garage if it was possible to be significant.

Mr. Rasch said if before 1960 it could be a *contributing* structure but not significant. He said significant was little or no alteration and a garage to a Casita could be a contributing but not a significant building.

Mr. Eric Enfield, 612 Old Santa Fe Trail said he doesn't know when the casita was changed from a carriage house. He said the area was being proposed for his client who doesn't have a place for her car. They want to save the view with the apricot tree and stone wall and four sconces would be added; one on each side of the garage door and one at the rear door and one by the gate (not shown on the plans.)

Ms. Walker asked if he had measured the wall height. She suggested the garage door be turned to the west so others couldn't see inside.

Mr. Enfield said that was looked at as well as combining the existing building but couldn't be done because the building was considered significant. He said there wasn't another option; this was a primary entrance and the gate was moved forward so people could walk up the stone path.

He said the wall would be moved to about 20 feet from the property line and the new line of the garage was where the existing wall. He showed on the drawing the line of the existing wall and said a small piece would be enclosed. The offset wall to the back of the corner was shown and he said a small path would be built.

Ms. Walker asked the length of the garage from the front of the car to the back; South façade. Mr. Enfield gave the garage dimensions; 24' long 22' deep.

The committee discussed options for rotation of the garage.

Mr. Enfield said the structure couldn't be attached to because it was significant. He showed existing trees and landscape he wanted to maintain.

Mr. Rasch asked the board if they would consider the garage if there was a firewall with no connection through to the casita and addition on the casita.

Chair Woods said no. She said the designation was incorrect because it had changed. She asked to talk with the applicant.

Ms. Sarah Russell came forward and was sworn in.

Ms. Sara Russell, 651 E. Alameda said her original idea was to rotate the garage to be in line with the casita but 10 feet had to be allowed from the foundation. She said she already had to back up into Alameda from her drive.

Chair Woods asked if the board allowed Ms. Russell to attach to the casita, would she prefer that.

Mr. Enfield said a bigger concern was the grade difference. He said if he attached to the casita he would have to structurally underpin the foundation of the casita and remove the landscaping and rock work along the wall. He thought the drawing best preserved the property and agreed it wasn't easier.

Chair Woods said it was also that everyone would drive by and see a garage door.

Ms. Rios asked what portion would show of the garage doors if approved and asked Mr. Enfield to describe the doors.

Mr. Enfield said on the South elevation a cedar appliqué would be done, clovos would be applied and the gate would be relocated and would look like the gate in the photograph. He said the whole southern elevation would be seen momentarily, when driving by.

Ms. Walker asked if Mr. Enfield's comment in his submission letter that said a decorative door was to be determined was now decided and shown on the drawing.

Mr. Enfield said he thought it would be similar; the client liked the door.

Ms. Walker thought the door should be less busy.

Mr. Enfield talked about the 6 inch cedar and how it was typically used to face garage doors. He said he would be happy to remove the clovos to make the door appear simpler.

Mr. Kantner asked if the stone yard wall on the sidewalk would remain and was told it would.

There was no public comment.

Ms. Rios moved that # H 10-093 be approved per staff recommendations and that the garage door be cedar with clovos as indicated on the drawing and the portion of the wall to be built would be no higher than the existing wall and that the stone wall seen on the drawing not be touched. Ms. Walker seconded and added a friendly amendment staff was to approve the garage door. The motion passed by majority voice vote. Mr. Kantner opposed.

9. **Case #H 10-095A. 156 Duran Street.** Westside-Guadalupe Historic District. John Padilla, agent for Socorro Calles, Owner, proposes an historic status review of non-contributing buildings #2 and #3. (David Rasch)

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

BACKGROUND & SUMMARY:

156 Duran Street is a residential compound of three structures that were constructed before 1958 in a vernacular manner. The southeast structure, Building #1, is listed as contributing to the Westside-Guadalupe Historic District and this hearing does not involve this building. Building #2 at the southwest corner, units 2 and 3, has doubled in footprint since before 1969 and is listed as non-contributing to the district. Building #3 at the north side, units 4, 5, and 6, is listed as non-contributing to the district. Buildings 2 and 3 have a mixture of steel casement windows, aluminum sliders and new vinyl windows.

STAFF RECOMMENDATION:

Staff recommends retaining the non-contributing status for buildings #2 and #3 due to non-historic massing changes and loss of historic material, i.e. windows.

Ms. Rios asked if buildings 2 and 3 footprint remained. She was told on #2 it doubled in size and #2 was the original footprint.

Mr. Earl Calles, 1031 Stagecoach Road and Carlos Calles at 720 E. Palace Ave., Santa Fe were sworn.

Chair Woods asked if Mr. Earl Calles and Carlos Calles were in agreement with staff recommendation of a non contributing.

Mr. Carlos Calles said they were in agreement. He was given permission to read a letter from their architect into the minutes. (Exhibit 2)

He read the letter from Architect John Padilla that requested a historic status review and window and door replacements for buildings two and three.

Ms. Walker moved to approve on #H 10-095A the staff recommendation to retain the non contributing status for buildings two and three. Ms. Rios seconded the motion and it passed by unanimous voice vote.

- 10. Case #H 10-095B. 156 Duran Street.** Westside-Guadalupe Historic District. John Padilla, agent for Socorro Calles, owner, proposes to remodel non-contributing residential buildings by replacing windows and doors. (David Rasch)

BACKGROUND & SUMMARY:

The 156 Duran Street buildings 2 and 3 on the Westside-Guadalupe Historic District. The property owner began to replace windows and doors without permission or permit and was issued a stop work order. The applicant proposes to remodel the building by replacing windows and doors and patching stucco where necessary. The historic steel case windows and non-aluminum sliders would be removed and replaced with non-divided light aluminum sliders. He would strike the drafting error from the staff report.

He said staff recommends approval of this application which complies with Section 14-5.2 (D) general design standards and (I) Westside Guadalupe Historic district.

Chair Woods said some of the steel casement windows appeared to be divided and they proposed that all replacements not be divided.

Mr. C. Calles said that was correct.

Mr. Featheringill asked staff if the house was new would divided light windows be required. He was told not in that district.

Chair Woods said sliding windows were discouraged even in that district.

Mr. Rasch said window pattern single lights were allowed; operation was up to the board of what would be fitting for streetscape.

Chair Woods asked if casement windows could be considered.

Mr. Calles said the cost of casement windows was significantly more and it was a matter that they could afford the sliders.

Ms. Rios said on the Westside the sliders were used a lot.

Mr. Calles said sliders existed on building 3 that was there since the 60's. He said they also decided to stay with the sliders so the openings could be kept the same.

Mr. Kantner moved to approve #H 10-095B per staff recommendations. Ms. Rios seconded the motion and it passed by unanimous voice vote.

Chair Woods said #H 10-085 was postponed to the end of the meeting.

Ms. Walker moved to postpone #H 10-085 until the next meeting on November 9. Ms. Rios seconded the motion and it passed by unanimous voice vote.

K. MATTERS FROM THE BOARD

Chair said the wall on old Santa Fe Trail with pilasters went to the Hearing Officer and the board prevailed.

She said the wall height was checked and brought to the applicant's attention the wall was too high. She said that would probably come back to the board in addition to the capping.

She said she was told she couldn't testify as the chair of the board or on behalf of the board; only as a private citizen. She said if the board wanted to consider her, as chair, to represent the board, they would have to request that to be public for the next hearing.

Ms. Brennan said the board should authorize Chair Woods or someone on the board, to speak on the board's behalf. She said it would be helpful for the board to cite specific points they wanted to be mentioned but Chair Woods could be authorized to state the board's interest in preserving its decision.

Chair Woods said it wouldn't work if it were per appeal. She asked if unanimous, could she represent the board in a general direction.

Ms. Kelly said for the chair to represent the board to the extent of the discussion on the vote made

sense.

Mr. Featheringill suggested a motion could be made at the beginning, or end of every meeting that authorized Chair Woods as the person who went to the appeal.

Chair Woods asked that it be published for the next meeting the board would consider the authorization and asked Ms. Brennan to find a way that could be done.

She talked about one point where the attorney on the case changed his argument to suit the findings. She said a specific section to the code; 14 5.2J3F said "the board shall judge any alteration or harmony with adjacent buildings, preservation of historic and characteristic qualities in conforming to the architectural style set forth." She would email that to the board so the code could be cited when a motion was made.

L. ADJOURNMENT

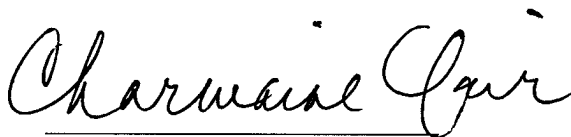
Ms. Walker moved to adjourn the meeting. Ms. Rios seconded the motion and it passed by unanimous voice vote.

The meeting adjourned at 7:10 p.m.

Approved by:

Sharon Woods, Chair

Submitted by:

A handwritten signature in cursive script that reads "Charmaine Clair".

Charmaine Clair, Stenographer