



Agenda

DATE 12/8/10 TIME 8:40am
 SERVED BY Camille Vega
 RECEIVED BY [Signature]

HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, December 14, 2010 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD HEARING

TUESDAY, December 14, 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 October 26, 2010 and November 9, 2010
- E. FINDING OF FACTS & CONCLUSIONS OF LAW

<u>Case #H-10-075</u>	134 Lorenzo Road	<u>Case #H-10-085</u>	637 Alto Street
<u>Case #H-10-086</u>	439 W. San Francisco St.	<u>Case #H-08-138</u>	1615 Cerro Gordo
<u>Case #H-10-087</u>	112 Camino Escondido #1	<u>Case #H-10-104</u>	826 ½ Canyon Rd.
<u>Case #H-10-089</u>	809 Cleveland Street	<u>Case #H-10-097</u>	512 Garcia Street
<u>Case #H-10-090</u>	610 Miller Street	<u>Case #H-10-096</u>	127 Romero
<u>Case #H-10-091</u>	526 Calle Corvo	<u>Case #H-10-098</u>	211 Lorenzo Lane
<u>Case #H-10-092</u>	243 Closson Street	<u>Case #H-10-099</u>	100 S. Fed. Place
<u>Case #H-10-093</u>	651 East Alameda	<u>Case #H-10-100</u>	814 Agua Fria
<u>Case #H-10-095A</u>	156 Duran Street	<u>Case #H-10-101</u>	1008 ½ Canyon Rd.
<u>Case #H-10-095B</u>	156 Duran Street	<u>Case #H-10-102</u>	229 Galisteo Street
		<u>Case #H-10-103</u>	125 W. Palace Ave.
		<u>Case #H-10-105</u>	1130B Camino Delora

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

1. Case H-09-039, 207 W. San Francisco Street. Downtown & Eastside Historic District. Majed Hamdouri, agent for Charlotte Capleig, owner, proposes to amend a previous approval by altering the iron gate design and installing wall sconces and sign illumination on a contributing commercial property. (David Rasch).
2. Case #H-10-074, All Historic Districts. Jayita Sahni of Autotroph, agent for City of Santa Fe Transit Division, owner, proposes a final design for bus shelters to be placed within the Historic Districts. (David Rasch).

3. Case #H-10-035. 311 Montezuma. Transition Historic District. Therese Martinez, agent for Kathleen Farnan, owner, proposes to amend a previous approval by installing on ADA-compliant ramp and rail, add posts to a cantilevered 2nd story porch, and alter doors and windows on non-primary elevations of a contributing commercial property. (David Rasch).
4. Case #H-08-141. 500 & 700 Blocks of West Alameda. Westside-Guadalupe Historic District. Duty & Germanas Architects, agent for Santa Fe Civic Housing Authority proposes to amend a previous approval by requesting a height exception to exceed the maximum allowable height of 8' for 6' residential structures and to exceed the maximum allowable height of 54" for the street scape yardwall on Las Crucitas Street (Section 14-5.2(D)(9)). (David Rasch)

J. NEW BUSINESS

1. Case #H-10-107. 364 Garcia Street. Downtown & Eastside Historic District. Chris and Heidi McLarry, agents/owners proposes to remodel a non-contributing residential structure by altering windows and doors. (Donna Wynant).
2. Case #H-10-110. 320 South Guadalupe Street. Westside-Guadalupe Historic District. Hilton Homes, agent, for Robert & Sharon Berkelo, owners proposes to replace an awning with a standing-seam roof with an increase in height from 11" to 12' where the maximum allowable heights is 16'4", replace doors, and perform roof, rooftop unit, and site repairs on a non-contributing commercial property. (Donna Wynant).
3. Case #H-10-106. 641 Camino del Monte Sol. Downtown & Eastside Historic District. Robert Farrell, agent for Ruth and David Arthur, owners, proposes to remodel a non-contributing residential structure by altering the garage entrance and constructing an entry courtyard with a 6' high yardwall and pedestrian gate with an 8' high arch. (David Rasch).
4. Case #H-10-108. 738 Gregory Lane. Don Gaspar Area Historic District. Erik Burlingame, agent for Carla Freeman, owner proposes to remodel a non-contributing residential property by replacing a bay window with a door and windows, constructing a 176 sq. ft. portal, constructing a 209 sq. ft. carport to a height of 9'6", and extending a yardwall with a pedestrian gate. (David Rasch).
5. Case #H-10-109. 435 Camino Don Miguel. Downtown & Eastside Historic District. Maureen McGuinness, agent/owner, proposes to remodel a contributing residential property by replacing non-historic windows and French doors and removing a pedestrian gate. (David Rasch).
6. Case #H-10-111. 607 Agua Fria #1. Westside-Guadalupe Historic District. Liaison Planning Inc., agent for Jim & Phyllis Dickenson, owners, proposes to construct a 125 sq. ft. bathroom and closet addition, construct a 501 sq. ft. sunroom addition, construct a 165 sq. ft. portal, and stucco over a partial brick-coping at the parapet of a non-contributing residence. (David Rasch).
7. Case #H-10-112. 992A Acequia Madre. Downtown & Eastside Historic District. Benny Maestas, agent for James L & Rebecca Montoya, owners, proposes to construct a 240 sq. ft. carport to approximately 9' high on the south elevation of a non-contributing residence. (David Rasch).
8. Case #H-10-094. 1432 Upper Canyon Road. Downtown & Eastside Historic District. Dolores Vigil, agent for Devi Marcia Schmidt, owner, proposes to construct a 551sq. ft. two-car garage addition on a non-contributing residential structure to a height of 13'3" with an overall building height of 23'4" where the maximum allowable height is 17'5". A height exception is requested (Section 14-5.2(D)(9)). (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 December 14, 2010 Historic Design Review Board Field Trip, please notify the Historic Preservation Division by 9:00 on Tuesday, December 14, 2010.



Agenda

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 PREPARED BY Camille Vail
 REVIEWED BY SS

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3. Case #H-10-055. 311 Montezuma. Transition Historic District. Therese Martinez, agent for Kathleen Farnan, owner, proposes to amend a previous approval by installing on ADA-compliant ramp and rail, add posts to a cantilevered 2nd story porch, and alter doors and windows on non-primary elevations of a contributing commercial property. (David Rasch).
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HISTORIC DESIGN REVIEW BOARD
December 14, 2010

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MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DESIGN REVIEW BOARD

December 14, 2010

A. CALL TO ORDER

A regular meeting of the City of Santa Fé 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 Avenue, Santa Fé, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

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

MEMBERS ABSENT:

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Mr. Carl Boaz, Stenographer

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

C. APPROVAL OF AGENDA

Ms. Walker requested that Case #H 10-111 be postponed because the Board could not see the site on their site visit.

Ms. Rios moved to approve the agenda as amended with Case #H 10-111 postponed to a later meeting. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES

October 26, 2010

Ms. Mather requested a change on page 16 in the motion - clavos was the correct spelling.

Ms. Rios moved to approve the minutes of October 26, 2010 as amended. Ms. Walker seconded the motion and it passed by unanimous voice vote.

November 9, 2010

Ms. Mather requested the following changes to the minutes:

On page 14, at the motion - Ms. Walker seconded the motion.

On page 28, middle of the page, - Ms. Mather agreed and added...

Chair Woods requested a change on page 2. She clarified that the representative for appeals was not a request from the City but an offer that if the Board wished to have a representative, they could.

Ms. Walker requested a change on page 27, 6th line to say she bought her umbrella - not shade materials.

Somewhere in the minutes regarding Upper Canyon Road, the owner was Barbara Lamberton

Ms. Rios requested the following changes to the agenda:

On page 6, second line - delete "finished."

On page 8, 4th line from the bottom delete "the"

On page 14, second sentence delete "it."

Dr. Kantner requested a change on page 10, middle of page to say that he surmised that it was not designed ...

Ms. Rios moved to approve the minutes of November 9, 2010 as amended. Ms. Walker seconded

the motion and it passed by unanimous voice vote.

E. FINDINGS OF FACTS AND CONCLUSIONS OF LAW

<u>Case #H-10-075</u>	134 Lorenzo Road	<u>Case #H-10-085</u>	637 Alto Street
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Dr. Kantner moved to approve the Findings of Fact and Conclusions of Law as presented. Mr. Featheringill seconded the motion and it passed by unanimous voice vote.

F. COMMUNICATIONS

There were no communications.

G. BUSINESS FROM THE FLOOR

Mr. Dave McQuarie was sworn. He referred to cases 2 and 3 in the agenda and reminded the Board to not approve any changes that were not allowed by ADA regulations. He said the Board didn't have that authority.

In the third case it was a commercial property that needed to have an ADA compliant ramp. The Board had full liability on that and could not change that requirement.

Ms. Stefanie Beninato was sworn and spoke to the temporary use structure on Galisteo - it was a trailer that was jacked up and connected to electricity. It had lights that flash and was just west of the capital parking structure. Not all spaces were used so it had this auxiliary use. She was sure its permit was not temporary. They could store hay under the metal structures. It was different than the ones on the plaza. She hoped the Board could at least require some screening for it.

Chair Woods thanked Mr. Rasch, Mr. Boaz and all the Board members for their hard work this year.

Chair Woods announced to the public that anyone who wished to appeal to the Governing Body a decision of the Board had thirty days to file an appeal.

H. ADMINISTRATIVE MATTERS

There were no Administrative Matters.

I. OLD BUSINESS

1. **Case H-09-039. 207 W. San Francisco Street. Downtown & Eastside Historic District. Majed Hamdouri, agent for Charlotte Capleig, owner, proposes to amend a previous approval by altering the iron gate design and installing wall sconces and sign illumination on a contributing commercial property. (David Rasch).**

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

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

On July 28, 2009, the HDRB conditionally approved an application to remodel the property as a restaurant. Now, the applicant proposes to amend the approval with the following three items.

1. The previously approved bileaf iron gates on Burro Alley were designed in a simple manner and limited to 5' 6" high rather than at 8' high, as proposed. The applicant installed more elaborate gates at 6' high. The gates feature an arched top rather than a horizontal top, The new name of the restaurant, "Burro Alley Café", is applied under the arch, and cutouts of the burro sculpture, as seen at the alley entrance, are applied to the iron bars.
2. Two patinated copper alloy sconces will be installed on the courtyard wall on both sides of the gates.
3. One light fixture will be installed at the main business sign. It will be attached to the building wall at a window header.

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 was concerned about the light at the header and whether it would be pointing upward or not.

Ms. Walker said the stucco should be penetrated rather than the header.

Dr. Kantner asked if the window was of historic material.

Mr. Rasch said the header, at least, was historic material.

Present and sworn was Mr. Majed Hamdouri, who said they just tried to do something aesthetically beautiful as an addition to Burro Alley. The light on the side would be on San Francisco Street. The light connection wouldn't go through the building but through a small part of wood. The light would be a small fixture but not very noticeable for people walking by. He felt they chose a good color and decent light fixture.

PUBLIC COMMENT

Ms. Stefanie Beninato, previously sworn, said people were seeing more and more lighting downtown that after approval later was changed. She didn't think the sign needed to be illuminated at all because of nearby street lighting and pointed out that there was a great advertisement on the gate that would balance out losing the lighting.

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

Ms. Shapiro wondered if they were lighting the sign from one side.

Mr. Hamdouri said they had proposed a light on both sides. He said that corner at night was very dark and they felt a small light fixture would make it more noticeable.

Ms. Shapiro asked if he had considered running a line down from the roof.

Mr. Hamdouri said they considered all options and chose the one they felt would be most beautiful. A conduit down was not beautiful so they chose to listen to Mr. Rasch's advice.

Ms. Shapiro pointed out that the wood could not be patched.

Mr. Hamdouri said they would then go through the stucco.

Ms. Walker asked if the light would shine down on the sign.

Mr. Hamdouri said they had designed it to shine up on the sign but they could direct it down if they went through the stucco.

Mr. Featheringill asked if there was any way they could do a single light over the top and pointing down.

Mr. Hamdouri said they could but they wanted it visible from both sides.

Mr. Featheringill thought a single light over the top might be preferable.

Chair Woods suggested that could be part of the motion.

Mr. Featheringill said the Board had approved a gate design that was totally different than shown.

Mr. Rasch agreed.

Mr. Featheringill asked Mr. Hamdouri why they didn't do what the Board approved.

Mr. Hamdouri said they didn't have any idea how the gate would look. He said he didn't really understand that once proposed that way, it had to stay that way. Mr. Rasch told them later that they had to come back to have it approved.

Ms. Rios moved to approve Case #H 09-039 with the following conditions:

- 1. That they have one light shining down on the sign as close to the sign as possible to meet the Night Sky ordinance;**
- 2. That the light fixture design be taken to staff for review and approval.**

Ms. Walker seconded the motion and requested a friendly amendment that the applicant not be allowed to penetrate the header. Ms. Rios agreed it was friendly and the motion passed by unanimous voice vote.

- 2. Case #H-10-074. All Historic Districts. Jayita Sahni of Autotroph, agent for City of Santa Fé Transit Division, owner, proposes a final design for bus shelters to be placed within the Historic Districts. (David Rasch).**

Chair Woods thanked the subcommittee for their work on this project.

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

BACKGROUND & SUMMARY:

The City of Santa Fé, Transit Division proposes to construct new bus shelters and replace the few existing bus shelters within the Historic Districts which are non-conforming in style and materials.

On August 10, 2010, the HDRB gave direction to the designers that the new bus shelters should be designed like the Sheridan Avenue Transit Center shelters and appointed two members of the Board to

work with the designer. The Sheridan shelters will resemble portals in the Territorial Revival style and will be constructed with white-painted steel.

The Board task force (Ms. Rios and Walker) was satisfied with the proposed design for these additional shelters. The new Type 3 shelters are a simple design that somewhat resembles a portal, i.e. there are no wall-dominated stuccoed masses, and are of a similar character to the Sheridan shelters. The shelters feature decorative panels that resemble Hispanic punched tin work at 8' 3" high x 10' wide x 4' deep. Type 1 and Type 2 shelters are similar in design character to Type 3 but lacking walls and roofs.

STAFF RECOMMENDATION:

Staff recommends approval of the design as submitted.

Mr. Bulthuis, Mr. Alexander and Ms. Jayita Sahni were sworn.

Mr. Bulthuis thanked the subcommittee for their work. It obviously evolved with major art features especially punched tin since last time. He turned it over to Mr. Alexander for the presentation.

Ms. Rios asked if these designs were ADA compliant.

Mr. Bulthuis said they were still working to bring it through the respective committees. This design was presented to the Mayor's 'Committee on Disability for placement as well as design. Mr. McQuarie wrote to Mr. Bulthuis regarding a news article that tonight's decision was the end decision but that was not true.

Ms. Walker felt the posts were a little too high and had unnecessary information on them. If the top part was gone, they would be better.

Mr. Bulthuis said they could hear comment on those items.

Ms. Rios asked if he said they had to be that high so bus drivers could see them.

Mr. Bulthuis said that would be helpful. Right now they were at standard sign height but there was room for changing them.

Mr. Alexander explained that with this feature they were trying to keep standardized components - 8' high was the standard. But they could take it down to six feet for signage.

There were no speakers from the public regarding this case.

Ms. Walker moved to approve Case #H10-074 with the condition that the posts be six feet high. Ms. Rios seconded the motion and it passed by unanimous voice vote.

3. Case #H-10-035. 311 Montezuma. Transition Historic District. Therese Martínez, agent for

Kathleen Farnan, owner, proposes to amend a previous approval by installing an ADA-compliant ramp and rail, add posts to a cantilevered 2nd story porch, and alter doors and windows on non-primary elevations of a contributing commercial property. (David Rasch).

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

BACKGROUND & SUMMARY:

311 Montezuma Avenue is a residential structure that was constructed in the Bungalow style by 1928. A two-story adobe addition was constructed on the rear by 1948 in a vernacular manner. The entire building is listed as contributing to the Historic Transition District and the south, street-facing elevation and the west elevation may be considered as primary.

Damage by neglect of the rear two-story addition due to a water leak has caused extensive damage that warrants a demolition and reconstruction in-kind of the addition. On April 27, 2010, the HDRB conditionally approved a project to reconstruct the addition with an exception to remove historic adobe material and reuse historic windows.

Now, the applicant proposes to amend the approval with the following four items.

1. The west elevation of the reconstructed rear wing has a cantilevered second-story balcony. Five viga posts with carved corbels and a header beam are proposed to give the structure better stability.
2. The door and window on the west elevation of the addition will be moved slightly to accommodate a stair access in following the Building Code.
3. ADA-compliant access is required to this commercial property so a ramp is proposed on the west elevation of the addition to access the north elevation of the original structure. The ramp will have a stuccoed yardwall like other existing walls on the property and the entry door will be widened and heightened very slightly.
4. The door, located far back on the south elevation, will be enlarged slightly.

STAFF RECOMMENDATION:

Staff recommends approval of the application which complies with Section 14-5.2 (C) Regulation of Contributing Structures, (D) General Design Standards, and (G) Transition Historic District.

Present and sworn was Ms. Therese Martínez who commented on the statement by Mr. McQuarie concerning the ADA requirements. She said they went through zoning and building review. The building permit did require compliance with ADA so they went by the ADA regulations for the ramps on the west side and had altered the design for ADA requirements.

Chair Woods pointed out that she was putting in corbels on a Pueblo Revival building. She asked Ms. Martínez if they could have simplified posts without corbels. Ms. Martinez agreed.

There were no speakers from the public regarding this case.

Ms. Mather moved to approve Case #H10-035 with the condition that posts be plain without corbels. Dr. Kantner seconded the motion and it passed by unanimous voice vote.

- 4. Case #H-08-141. 500 & 700 Blocks of West Alameda. Westside-Guadalupe Historic District. Duty & Germanas Architects, agent for Santa Fé Civic Housing Authority proposes to amend a previous approval by requesting a height exception to exceed the maximum allowable height of 8' for 6' residential structures and to exceed the maximum allowable height of 54" for the streetscape yardwall on Las Crucitas Street (Section 14-5.2(D)(9)). (David Rasch)**

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

BACKGROUND & SUMMARY:

The affordable housing projects on three tracts at the 500 and 700 blocks of West Alameda Street were constructed as multiple family residential units in the early 1960s in a vernacular manner. There is additional street-frontage on San Francisco Street, Camino del Campo, and Las Crucitas Street. The western tract (A & B) consists entirely of pitched roof structures. The eastern tract (C) has a mixture of flat and pitched roof structures. The buildings were listed as non-contributing to the Westside-Guadalupe Historic District.

On February 24, 2009, the HDRB conditionally approved the demolition of existing buildings and construction of residential structures with some height and pitched roof exceptions with the following conditions: that the non-street-frontage structures shall not exceed 24'; that the street-frontage structures shall not exceed 18'; that all mechanical units shall be placed under the pitched roof or on interiors; and that all windows shall be true or simulated divided-lights.

The grade along the west side of the development was required to be raised by approximately 3-4' for grading and drainage requirements, but that fill was not approved by HPD staff or the Board. Subsequently, the fill caused the street-facing yardwalls and buildings to exceed the maximum allowable heights on Las Crucitas Street and the applicant is requesting a height exception to exceed 54" for yardwalls to approximately 96" high and 18' for buildings to approximately 22' high (Section 14-5.2(D)(9)) and the required criteria responses are as follows:

i. Do not damage the character of the streetscape.

The proposed wall construction will improve the streetscape. It will preserve the approved retaining wall construction and preserve the privacy and control along the street. The original intent of the design will be preserved while allowing the required drainage plan to be implemented.

Staff response: Staff is in agreement with this response, although the building heights are not addressed.

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

The proposed height of the walls will preserve the intent of the original design relative to the residents within the Villa Alegre family section. It will allow privacy both to the Villa Alegre residents and the residents of the existing housing across Las Crucitas Street. Not having the walls constructed to the designed internal height will deprive the residents of planned for privacy, and therefore constitute a hardship.

Staff response: Staff is in agreement with this response, although the building heights are not addressed.

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

This entire project is dedicated to just that. It preserves and adds to the residential options within the Historic District, and does so by providing affordable housing on this unique property. The wall design is exclusively for the enjoyment of residential uses, both within the development and for the existing neighbors.

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.

The drainage problems along Las Crucitas Street, which existed prior to this development, are unique to that street as a special circumstance of the site. Re-grading the development to solve these drainage issues is precisely why the condition requiring increased wall height exists. In addition, internal water catchment and surface drainage solutions were required by City ordinance and good engineering practices.

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 re-grading of the site was required by City ordinance and site conditions.

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 SFCC 14-5.2(A)(1).

There are no historic buildings or areas to be preserved. The new units have been built in a manner that evokes and celebrates the historic styles of the surrounding neighborhood. The walls will provide a

residential privacy and streetscape which is in harmony with the surrounding residential character and is in response to specific requests from the existing residents along the street to improve drainage conditions and screen new construction.

Staff response: Staff is in agreement with this response.

STAFF RECOMMENDATION:

Staff recommends approval of the height exceptions in order to properly grade the site while also maintaining the character of the previous approval.

Ms. Walker asked what the referenced letter was.

Mr. Rasch explained that on July 8, 2009, the former land use director sent a two page letter to the owner. He read the letter and summarized that Mr. Moquino did not get called for the interim inspection as requested.

The final part of the letter was read. It dealt with wastewater requirements. That was what required the increase in grade.

Dr. Kantner recalled that the Board had approved having the doors open in from the mechanical rooms.

Mr. Rasch recalled that too.

Ms. Rios asked if they would meet the guidelines if the Board permitted 8' walls.

Mr. Rasch confirmed that design was previously approved with horizontal and vertical jogs.

Present and sworn was Mr. Michael Duty who said the projects had essentially been built as approved but they ran into a situation with two things. They couldn't use the sewer as designed and the City required them to use the sewer running down Alameda. That required raising the pads to some extent. The only place impacted was along Crucitas Street so they were up about 30" and at the end a little more.

So it was the same project but built a little higher because of the sewer and drainage. The neighbors across the street had some problems with drainage. There was still a little drainage that comes off but most ran off to the east into a holding pond.

These units met code and the wall provided privacy. They were not asking for all the wall to be at 8'

and wouldn't build it around the whole development but here it had to be increased.

The grading plan was necessary to meet the other criteria of the city.

In four locations there were walls between the units at 42" plus a little more for privacy. Elsewhere they would be as per the original design.

Ms. Walker asked what the height of the wall was at the lowest point.

Mr. Duty said from the sidewalk but on the inside there were some below 42". He thought the lowest was about four feet but agreed to check the drawings. After checking he said it was a little higher than four feet. The lowest point from the sidewalk was 54".

Ms. Rios asked Mr. Rasch to point out the portions that were 8'. He did.

Mr. Featheringill surmised that if the lowest part was 24" inside it might not be legal.

Mr. Duty said it was because those were unoccupied portions.

Mr. Featheringill believed they were really looking for about one foot more.

Mr. Duty said the height of the grade above the sidewalk varied up to about 30". So it would be as little as 2.5' inside. We could probably do this with a little less height and he offered to look at that. They could grade down about 5%. This would give residents a little privacy as well as neighbors across the street. They could probably get by with 7' to 7' 6".

Mr. Rasch said the project was also looked at by zoning with a maximum of six feet but that would be from the high side so there was no need for a zoning variance.

Dr. Kantner asked about the mechanical room doors that opened outward.

Mr. Duty explained that the mechanical rooms were very tight and they could not access the equipment with a door opening inward especially when adding the geo-thermal heat pumps.

PUBLIC COMMENT

Present and previously sworn was Ms. Stefanie Beninato who said she actually just came to talk about the trailer but was disturbed when people came back after making a mistake like in Burro Alley and here.

They changed the design after approval. The Board told them what to do and made conditions and the people didn't consider it important. They should have come back before adding height to the ground level. Perhaps the Board would have asked them to cut it down to 16' and they wouldn't have to paint doors an earth tone color. She appreciated that the Board members were volunteers and cared but she wondered what the point was if applicants came back after changing Board approval to ask for forgiveness.

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

Chair Woods was concerned about the inspections that were not followed.

Mr. Duty said architects didn't call for those inspections but guessed he could check with them. He understood and agreed with her.

Chair Woods said with the wall at that height it could become a palette for graffiti. That could be a big problem and was a big concern. Perhaps above the retaining it could be coyote or something else.

Mr. Duty shared her concern about graffiti. They had all seen the effects. In his experience it came to projects that were ill accepted. Like years ago when they saw it at First Interstate. They had not had any graffiti yet and could apply a process to make it easier to wash off graffiti. He didn't have a problem with coyote and could talk with Ed Romero about it.

Dr. Kantner moved to approve Case #H 08-141 with the following conditions:

- 1. That the walls not exceed 7';**
- 2. That the mechanical doors be painted an earthtone color;**
- 3. That the walls have a coating to provide easier removal of graffiti or install a coyote fence above the retaining wall; and**
- 4. Accepting the exception criteria responses.**

Mr. Featheringill seconded the motion and it passed by unanimous voice vote.

Mr. Duty agreed with Ms. Beninato and apologized for bringing it at this late date but it wasn't until construction started that these changes became necessary. He really thought it would be an administrative matter.

J. NEW BUSINESS

1. **Case #H-10-107.** 364 Garcia Street. Downtown & Eastside Historic District. Chris and Heidi McLarry, agents/owners proposes to remodel a non-contributing residential structure by altering windows and doors. (Donna Wynant)

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

BACKGROUND & SUMMARY:

364 Garcia Street is a single-family residence that was constructed in 1995 in the Spanish- Pueblo Revival Style. The residence is listed as non-contributing to the Downtown and Eastside Historic District.

The applicant requests the following modifications:

1. Reduce an existing window on the Front, East Elevation (Kitchen) from 7'6" x 4'-0" to be a divided light casement window with the reduced size revised to 5'-0" x 3'-6". The existing header/lintel would remain at the same height and appearance over the new window. The stucco surround would match the existing finish/color of the existing stucco. The window style and finish/color would match the existing windows and the divided lights would be similar to the existing sizes and meet the 30" glazing rule.
2. At the South Elevation of the Rear Courtyard, remove the two existing 1'-8" x 5'-0" casement windows and infill them with wall/stucco to match the existing finish/color of the stucco.
3. At the South Elevation of the Rear Courtyard, replace the existing 6'8" x 7'4" window with a pair of divided light French doors (pair of 3'-0" x 9'-0"). Use the existing header/lintel in its present location and the door finish and color would match the existing doors and windows. The divided lights would be in similar size to the other window and doors and meets the 30" glazing rule.

STAFF RECOMMENDATION:

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

Ms. Rios asked if the project included true divided lights.

Mr. Rasch assumed they were simulated.

Ms. Mather asked if there was any visibility from the street. Mr. Rasch said none.

Present and sworn was Mr. Chris McLarry who had nothing to add to the staff report.

There were no speakers from the public regarding this case.

Ms. Rios asked if the windows' lights were true divided lights.

Chair Woods explained that they wanted to know if they were divided on exterior and interior.

Mr. McLarry agreed they were.

Ms. Rios moved to approve Case #H 10-107 per staff recommendations. Ms. Mather seconded the motion and it passed by unanimous voice vote.

- 2. Case #H-10-110. 320 South Guadalupe Street. Westside-Guadalupe Historic District. Hilton Homes, agent, for Robert & Sharon Berkelo, owners proposes to replace an awning with a standing-seam roof with an increase in height from 11' to 12' where the maximum allowable heights is 16'4", replace doors, and perform roof, rooftop unit, and site repairs on a non-contributing commercial property. (Donna Wynant).**

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

BACKGROUND & SUMMARY:

320 S. Guadalupe Street is a commercial structure, constructed by 1902 in a vernacular manner. Due to extensive alteration it is listed as non-contributing to the Westside-Guadalupe Historic District. This building has been the Swiss Palace Bakery, Atalaya Restaurant, the Prana Restaurant and Dominics Restaurant. The property is now leased to Whole Hog Restaurant. Around 2000, the area covered by the canvas roof was fully enclosed with permanent walls including windows and doors.

The applicant requests approval of the following items:

1. The removal of the existing awning and replacement with standing seam metal roofing panels on the existing frame, in an Ash Gray color. Parapet walls to be added to the existing walls on the east, west and south sides, style and color to match existing. The north view will have a fascia and a gutter, painted to match the existing colors. The proposed height will increase from 11' to 12' where the maximum allowed is 16' 4".

2. Replace wood entry door with a full light wood entry door to match with handicap threshold and ADA compliant bottom rail, stain to match existing.
3. Replace side entry door with a solid entry door paint to match existing.
4. Repair gravel and tar roof where needed, replace damaged skylights as needed.
5. Repair existing rooftop ducting at the 2nd HVAC unit (not seen from the front or sides), spray foam roofing material with coating to blend with stucco.
6. Replace existing rooftop ducting that is not visible.
7. Replace the existing crawl space access panel with a metal frame and top painted to match existing.
8. Repair the asphalt driveway where needed, adjust the slope at the side door to allow better handicap access, seal coat and stripe.

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. Mather asked what page the proposed elevation was on.

Mr. Rasch referred her to page 13 where there were four elevations shown. He explained which ones were existing and which ones were proposed.

Dr. Kantner asked what the difference was between item 5 and item 6.

Mr. Rasch said one was to replace non visible stuff and the other was to spray foam what was visible.

Chair Woods asked if that met the criteria.

Present and sworn was Mr. Kevin Hilton. He said regarding the duct work that he had a picture that might help. The ducting on the front would not be touched and it was in good shape but they would make it more functional with spray foam. Spray foaming would insulate it and the foam could be coated to match the stucco.

Chair Woods asked about the roof.

Mr. Hilton said nearly every building on that block had the same grey standing seam he had proposed except one on the north where the standing seam was not grey.

Ms. Shapiro asked if they were doing anything to the windows. Mr. Hilton said they were not.

Ms. Mather was concerned about the east facing elevation. She asked if they were raising the parapet so you wouldn't see the awning kind of structure.

Mr. Hilton agreed and added that the height would come up to the same height of the back.

Ms. Mather noted in the previous photo was something like a skylight. She asked if that would go away. Mr. Hilton agreed.

Chair Woods asked if it would be square or diagonal.

Mr. Hilton said it would be diagonal. The stucco would go up and a metal frame for the awning sat on top of it. They would take out the awning and install metal roofing.

Chair Woods didn't remember approving the awning in the first place. This was like covering one mistake with another. She would prefer they have just a square parapet and get rid of that diagonal. She asked if he would consider that.

Mr. Hilton said they thought about it. The owner of Whole Hog was leasing it and he and the owner wanted to keep the costs down. This seemed to be the most cost effective way - making it attractive but not expensive.

Ms. Rios asked if it would really be less expensive.

Chair Woods thought it probably would not and this diagonal thing just covered up previous mistakes. It was frustrating.

Ms. Shapiro asked if they were adding joists where they were increasing the height.

Mr. Hilton said they were not adding joists.

Ms. Walker referred to #5 and asked if they were not talking about applying it to one that was visible

but the one that was not visible. She asked what the plans were for the hugely visible rooftop appurtenance.

Mr. Hilton said they had no plans for that. The ductwork could be painted if that would help but it was not in the plans.

Ms. Shapiro noted in his letter of December 14th he said they were going to cut a hole in the side of the building to put in an 8x8 meat smoker. She asked if that could be seen.

Mr. Hilton said it could not be seen.

Mr. Rasch explained that on the north elevation the hole would be cut to get the smoker in and then the hole would be filled in.

Mr. Featheringill asked what kind of flue the smoker would have on the roof.

Mr. Hilton said they had one on their Cerrillos location and it was pretty much self-contained. The huge oven had been removed and they would use the ductwork from that oven.

Mr. Featheringill asked if the parapet extended all the way around.

Mr. Hilton said it did except on the north.

Mr. Featheringill suggested if he raised it a foot or two that would help hide the unit.

Mr. Hilton agreed that could be done.

There were no speakers from the public regarding this case.

Mr. Featheringill moved to approve Case #H10-110 per staff recommendations with the condition that the parapet be raised around the standing seam roof enough to block public view of the rooftop unit by 18". Ms. Rios seconded the motion and it passed by unanimous voice vote.

- 3. Case #H-10-106. 641 Camino del Monte Sol. Downtown & Eastside Historic District. Robert Farrell, agent for Ruth and David Arthur, owners, proposes to remodel a non-contributing residential structure by altering the garage entrance and constructing an entry courtyard with a 6' high yardwall and pedestrian gate with an 8' high arch. (David Rasch).**

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

BACKGROUND & SUMMARY:

641 Camino del Monte Sol is a single-family residence that was constructed in the Territorial Revival style in 1990 on a large lot with a free standing casita that was constructed in 1955. 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 two car garage doors on the west elevation will be removed and replaced with wall infill and two 6-over-6 double hung windows with Territorial surrounds to match existing windows on the residence.
2. A courtyard will be created in front of the garage conversion with a 6' high stuccoed yardwall and pedestrian gate entrance. An archway that mimics the shape of buttresses will extend over paired wooden gates to 8' high.
3. A 6' high x 10' wide vehicular gate will be constructed on the driveway at approximately 45' back front the road. The gate features 1x6 wooden planks in vertical orientation with three windows and decorative clavos.

STAFF RECOMMENDATION:

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

Present and sworn was Ms. Dolores Vigil who said on the proposed pedestrian gate the owner would like lights of both sides and would provide the designs to staff. Also the lot went back about six feet so the residence in the back wouldn't be seen in the courtyard.

The pilasters for the vehicle gate would match existing stucco.

Ms. Walker asked if there were any other designs considered for the gate.

Ms. Vigil was not aware of any others. It did match the existing and the windows helped so it wasn't so solid.

Ms. Walker asked how high it would be.

Ms. Vigil said it would be six feet

Ms. Walker asked if she considered any fenestration for the windows.

Ms. Vigil said she did not.

Ms. Mather noted the courtyard wall being defined by the tall gate and buttresses and asked if the vehicular gate was just another level of protection.

Ms. Vigil said it was just for privacy. It was set back 4-5 feet from the street but had no fencing around it.

Chair Woods asked if the gate in front of or behind the old house.

Ms. Vigil said the vehicle gate was on the side at the front.

Chair Woods didn't think this gate seemed to work with that beautiful Territorial house. It was foreboding.

Ms. Vigil made a comment at the display that was inaudible.

Chair Woods said nothing she said helped her concern.

Ms. Vigil said the public could still see the Territorial design of the house with the gate there. Maybe she could change the style of the gate and make it softer with brick on the pilaster.

Ms. Walker felt it was too heavy and not appropriate. There was nothing like it on the street and it was not in harmony.

Ms. Vigil said the neighbors had no problem with it.

Chair Woods pointed out that it was just out there with two pilasters and gate and not connected to anything and needed to be pushed back.

Ms. Vigil said it was back 45 feet now.

Ms. Rios asked how far it was from the house.

Mr. Rasch showed it as less than 20 feet away.

Ms. Rios asked if the gate impacted the Territorial house.

Mr. Rasch agreed that they didn't harmonize with each other.

Mr. Featheringill said his concern was that was so tall. It didn't have to be six feet tall because you could walk around it. It could be four feet high. If the Board approved it at six feet they could come back and ask for the wall so the Board shouldn't approve the gate that high.

He wanted to see it parallel to the house at four feet high with stucco to match.

Dr. Kantner agreed it was too high and needed to be moved back and have lower pilasters.

There were no speakers from the public regarding this case.

Dr. Kantner moved to approve Case #H10-106 as recommended by staff with the following conditions:

- 1. That exterior lighting come back to staff;**
- 2. That the vehicle gate not exceed 4-6' and pilasters not higher than 4' 6" and moved back to parallel with the house;**
- 3. That there be no windows.**

Ms. Rios seconded the motion.

Ms. Walker asked for a friendly amendment that staff review and approve the new gate design. Dr. Kantner and Ms. Rios agreed and the motion passed by unanimous voice vote.

- 4. Case #H-10-108. 738 Gregory Lane. Don Gaspar Area Historic District. Erik Burlingame, agent for Carla Freeman, owner proposes to remodel a non-contributing residential property by replacing a bay window with a door and windows, constructing a 176 sq. ft. portal, constructing a 209 sq. ft. carport to a height of 9'6", and extending a yardwall with a pedestrian gate. (David Rasch).**

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

BACKGROUND & SUMMARY:

738 Gregory Lane is a single-family residence and free-standing garage that was constructed at an unknown non-historic date in the Territorial Revival style. The property is listed as non-contributing to the Don Gaspar Area Historic District.

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

1. Triple 4-light windows on the north elevation will be removed and replaced with a 6-light panel door and two 4-light windows. The Territorial trim will match the residence in style and white color.
2. A 176 square foot portal will be constructed on the north elevation featuring viga posts, carved corbels, exposed header and brick-coping finished parapet. The portal will match an existing portal in brick, stucco, and trim details.
3. A 209 square foot carport will be added to the east elevation of the garage at 9' 6" high and lower than the adjacent garage parapet. The carport is designed like a Territorial portal with slender chamfered square posts and surmounted with a cornice, all of which will be painted white.
4. The existing 4' 6" high yardwall on the east, street-facing lot line will be remodeled. A step down in the wall will be removed and the wall will be evened out in height with an extension to the west where it will attach to the garage. An antique wooden pedestrian gate will be installed in the wall at the wall height to match existing gates.

STAFF RECOMMENDATION:

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

Present and sworn was Mr. Erik Burlingame, who had nothing to add to the staff report.

Ms. Shapiro asked if he were adding lights to the wall by the gate.

Mr. Burlingame said he was not.

Ms. Walker thought adding a carport right in front of the garage was unusual.

Mr. Burlingame said it was because there was a large conifer tree by the street that came out where the owner parked her car. It was not her tree so she could not trim it.

Chair Woods asked why she could not park it in the garage.

Mr. Burlingame said the garage was a wood shop.

Dr. Kantner thought 19' was very long for such a little car.

Mr. Featheringill said that was standard length.

Chair Woods thought it might interfere with turning around.

Mr. Burlingame said that was a good point. There was a wall on the north edge on the property line so she would really have to come out to the street to turn.

Mr. Rasch said it would need about ten feet at the street.

Chair Woods was concerned from a safety standpoint.

Ms. Rios asked if it would have anything on the roof. Mr. Burlingame said no.

PUBLIC COMMENT

Present and sworn was Ms. Joann Clark, the next door neighbor with the big tree. Her concern was where the carport would be situated. When they first built the garage, there was five feet between her property and the wall. She allowed the garage by her wall but would like the carport closer to their house.

She added that there was no problem with turning.

Chair Woods asked Mr. Burlingame about side yard setbacks.

Mr. Burlingame said he had assumed there was a zero lot line affidavit for the back.

Mr. Rasch said it would require a zero lot line affidavit. There was a five foot minimum setback from the lot line.

Mr. Featheringill said it was also required for fire prevention.

Chair Woods asked if it was five feet from the lot line.

Mr. Burlingame said it was not.

Mr. Rasch said the affidavit would be required for constructing the carport at that location.

Chair Woods clarified that the Board could not really approve it without the zero lot line affidavit.

Mr. Burlingame understood.

Mr. Rasch explained that it was the zoning department that required it.

Ms. Rios moved to approve Case #H 10-108 as recommended by staff except for the carport which could come back to the Board later. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

5. **Case #H-10-109.** 435 Camino Don Miguel. Downtown & Eastside Historic District. Maureen McGuinness, agent/owner, proposes to remodel a contributing residential property by replacing non-historic windows and French doors and removing a pedestrian gate. (David Rasch).

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

BACKGROUND & SUMMARY:

435 Camino Don Miguel is a single-family residence with an attached casita and street-facing yardwall that was constructed in the Spanish-Pueblo Revival style in approximately 1935-1945. The building is listed a contributing to the Downtown & Eastside Historic District and the south, street-facing elevation may be considered as primary.

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

1. Non-historic windows will be removed and replaced with 30" compliant windows. The aluminum greenhouse window in the kitchen south elevation will be replaced with a bay window. A French door in the living room south elevation will be replaced in-kind.
2. The innermost of two pedestrian gates in the front yardwall will be removed and infilled with wall to

eliminate the confusion of where the entry is located.

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 how many windows would be replaced.

Mr. Rasch said the south elevation had four that would be replaced.

Ms. Mather asked if on page 11 the top drawing was the existing. Mr. Rasch agreed.

Present and sworn was Ms. Maureen McGuiness who had nothing to add to the staff report.

Chair Woods asked her to go through the windows she was going to replace.

Ms. McGuiness said they included the big window on the northwest, the greenhouse window in the kitchen, the French door in the living room and the big one on the right.

Chair Woods asked if the replacement windows would be true divided light.

Ms. McGuiness agreed that they would be with mullions on outside and inside.

Chair Woods asked what the roof material on the bay window would be.

Ms. McGuiness said it would be whatever was allowed.

Mr. Rasch explained to her that it had to have a roof over it.

Ms. McGuiness preferred to have a metal standing seam roof. She saw one on Canyon Road that looked nice and it would be a brown color.

Dr. Kantner asked how far out it would project.

Ms. McGuiness didn't know but thought it would be about 6-8 inches.

Dr. Kantner referred to the drawing on page 12 and felt it looked more like an arch. He was concerned

about the projection.

Chair Woods thought it would be more than a foot but the drawing was not to scale. Maybe the Board needed to understand more about that window. It was hard to see exactly what she was doing there.

Ms. McGuinness said she was trying to have it small enough to not need any support underneath.

Mr. Featheringill said most 12" bay windows projected out about 8".

Ms. Shapiro said it really didn't show what it was made of. She asked if Ms. McGuinness could bring a picture of it and show how it was supported and how it would be installed. Ms. McGuinness agreed.

Ms. McGuinness said there was a faucet that stuck out about 8" inches and was thinking to extend it out about that much.

There were no speakers from the public regarding this case.

Ms. Mather moved to approve Case #H10-109 with the following conditions:

- 1. That the roofing material on the bay window be metal standing seam with color reviewed and approved by staff;**
- 2. That the windows be as described by the applicant;**
- 3. That the window color be submitted to staff for review and approval.**

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

- 6. Case #H-10-111. 607 Agua Fria #1. Westside-Guadalupe Historic District. Liaison Planning Inc., agent for Jim & Phyllis Dickenson, owners, proposes to construct a 125 sq. ft. bathroom and closet addition, construct a 501 sq. ft. sunroom addition, construct a 165 sq. ft. portal, and stucco over a partial brick-coping at the parapet of a non-contributing residence. (David Rasch).**

This case was postponed under Approval of Agenda.

- 7. Case #H-10-112. 992A Acequia Madre. Downtown & Eastside Historic District. Benny Maestas, agent for James L & Rebecca Montoya, owners, proposes to construct a 240 sq. ft. carport to approximately 9' high on the south elevation of a non-contributing residence. (David Rasch).**

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

BACKGROUND & SUMMARY:

992A Acequia Madre is a single-family residence that was constructed in the Spanish-Pueblo Revival style at an unknown non-historic date. The building is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to construct a 240 square foot carport addition on the south elevation to a height of 9' and lower than the adjacent parapet height. The carport features 6x6 posts and headers surmounted with a low-pitched ProPanel roof. The exposed timbers will be painted dark brown to match other features on the property. The roof will harmonize with other ProPanel roofs in the neighborhood, although the color was not specified.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D) General Design Standards and (E) Downtown & Eastside Historic District with the condition that the Board shall discuss the color of the roof.

Mr. Rasch put a letter from a neighbor requesting that the carport be moved 5' to the east [attached as Exhibit A].

Ms. Rios asked about public visibility.

Mr. Rasch said it was minimal. From Martínez Lane it looked directly at the carport.

Present and sworn was Mr. Bennie Maestas who said the carport was for several reasons. He went to church early in the morning and he put a canvas over the car and it would get frozen and if he tied it down the rope would get frozen so it was to protect the car. He said he had more than the five foot setback. It would be a simplified design and he wanted it as reasonable as possible. But moving it five feet would leave five feet open to allow snow in there. There was a Ponderosa right in back of it and that would be affected if he moved it.

He said his son and he had to live in a five foot easement with a gate in the back and he gave them a five foot easement from the back to the front of the house.

Chair Woods asked how tall the carport was.

Mr. Maestas said it would be 8' high and with ProPanel roofing so maybe 8' 8".

Chair Woods cautioned that with ProPanel you have to pitch it.

Mr. Maestas agreed and said it would have an 8" pitch. He had to have a place for water to run off the roof and not sit on top. You wouldn't be able to see it from the street.

Chair Woods countered that he was showing 2x10 fascia.

Mr. Maestas said they would use 2x8 wood. It would look good from the street. It would be brown to match the porch to conform.

PUBLIC COMMENT

Present and sworn was Ms. Suzanne Brumbeck who said they tried to talk with Mr. Maestas about it but he gets angry about it. The drawings were not to scale and unclear. She had tried to show him the relationship in its placement with the window in her studio. She explained that the studio was her livelihood and she needed some natural light to do her work.

Present and sworn was Mr. Jack Brumbeck who wanted to emphasize the importance of the window when his wife did her watercolors. She needed natural light in her studio.

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

Mr. Maestas said his house was there first. He was trying to help people there with parking by allowing them to park there but people didn't appreciate it.

Ms. Mather asked Mr. Rasch if there was a site plan here.

Mr. Maestas said it was more than five feet from his carport to her window.

Mr. Rasch said there apparently was not one in the packet.

Mr. Maestas said he did submit a site plan. It was there.

Mr. Rasch said they did have a lot of record.

Chair Woods asked if it showed the carport.

Mr. Rasch said it didn't. He thought the neighbor's drawing was very accurate. [It was attached to these minutes as Exhibit B.]

Dr. Kantner asked if the depth was 14'. Mr. Maestas agreed.

Ms. Rios showed him where he could put the carport and asked him to tell the Board why he didn't want to do that.

Mr. Maestas said it was to avoid having to put another support on the south side. He wanted it as simple as possible and not open that side to the snow from the north.

Ms. Rios moved to approve Case #H 10-112. Mr. Featheringill seconded the motion.

Ms. Walker noted that the color of the roof was not specified.

Mr. Rasch said the applicant indicated it would be dark brown.

The motion passed by majority voice vote with all voting in favor except Dr. Kantner who voted against.

- 8. Case #H-10-094. 1432 Upper Canyon Road. Downtown & Eastside Historic District. Dolores Vigil, agent for Devi Marcia Schmidt, owner, proposes to construct a 551sq. ft. two-car garage addition on a non-contributing residential structure to a height of 13'3" with an overall building height of 23'4" where the maximum allowable height is 17'5". A height exception is requested (Section 14-5.2(D)(9)). (David Rasch).**

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

BACKGROUND & SUMMARY:

1432 Upper Canyon Road is a single-family residence that was constructed in 1977 in a simplified Spanish-Pueblo Revival style. The building is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to remodel the property by constructing a 551 square foot two-car garage addition and stairs. The garage will feature two herringbone (ojo de perdiz) patterned vehicle doors, one pedestrian door with decorative clavos, and three sconces.

A rooftop deck accessed from living space to the rear will feature decorative iron railing. The same railing along with stuccoed walls will continue down the staircase which is designed in a more dramatic Baroque-like curving and arching path.

The garage will be 13' 3" high with an overall building height of 23' 4" where the maximum allowable height is 17' 5". Due to the garage attaching to the residence for support, an exception is requested to exceed the allowable height (Section 14-5.2(D)(9)) and the required exception criteria responses are as follows:

(i) Do not damage the character of the streetscape;

The proposed garage will not damage the character of the streetscape because it is setback 33' and all existing trees and mature landscaping will not be disturbed. As shown on the enclosed photographs, minimal portions of the garage will be seen from the street.

Staff response: Staff is in agreement with this response.

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

The applicant has had several bear invasions during summer months where the bear would knock over the trash and drag it up onto the hill and cover both the applicant's property and the neighbor's property. The applicant would like to keep the trash in the garage to prevent further bear attacks. The proposed development will not cause a hardship nor injure public welfare.

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;

Up and down Upper Canyon Road the unique heterogeneous character is apparent and the design proposed for the garage is unique because of site limitations ensures the residents can continue to reside within the historic district.

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;

The property is within the Escarpment Overlay Zone and has very limited space to build upon. In order to meet side yard setbacks the garage must come into contact with the residence. The applicant has contacted their neighbor to request a zero lot line affidavit but was denied. The proposed site for the garage is the only place left to build.

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 applicant has a new 6 month old baby who will be taken to daycare this winter and taking him outside into a freezing car is a health risk. The home sits on a hill that shades this area most of the time and their cars are cold and can take up to 15 -20 minutes to warm up in the morning.

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).

The property is unique in nature because of its steep slopes and limited building area. The need for this exception is crucial. As stated above, the garage will not read as one mass because it is attached to the base of the residence and because of site limitations and setbacks cannot be built anywhere else on the property.

Staff response: Staff is in agreement with this response.

STAFF RECOMMENDATION:

Staff recommends approval of the height exception since the addition is not accessed from the residence but merely attaching to it and with the condition that the stairs be redesigned in a more traditional Santa Fé style rectilinear manner. Otherwise, this application complies with Section 14-5.2(D) General Design Standards and (E) Downtown & Eastside Historic District.

Present and sworn was Mr. Richard Nunn who clarified that the highest part of the structure was to be

20'.

Ms. Rios asked if he would be disturbing the grade.

Mr. Nunn said he would be taking from the parking lot for the 14 feet of the grade where you could see the railing now. There was a deck there that came out to the first window.

There was a picture in the back of the packet that showed the railroad ties.

Ms. Rios pointed out that staff recommended that the stairs be redesigned.

Mr. Nunn said that would be no problem.

Ms. Walker asked if he had gotten escarpment approval.

Mr. Nunn said he had and it was with a 9' 2" cut.

Chair Woods didn't see how they could do that backing all the way down to Canyon Road.

Mr. Nunn said he had a better chance now because he was coming in 20'. Right now there was no back up. They had a small compact car and could actually do it.

Mr. Featheringill said he looked at it and agreed it would work.

There were no speakers from the public regarding this case.

Ms. Mather moved to approve Case #H 10-094 per staff recommendations and the condition that the stair redesign be brought to staff for review and approval and accepting the exception criteria responses as submitted. Ms. Walker seconded the motion and it passed by unanimous voice vote.

K. MATTERS FROM THE BOARD

Mr. Rasch said he would email the 2011 meeting schedule. The next meeting would be on January 11, 2011.

The Board thanked Chair Woods for providing her calendar to them.

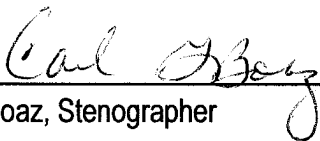
L. ADJOURNMENT

Ms. Walker moved to adjourn the meeting. Ms. Rios seconded the motion and it passed by unanimous voice vote. The meeting was adjourned at 8:00 p.m.

Approved by:

Sharon Woods, Chair

Submitted by:



Carl Boaz, Stenographer