



Agenda

CITY CLERK'S OFFICE

DATE 5-4-11 TIME 9:00 am

SERVED BY Cynthia V. [Signature]

RECEIVED BY [Signature]

HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, May 10, 2011 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD HEARING

TUESDAY, May 10, 2011 – 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 April 26, 2011
- E. FINDING OF FACTS & CONCLUSIONS OF LAW

Case #H-10-021	824 Canyon Road
Case #H-09-028	852 Camino Ranchitos
Case #H-11-016A	1155 + 1155 ½ Camino Delora
Case #H-11-016B	1155 + 1155 ½ Camino Delora
Case #H-11-030	1100 Old Santa Fe Trail
Case #H-11-031	901 Camino San Acacio
Case #H-11-014	208A Gonzales Road
Case #H-11-017	109 Jimenez Street

Case #H-11-025	940 Acequia Madre
Case #H-11-026	427 W. Water Street
Case #H-11-027	313 E. Berger Street
Case #H-11-029A	131 Lorenzo Road
Case #H-11-029B	131 Lorenzo Road
Case #H-11-028	133 W. Houghton St.
Case #H-11-024	713 Agua Fria Street
Case #H-10-033B-I	801 Griffin Street

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

1. Case #H-11-020. 409 W. Water Street. Westside-Guadalupe Historic District. Robert Cordova, agent for Sandra Cordova, owner, proposes to amend a previous approval to remodel a non-contributing commercial property. (David Rasch).

J. NEW BUSINESS

1. Case #H-11-033. 306 Delgado Street. Historic Review District. Michelle L. Gaugy, owner/agent, proposes to remodel a contributing property by removing a coyote fence to construct a parking space with a brick finish on the parking area and planters. (David Rasch).
2. Case #H-11-034. 515 Cerrillos Road. Historic Transition District. Gabriel Browne, agent for Ron Joseph, owner, proposes to revise the plans approved as part of Case #H-07-123 on January 8, 2008 at this non-contributing commercial property. (David Rasch).

3. Case #H-11-035. 519 Cerrillos Road. Historic Transition District. Gabriel Browne, agent for Ron Joseph, owner, proposes to revise the plans approved as part of Case #H-07-123 on January 8, 2008 at this contributing commercial property. (David Rasch).
5. Case #H-11-036. 707 E. Palace Avenue #1. Downtown & Eastside Historic District. Mark Licht, agent for Dan & Liz Halbe, owners, proposes to construct a 91 sq. ft. trellis to a height of 10'6" high or less on a non-contributing property. (David Rasch).
6. Case #H-11-032. 675 Garcia Street. Historic Review District. Carola Kieve, owner/agent, proposes to stucco the residence in an unapproved color and requests an exception for a color which is not brown, tan, or local earth tones (Section 14-5.2 (F)(2)(a)(ii)). (David Rasch).

K. MATTERS FROM THE BOARD

1. 2011 Heritage Preservation Awards silent ballot vote.

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 May 10, 2011 Historic Design Review Board Field Trip, please notify the Historic Preservation Division by 9:00 on Tuesday, May 10, 2011.



Agenda

CITY CLERK'S OFFICE

DATE 4/27/11

TIME 3:40 PM

SERVED BY

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1. Case #H-11-020. 409 W. Water Street. Westside-Guadalupe Historic District. Robert Cordova, agent for Sandra Cordova, owner, proposes to amend a previous approval to remodel a non-contributing commercial property. (David Rasch).

J. NEW BUSINESS

1. Case #H-11-032. 675 Garcia Street. Historic Review District. Carola Kieve, owner/agent, proposes to stucco the residence in an unapproved color and requests an exception for a color which is not brown, tan, or local earth tones (Section 14-5.2 (F)(2)(a)(ii)). (David Rasch).

2. Case #H-11-033. 306 Delgado Street. Historic Review District. Michelle L. Gaugy, owner/agent, proposes to remodel a contributing property by removing a coyote fence to construct a parking space with a brick finish on the parking area and planters. (David Rasch).
3. Case #H-11-034. 515 Cerrillos Road. Historic Transition District. Gabriel Browne, agent for Ron Joseph, owner, proposes to revise the plans approved as part of Case #H-07-123 on January 8, 2008 at this non-contributing commercial property. (David Rasch).
4. Case #H-11-035. 519 Cerrillos Road. Historic Transition District. Gabriel Browne, agent for Ron Joseph, owner, proposes to revise the plans approved as part of Case #H-07-123 on January 8, 2008 at this contributing commercial property. (David Rasch).
5. Case #H-11-036. 707 E. Palace Avenue #1. Downtown & Eastside Historic District. Mark Licht, agent for Dan & Liz Halbe, owners, proposes to construct a 91 sq. ft. trellis to a height of 10'6" high or less on a non-contributing property and to install landscaping and hardscaping in two courtyards including a deck, spa, and planters. (David Rasch).

K. MATTERS FROM THE BOARD

1. 2011 Heritage Preservation Awards silent ballot vote.

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 May 10, 2011 Historic Design Review Board Field Trip, please notify the Historic Preservation Division by 9:00 on Tuesday, May 10, 2011.

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HISTORIC DESIGN REVIEW BOARD
May 10, 2011

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MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DESIGN REVIEW BOARD

May 10, 2011

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:

Ms. Sharon Woods, Chair
Mr. Rad Acton
Mr. Frank Katz
Ms. Christine Mather
Ms. Karen Walker

MEMBERS ABSENT:

Ms. Cecilia Rios, Vice Chair [excused]
Dr. John Kantner [excused]

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Mr. Matt O'Reilly, Acting Historic Preservation Director
Mr. Carl Boaz, Stenographer

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

C. APPROVAL OF AGENDA

Mr. Rasch said the seventh case on the list of Findings of Fact had no findings because the Board postponed it.

Mr. O'Reilly said staff recommended postponing the Delgado project for two weeks.

Chair Woods announced the postponement of Case #H 11-033 to the public.

Ms. Walker moved to approve the agenda as amended with Case #H 11-033 postponed for two weeks. Ms. Mather seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES

April 26, 2011

Ms. Walker noted on page 24 that the neighbor's was Iranian Turquoise.

Ms. Mather requested the following corrections:

On page 20 in the middle of the page, it should say, "a second story above that," not "about that."

On page 21, first line should read, "had a second story also."

Mr. Katz pointed out that on page 14 in the motion the raising of the wall was not a recommendation by staff. That was also the case and a problem in the Findings of Fact.

Mr. Katz moved to approve the minutes of April 26 as amended. Ms. Walker seconded the motion and it passed by unanimous voice vote.

E. FINDING OF FACTS & CONCLUSIONS OF LAW

Case #H-10-021	824 Canyon Road	Case #H-11-025	940 Acequia Madre
Case #H-09-028	852 Camino Ranchitos	Case #H-11-026	427 W. Water Street
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Mr. Katz restated that 11-016B allowed for the wall to be higher.

Ms. Mather added that in the last paragraph it appeared something was missing.

Mr. Katz suggested it didn't meet the criteria for the wall but it didn't say that.

David explained that the project did not meet exception criteria and he mistakenly said three exceptions and should have an additional phrase that, the ingress/egress windows shall be true divided light." The Board accepted the criteria responses for the two exceptions criteria and he could make the window opening as the third exception.

Chair Woods said on Case #H 11-025 she thought the Board said 6 inches above the wall not the gate.

Mr. Katz said it was for all the perimeter gates but not the inside gate. That wasn't clear here.

Mr. Rasch agreed it should be wall, not gate.

Ms. Walker moved to approve the Findings of Fact and Conclusions of Law as amended with Case #H 11-014 not included. Ms. Mather seconded the motion and it passed by unanimous voice vote.

F. COMMUNICATIONS

Mr. Rasch announced that the calendar events for Historic Preservation Month were listed at www.nmhistoricpreservation.org.

He went to the event at Bloomfield last Saturday where the Navajos first moved. He showed the little pueblos on promontories that were used as a look out. He also saw fabulous rock art. The archaeologist who led the tour said how bright they once were. Sadly, they also saw vandalism there.

He encouraged everyone to go to the website. Most of the events were free.

G. BUSINESS FROM THE FLOOR

Ms. Marilyn Bane was sworn in. She said she was here on an informational item for the Old Santa Fé Association (OSFA) to read into the record a letter to the Mayor sent yesterday afternoon. She read the letter [attached as Exhibit A].

H. ADMINISTRATIVE MATTERS

There were no administrative matters.

Chair Woods announced to the public that anyone who wished to protest a decision of the Board had 15 working days from approval of findings and conclusions to file an appeal to the Governing Body.

I. OLD BUSINESS

1. **Case #H-11-020. 409 W. Water Street.** Westside-Guadalupe Historic District. Robert Cordova, agent for Sandra Cordova, owner, proposes to amend a previous approval to remodel a non-contributing commercial property. (David Rasch)

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

BACKGROUND & SUMMARY:

409 West Water Street is a commercial building that was constructed in the 1930s and remodeled in the Spanish-Pueblo Revival style at an unknown date after 1945. The building is listed as non-contributing to the Westside-Guadalupe Historic District.

On April 12, 2011, the HDRB approved a request to remodel the property including the reconstruction of the kitchen roof and horno and the restuccoing and repainting of the building with the condition that a pitched roof could not be constructed without a roof pitch exception.

Now, the applicant proposes to amend the approval for the following two items.

1. The rear patio courtyard that had a pitched roof blue tarp tent cover for many years without proper approvals has been removed and will be replaced with a permanent flat roof to the maximum allowable height of 15' or lower and the courtyard walls will be increased in height to fully enclose the patio. The walls will have fireproof polyurethane foam insulation.

2. All other sloping or shed roofs will be reconstructed to present flat roofs with an increase in overall building height from 13' to up to 15' and with the front room block increasing from 9' to 11'. This will screen rooftop equipment and unify the structure's massing in a more harmonious fashion.

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 with the condition that the pitched roof should be verified as not publicly visible or an exception is requested to construct the pitch.

Ms. Mather asked what the courtyard wall height was.

Mr. Rasch said it was an existing portal and the wall under it was temporary. He believed the wall in the courtyard it was to be increased to 8-9 ft.

Mr. Katz said the treatment of the roof over the courtyard down to level of roof on the patio was unclear.

Mr. Rasch said it had a 1:12 slope.

Mr. Katz clarified he was talking about the wall under that roof. They had no elevations that showed it.

Mr. Rasch said it would be increased to the existing height.

Mr. Katz said there was an opening there between the roof of the portal and the roof to go over the portal. Mr. Rasch suggested he ask the applicant about that.

Present and sworn was Mr. Robert Cordova, Chimayó, New Mexico.

He said he had a friend who was on his way to answer technical questions. In the meantime he would do his best.

Ms. Walker moved to temporarily table this case until Mr. Cordova's friend arrived. Ms. Mather seconded the motion and it passed by unanimous voice vote.

[This case was considered further after the third case under New Business.]

I. NEW BUSINESS

1. **Case #H-11-033, 306 Delgado Street. Historic Review District.** Michelle L. Gaugy, owner/agent, proposes to remodel a contributing property by removing a coyote fence to construct a parking space with a brick finish on the parking area and planters. (David Rasch)

This Case was postponed under Approval of Agenda.

2. **Case #H-11-034, 515 Cerrillos Road. Historic Transition District.** Gabriel Browne, agent for Ron Joseph, owner, proposes to revise the plans approved as part of Case #H-07-123 on January 8, 2008 at this non-contributing commercial property. (David Rasch)

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

BACKGROUND & SUMMARY:

515 Cerrillos Road, previously a car dealership, recently known as Healy Matthews Stationers, and now known as the Luna Building, is a 6,555 square foot commercial structure that was constructed by 1938 in the Moderne style. Non-historic alterations, including a Spanish-Pueblo Revival style portal, have significantly affected the historic integrity and the building is listed as non-contributing to the Historic Transition Historic District.

The property lot size of 51.031 square feet is proposed to be developed as a mixed use project with 20,500 square feet of commercial space and 15 residential units. On October 23, 2007, the HDRB postponed action on this proposal and requested that a 3-D model be constructed to provide visual clarity to the project. On December 19, 2007, the HDRB postponed action pending a redesign that considers options to lower the amount of height exceptions requested and for submittal of zoning information. Then, on January 8, 2008, the HDRB conditionally approved the project to remove approximately 1,891 square feet of structure and construct approximately 1,613 square feet of additions on the north side to match the existing height.

Now, the applicant requests to amend the approval to remodel the structure. The proposal includes the maintenance of the existing massing of the building, the restoration of the west façade to how it appeared in the 1950s, and the redesign of fenestration. Two cantilevered canopies are proposed for the entries on the north and south elevations without supports that are required by Section 14-5.2(F)(2)(e) and an exception has not been requested. The cantilevers do not show up on the floor plan but are shown on the elevations.

STAFF RECOMMENDATION:

Staff recommends approval of this application with the condition that the cantilevered canopies on the north and south elevations be deleted or redesigned to provide supports. Otherwise, this application complies with Section 14-5.2 (D) General Design Standards and (G) Historic Transition Historic District.

Mr. Rasch pointed out the canopies on the sides of the elevation displayed.

Present and sworn was Mr. Gabriel Browne who introduced the development team. He commented that this property development had a torturous history. "There were things we might not understand or appreciate."

He was here to request revisions to the plan approved in January, 2008.

He explained that they would address the revisions to the 519 building as a separate case.

Before starting through it, he pointed out that there was an existing approval of the case and if the revisions didn't get approved they might go back to those approvals.

The 519 building was built in 1937 as an auto dealership and was located in the Historic Review District. At the time, this part of Cerrillos Road was a part of Route 66. Both building and signage and display were from the 1930's to 1950's. In 1971 it was significantly remodeled as the Matthew Healey Office Supply building. The drawings in the packet presented 3 designs. In each of them was the existing condition as today and the condition as he understood it was approved and then the modifications they were asking for now.

They had a specialty food store tenant ready to move in after renovations. They wanted to restore it as close as possible to the original style and used a photograph from a 1959 news article to do so. He hoped

the Board appreciated their efforts and approve it.

This building was located between Peralta and Manhattan and the only other building there was the Sage bake house. The 515 building was previously the Healey-Matthews office building.

The previous submittal (floor plan) allowed a truncated frontage on Cerrillos. Essentially like an octagon with 45 degree chamfers. The previous design would cut that off but now they asked the Board to allow them to keep the original massing. In elevations the proposed revision would allow a strong overhang barreled roof. There was already one in the back and they intended to leave that existing shape. They would like to take the fenestration back to what it was in 1959. A second tenancy in the back was possible and they proposed canopies to address ingress/egress. They didn't want the canopies to be the sticking point this evening. Their intention was an exposed steel canopy there.

Present and sworn was Mr. Tom Easterson-Bond who shared the 3-D computer model.

Chair Woods asked about materials and color.

Mr. Browne said they didn't submit new colors but use the previous submittals. Those were submitted by Richard Martínez.

Both the brick coping and wainscoting (brick) were from the original photo. He didn't know if the wainscoting was painted or brick.

There were large plate glass windows in the store front and steel sash in the rest of the building. Many of them remain.

Chair Woods asked if they were proposing black steel.

Mr. Easterson-Bond said they were if that was allowed. They wanted black sash windows.

Mr. Acton asked if the wainscot would it have an overhanging course. Mr. Easterson-Bond agreed.

Mr. Acton said there were ways to finish the top without an overhang.

Mr. Easterson-Bond wanted to see that. There was a strong emphasis on horizontal.

Mr. Acton suggested that even brick coping on the parapet should have a strong horizontal emphasis too. He liked the way the wainscot would tie in with 519. He asked if they would match the brick of 519.

Mr. Easterson-Bond agreed that was what they wanted.

Ms. Walker asked how they chose the colors for these drawings.

Mr. Easterson-Bond thought at the time the approval was a neutral beige. He apologized for the vague

answer.

Ms. Mather said they indicated they wanted to match the original windows and wondered if that meant the color too.

Mr. Easterson-Bond said they didn't know what the colors were in the 1950's. They had been painted many times. He believed they were black.

Ms. Mather asked if they were going to replace all the windows.

Mr. Easterson-Bond agreed. He added that they were not quite ready to talk about graphics and signage but would bring them back.

There were no speakers from the public regarding this case.

Chair Woods reviewed the details of discussion - top layer of wainscoting would not protrude and go back to staff to resolve colors.

Mr. Acton asked if the cantilever would be matching black to match windows. Mr. Easterson-Bond agreed.

Mr. Acton pointed out that the 1950's moderne style did embrace streamlined forms like cantilever. It might not fit traditional pueblo or territorial but he was receptive to it.

Mr. Rasch said it was the ordinance that didn't allow it so they must ask for an exception or prove the original was a cantilever.

Mr. Katz agreed with Mr. Acton.

Ms. Walker asked what the dimensions of the cantilever were.

Mr. Browne said it was about 6 feet.

Ms. Mather asked what the ordinance allowed.

Mr. Rasch said it allowed up to 18" without supports. Up to 2' was wall support and up to 4' with posts.

Ms. Mather moved to approve Case #H 11-034 with the conditions that parapet be brick as designed and wainscoting with brick and return to staff to discuss cantilevers and that color of the windows be black. Ms. Walker seconded the motion. Chair Woods asked that the stucco color be as previously approved. Mr. Acton asked that the coping pattern be prominently horizontal. Ms. Mather and Ms. Walker agreed and the motion passed by unanimous voice vote.

3. **Case #H-11-035. 519 Cerrillos Road. Historic Transition District.** Gabriel Browne, agent for Ron Joseph, owner, proposes to revise the plans approved as part of Case #H-07-123 on January 8, 2008 at this contributing commercial property. (David Rasch)

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

BACKGROUND & SUMMARY:

519 Cerrillos Road, previously known as the Santa Fe Theater and later as car dealerships, is an 8,685 square foot commercial structure that was constructed by 1948 in the Moderne style. Reversible or non-character-defining alterations have preserved the historic integrity of the building and it is listed as contributing to the Historic Transition Historic District and the west elevation is designated as primary.

The property lot size of 51.031 square feet is proposed to be developed as a mixed use project with 20,500 square feet of commercial space and 15 residential units. On October 23, 2007, the HDRB postponed action on this proposal and requested that a 3-D model be constructed to provide visual clarity to the project. On December 19, 2007, the HDRB postponed action pending a redesign that considers options to lower the amount of height exceptions requested and for submittal of zoning information. Then, on January 8, 2008, the HDRB conditionally approved the project to restore the west elevation by removing non-historic alterations and to construct an approximately 3,516 square foot addition on the rear elevation in compliance with the 50% footprint rule (Section 14-5.2 D, 2, d).

Now, the applicant requests to amend the approval to remodel the structure. The proposal includes a more accurate restoration of the west primary façade and the redesign of fenestration and brick accents.

BACKGROUND & SUMMARY:

519 Cerrillos Road, previously known as the Santa Fe Theater and later as car dealerships, is an 8,685 square foot commercial structure that was constructed by 1948 in the Moderne style. Reversible or non-character-defining alterations have preserved the historic integrity of the building and it is listed as contributing to the Historic Transition Historic District and the west elevation is designated as primary.

The property lot size of 51.031 square feet is proposed to be developed as a mixed use project with 20,500 square feet of commercial space and 15 residential units. On October 23, 2007, the HDRB postponed action on this proposal and requested that a 3-D model be constructed to provide visual clarity to the project. On December 19, 2007, the HDRB postponed action pending a redesign that considers options to lower the amount of height exceptions requested and for submittal of zoning information. Then, on January 8, 2008, the HDRB conditionally approved the project to restore the west elevation by removing non-historic alterations and to construct an approximately 3,516 square foot addition on the rear elevation in compliance with the 50% footprint rule (Section 14-5.2 D, 2, d).

Now, the applicant requests to amend the approval to remodel the structure. The proposal includes a more accurate restoration of the west primary façade and the redesign of fenestration and brick accents.

Ms. Mather was confused on page 31 where they had proposed historic first floor and proposed historic first floor.

Mr. Rasch clarified that number one was existing.

Mr. Browne said this was contributing with west façade as primary. It was built in 1940s without that façade. It was added in 1957. Again there were strong horizontal patterns. The horizontal banding emphasized typical moderne style and they wanted to restore it. They thought the 50's style was beautiful. They got larger photographs and tried to clarify materials.

The packet again had three drawings. Existing, as approved and proposed. The changes were more on the north and south of the building. They didn't understand the approvals and were not fond of some of them.

He went through the elevations. They would restore to original with exposed black steel like they believed was there originally and restore the brick coping. They made no changes to the footprint. On the south elevation they tried to maintain some of the horizontality and brick banding in the original approval. They intended this for residences and offices and retail spaces and need a lot more window area. They were using steel and brick detailing. The north elevation would have same components with steel sash windows and plate glass to create more streamlined moderne and needed a different window/door distribution. The rear elevation (east) had no changes. There was a huge roll up door to be removed and wanted to replace all windows but on the west it would be in kind with the same configuration.

Chair Woods asked if these significant changes would affect the status.

Mr. Rasch didn't think so.

Ms. Walker felt these were vastly improved plans from what they previously approved.

Ms. Mather asked about the pictures of the steel columns on west elevation. Everything appeared to be sort of grey there.

Mr. Browne explained that they were natural steel.

Ms. Mather asked if in opening up the wall those brick as well. Mr. Browne agreed.

Mr. Katz thought the columns leaning out.

Mr. Browne said they were - about 10 degrees as in the original.

Mr. Acton asked if the edges were as shown.

Mr. Easterson-Bond said they were and clarified that they were existing.

Mr. Acton asked if the balcony was gunmetal grey. Mr. Browne agreed.

Ms. Mather asked about any rooftop equipment.

Mr. Browne said it was previously approved with setback screening and they would follow that. On the other building the roof was more exposed.

Mr. Easterson-Bond showed the screening wall. The screen wall was set back from the parapet.

There were no speakers from the public regarding this case.

Chair Woods summarized: Stucco as previously approved, windows black, true divided light.

Ms. Walker moved to approve Case #H 11-035 with stucco as previously approved, windows black and true divided light.

Mr. Acton seconded the motion with the proviso that they achieve to maximum possible that new brick match old. Ms. Walker accepted the friendly amendment and the motion passed by unanimous voice vote.

Mr. Browne clarified that the combination of plate glass and true divided lights would be retained.

The Board went back to tabled case here.

I. OLD BUSINESS (Continued)

- 1. Case #H-11-020. 409 W. Water Street.** Westside-Guadalupe Historic District. Robert Cordova, agent for Sandra Cordova, owner, proposes to amend a previous approval to remodel a non-contributing commercial property. (David Rasch)

Present and sworn was Mr. Tomás Cordova. Mr. Robert Cordova reviewed his credentials in pueblo style architecture.

Mr. Tomás Cordova said they tried to maintain the intent of the ordinance to bring the building back per the ordinance to its original state. The parapets had accessories like portales to get rid of that.

Mr. Katz referred to the back in the open area where there would be a roof. He asked what the treatment from the top down the side would be.

Mr. Tomás Cordova said Mr. Robert Cordova wanted it to be open. It had windows all the way around. The current design was to keep it open.

Chair Woods asked if the metal structure would stay.

Mr. Tomás Cordova said no; it was already gone. The roof would continue over the patio.

Mr. Acton concluded that there were lots of vertical posts and beams.

Mr. Tomás Cordova said it would have corbels.

Mr. Acton asked if the lower roof would have to have them.

Mr. Tomás Cordova said they were already there and would stay. He said they were within the patio itself. The posts to up to corbels on either side going east and west. The lower portal already had them and the beams framed into the viga posts. At that point there would be corbels. He explained it further.

Mr. Acton understood they would be hung from a ledger.

Mr. Tomás Cordova agreed - from a beam to the post and on the top there would be post, corbel and 6x10 beams.

Mr. Acton thought that would be nice. He was curious why they chose not to cantilever beyond the posts for weather protection. It was all exposed wood.

Mr. Tomás Cordova said they would have trim along there so the exterior trim would stop it but he agreed that a six inch overhang would be great.

Mr. Acton suggested it would protect the future fenestration too.

There were no speakers from the public regarding this case.

Chair Woods was confused about an exception for pitch.

Mr. Rasch said the one in 12 sloped roof was considered a flat roof.

Mr. Acton moved to approve Case #H 11-020 per staff recommendations with conditions that the exposed beam for the rear patio covering be cantilevered between 8-12 inches beyond the bearing beam and apply a wood fascia to the end of those beams. Mr. Katz seconded the motion and it passed by unanimous voice vote.

J. NEW BUSINESS (Continued)

- 4. Case #-11-036, 707 E. Palace Avenue #1. Downtown & Eastside Historic District.** Mark Licht, agent for Dan & Liz Halbe, owners, proposes to construct a 91 sq. ft. trellis to a height of 10' 6" high or less on a non-contributing property. (David Rasch)

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

BACKGROUND & SUMMARY:

707 East Palace Avenue is a single-family residence in a multi-family compound known as La Vereda that was constructed in the Spanish-Pueblo Revival style in the late 20th century. The building is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to construct a 91 square foot trellis to a height of 10' 6" on the south, street-facing elevation. The milled lumber trellis will be stained in the compound-approved "La Vereda Ranch Red".

STAFF RECOMMENDATION:

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

Present and sworn was Mr. Mark Licht who had nothing to add to the staff report. There was a similar trellis on the front.

Mr. Acton asked if they foresaw adding any opaque covering.

Mr. Licht said they did not.

There were no speakers from the public regarding this case.

Mr. Katz moved to approve Case #H 11-036 as recommended by staff. Ms. Walker seconded the motion and it passed by unanimous voice vote.

5. **Case #H-11-032. 675 Garcia Street. Historic Review District.** Carola Kieve, owner/agent, proposes to stucco the residence in an unapproved color and requests an exception for a color which was not brown, tan or local earth tone (Section 14-5.2 (F)2)(a)(ii)). (David Rasch)

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

BACKGROUND & SUMMARY:

675 Garcia Street is a single-family residence that was constructed at an unknown date in the Territorial Revival style and it is a non-statused property within the Historic Review Historic District.

The applicant restuccoed the residence without permission or a building permit with a color which does not meet code requirements which call for "brown, tan, or local earth tones" in Section 14-5.2(F)2)(a)(ii) and an exception is requested for a color which is not allowed and the exception criteria responses are listed below. The color is a special mix of cool gray-green that resembles El Rey "Cottonwood".

In addition, the applicant states that part of the building has adobe construction and the stucco product requested is an elasotermic material that may not be appropriate for adobe due to reduced breathability that could cause moisture retention and subsequent structural damage.

- (i) Do not damage the character of the district;
 - a) The house is not visible from the street, as you can see from the photographs.
 - b) The house is classical Territorial style.
 - c) The house is a natural color, though not an "earth" color. The color is calm, soothing and does not stand out.

Staff response: Staff is not in agreement with this response, as the building is slightly visible and the color is not traditional or typical for this architectural style.

- (ii) Are required to prevent a hardship to the applicant or an injury to the public welfare;
 - a) I did not know that I needed a building permit to restucco the house and was not aware that the color is not an approved color. The house was in drastic need of restuccoing when I took possession on 07/01/2010.
 - b) I have already paid for the job and it would present an incredible hardship to pay for it to be redone. I am a single parent and work very hard to support my daughter, myself and the house.
 - c) It would be an emotional hardship for me. I really love the color and would be hard-pressed to pick an alternative. The trim goes with the green and not many other colors would work. I would likely have to repaint as well.

Staff response: Staff is in agreement with this response, although since the property owner is responsible for knowing City requirements that apply to the property before commencing work, that hardship is self-inflicted.

- (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.
 - a) I believe this house DOES strengthen the unique, HETEROGENEITY of the City. It is a traditional, classical Territorial house. The color makes it different but not outrageously so.

Staff response: Staff is in agreement with this response.

STAFF RECOMMENDATION:

Staff recommends denial of the request to stucco the residence in a color which is not allowed (Section 14-5.2(F)(2)(a)(iii)) as having not met the exception criteria.

Present and sworn was Ms. Carola Kieve, 675 Garcia Street. She apologized to the Board and said she didn't know this was not a good color.

Mr. Katz said the public could just see a bit of the top of it from the street. He asked if she would be

willing to plant a couple of piñon trees in front of it.

Ms. Kieve said she absolutely would.

Mr. Acton asked her to talk with Mr. Ed Crocker about intermittent chelation to minimize potential condensation.

Ms. Kieve agreed.

Mr. Acton commented that these dark colors do tend to fade a bit.

Ms. Kieve asked where she should plant the piñon trees

Mr. Rasch said the color was seen at the speed bump.

There were no speakers from the public regarding this case.

Ms. Walker moved to approve Case #H 11-032 with the condition that the applicant plant piñon trees to hide it from view and consider consultation with Mr. Ed Crocker. Ms. Mather seconded the motion and it passed by unanimous voice vote.

K. MATTERS FROM THE BOARD

1. 2011 Heritage Preservation Awards silent ballot vote.

Chair Woods asked board members who wanted to present an award at the ceremony to notify Mr. Rasch. She commented that they were keeping the ceremony short this year. Board members didn't have to vote in every category and more than one nominee could be awarded in a category.

Mr. Rasch reviewed the nominees and showed pictures of them as the Board members completed their voting. He explained that OSFA would give two awards and HSFF would offer one award. He agreed to get ballots to Ms. Rio and Dr. Kantner as soon as possible to complete the voting.

Ms. Mather said the training on June 2-3 was a two-day training by various people - particularly lawyers in preservation on how to be a better board member.

Chair Woods said it was in Las Vegas and members were encouraged to attend. She didn't know how much of the cost was covered. Anyone was welcome to go.

Mr. Katz and Ms. Walker were interested.

Mr. Rasch clarified that last year the State HPD told the CLGCs that they should include some funds for people to attend. They were going to give a little money to each CLGC and the Director thought it would

be best to have staff go and then have staff train the board. It was first supposed to be in May.

Chair Woods said the Board members have always been invited to go. On the last page they talk about CLGC funding. There was \$1,049 for Santa Fé. It was getting down to the wire and they just needed to know.

Ms. Walker said a lot of things had been covered by Kelly Brennan but she didn't cover what was on Friday night.

L. ADJOURNMENT

Having completed the agenda and with no further business to consider, the meeting was adjourned at 7:05 p.m.

Approved by:

Sharon Woods, Chair

Submitted by:



Carl Boaz, Stenographer