



Agenda

CITY CLERK'S OFFICE

DATE 9-7-11 TIME 2:53 pm

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AMENDED

HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, September 13, 2011 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD HEARING

TUESDAY, September 13, 2011 – 5:30 PM

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: August 23, 2011
- E. FINDING OF FACTS & CONCLUSIONS OF LAW

Case #H-11-061	315 Sena Street	Case #H-11-086	434 Camino del Monte Sol
Case #H-11-079A	1041 Camino de Cruz Blanca	Case #H-11-088	726 Gomez Road
Case #H-11-043	607 E. Palace Avenue	Case #H-11-089	420 Arroyo Tenorio
Case #H-11-064	743 Dunlap Street	Case #H-11-090	616 Garcia Street
Case #H-11-079B	1041 Camino de Cruz Blanca	Case #H-11-077	1005 E. Alameda, Unit H
Case #H-11-081	460 Camino de las Animas	Case #H-11-078	1005 E. Alameda, Unit L
Case #H-11-076	131 Camino de la Familia	Case #H-11-084	424 Sosaya Lane
Case #H-11-085	100 Sandoval Street		

- F. COMMUNICATIONS
- G. BUSINESS FROM THE FLOOR
- H. ACTION ITEMS

1. Case #H-06-057. 617 W. Alameda. Westside-Guadalupe Historic District. Lisa & Stuart Hamilton, agents/owners, proposes to amend a previous conditional approval to install a wooden garage door on a non-contributing building. (David Rasch).
2. Case #H-10-104. 826 B Canyon Road. Downtown & Eastside Historic District. Christopher Purvis, agent for Denise Gray, owner, proposes to remodel a non-contributing structure by constructing 196 sq. ft. of additions, replacing windows, increasing the height of the building by 6", restuccoing, and constructing a 6' high coyote fence. (David Rasch).
3. Case #H-10-117. 62 Lincoln Avenue. Downtown & Eastside Historic District. Lloyd & Associate Architects, agent for Jennifer Lind, owner proposes to amend a previous approval to remodel a contributing commercial structure and to remodel the parking lot structures and yardwalls.

4. Case #H-11-085. 100 Sandoval Street. Downtown & Eastside Historic District. Remington Hotel, agent for Ashford Santa Fe LP, owners proposes to remodel a non-contributing commercial structure. (David Rasch).
5. Case #H-11-086. 434 Camino del Monte Sol. Downtown & Eastside Historic District. D Maahs Construction, LLC, agent for Joseph & Angie Shaffer, owners proposes to construct an addition on a contributing building. An exception is requested to construct an addition on a primary elevation (Section 14-5.2 (D)(2)(c)). (David Rasch).
6. Case #H-11-092. 611 Garcia Street. Downtown & Eastside Historic District. James Satzinger Architects, agent for Doug & Peggy McDowell, owners, proposes to construct a single-family residence with a detached studio and garage on a vacant lot to a height of 16'6" where the maximum allowable height is 17'1". (David Rasch).
7. Case #H-11-096. 328 Camino Cerrito. Downtown & Eastside Historic District. Cindy Urban, agent for Ray Thuman, owner, proposes to construct a 510 sq. ft. addition on a non-contributing residential structure. (David Rasch).
8. Case #H-11-097. 533 Agua Fria. Westside-Guadalupe Historic District. Mary Leonard, agent/owner, proposes to reconstruct a screened-in porch and restucco a contributing building. (David Rasch).
9. Case #H-11-099. 873 E. Palace Avenue. Downtown & Eastside Historic District. Chateau Construction, agent for Kathy Galichia, owner, proposes to construct additions on a non-contributing residence. (David Rasch).
10. Case #H-11-100. 102 Montoya Circle. Downtown & Eastside Historic District. Robert Willis, agent for Evelyn & Steve Blum, owners, proposes to replace windows and doors, restucco, and re-roof a non-contributing residence. (David Rasch).
11. Case #H-11-103. 451 Arroyo Tenorio. Downtown & Eastside Historic District. Plan A Architecture, LLC, agent for Marcus Randolph & Merrilee Caldwell, owners, proposes to construct a 215 sq. ft. portal with a fireplace on a contributing structure. (David Rasch).
12. Case #H-11-093. 116 Calle La Pena. Downtown & Eastside Historic District. Christopher Purvis, agent for Joe & Gwynne Brooks, owners, proposes to remodel a residential non-contributing structure with a height exception request (Section 14-5.2 (D)(9)) and an exception to construct an addition on a primary elevation on a contributing building (Section 14-5.2 (D)(2)(c)). (David Rasch).
13. Case #H-11-095. 124 E. Marcy Street. Downtown & Eastside Historic District. Barbara Felix, agent for Davis Select Advisors owners, proposes to replace 13 roof-mounted mechanical units with 6 units and construct screen walls on a non-contributing commercial building. 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 September 13, 2011 Historic Design Review Board Field Trip, please notify the Historic Preservation Division by 9:00 on Tuesday, September 13, 2011.



DATE 9/11/11 TIME 4:40 PM
 PREPARED BY Camille Vito
 [Signature]

Agenda

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2. Case #H-10-081. 826 B Canyon Road. Downtown & Eastside Historic District. Christopher Purvis, agent for Denise Gray, owner, proposes to remodel a non-contributing structure by constructing 196 sq. ft. of additions, replacing windows, increasing the height of the building by 6", restuccoing, and constructing a 6' high coyote fence. (David Rasch).
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8. Case #H-11-097. 533 Agua Fria. Don Gaspar Area Historic District. Mary Leonard, agent/owner, proposes to reconstruct a screened-in porch and restucco a contributing building. (David Rasch).
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HISTORIC DESIGN REVIEW BOARD
September 13, 2011

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MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DESIGN REVIEW BOARD

September 13, 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
Dr. John Kantner
Ms. Christine Mather
Ms. Karen Walker

MEMBERS ABSENT:

Ms. Cecilia Rios, Vice Chair [excused]
Mr. Frank Katz [excused]

OTHERS PRESENT:

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

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

C. APPROVAL OF AGENDA

Mr. Rasch said on Findings of Fact Case #H 11-085 shouldn't have been there.

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

D. APPROVAL OF MINUTES – August 23, 2011

Dr. Kantner requested the following changes to the minutes:

Page 23, 2nd line from the bottom should say “Ms. Portago’s guest house didn’t have a stucco wall...”

Page 41 in the motion, condition #2 should say “Instead of recessed landscape offset, it should have planters above the street” (not at grade).

Page 45, middle of page should read, “Dr. Kantner surmised that it WOULD negatively impact that façade.”

Ms. Mather requested the following changes to the minutes:

Page 23, half way down - delete the extra “was” at end of the sentence.

Page 33 - in the motion the word “palette” was misspelled

Ms. Walker moved to approve the minutes of August 23, 2011 as amended. Mr. Acton seconded the motion and it passed by unanimous voice vote.

E. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #H 11-061	315 Sena Street	Case #H-11-086	434 Camino del Monte Sol
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Dr. Kantner said in Case #H-11-78 the findings should say the planters in front of the wall should be above street grade.

Chair Woods asked in that case to identify Cerro Gordo as the street.

Ms. Walker moved to approve the Findings of Fact and Conclusions of Law as amended. Ms. Mather seconded the motion and it passed by unanimous voice vote.

F. COMMUNICATIONS

Mr. Rasch said meeting schedule of hearings published at beginning of year had indicated they weren’t

supposed to have another meeting from now until the end of October but now were adding two meetings - September 27 and October 11 in the Convention Center.

G. BUSINESS FROM THE FLOOR

There was no business from the floor.

H. ACTION ITEMS

1. **Case #H-06-057** 617 W. Alameda. Westside-Guadalupe Historic District. Lisa & Stuart Hamilton, agents/owners, propose to amend a previous conditional approval to install a wooden garage door on a non-contributing building. (David Rasch)

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

BACKGROUND & SUMMARY:

617 West Alameda Street is a single-family residence that was constructed after 1945 in a vernacular manner with a free-standing garage at the rear constructed in 2003. The residence is listed as non-contributing to the Westside-Guadalupe Historic District and the garage has no designated status.

On August 22, 2006, the HDRB approved a project to construct a free-standing garage with the condition that the door shall be wood upon the agreement of the applicant.

Now, the applicant proposes to retain a metal garage door that has been installed rather than replace it with wood as approved.

STAFF RECOMMENDATION:

Staff recommends approval of this application to install a metal garage door rather than a wooden garage door, since it is only slightly publicly visible and there are no code citations that require a wooden door.

Present and sworn was Mr. Stewart Hamilton, 617 W. Alameda who had nothing to add to the staff report.

There were no speakers from the public regarding this case.

Ms. Mather moved to approve Case #H-06-057 as recommended by staff. Ms. Walker seconded the motion and it passed by unanimous voice vote.

2. **Case #H-10-104** 826 B Canyon Road. Downtown & Eastside Historic District. Christopher Purvis,

agent for Denise Gray, owner, proposes to remodel a non-contributing structure by constructing 196 sq. ft. of additions, replacing windows, increasing the height of the building by 6', restuccoing and constructing a 6' high coyote fence. (David Rasch)

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

BACKGROUND & SUMMARY:

826 ½ (or 826B) Canyon Road is an accessory structure at the rear of the street-facing structure which is contributing to the Downtown & Eastside Historic District. A smaller shed and carport was located in this rear area as shown on a 1966 aerial photograph. The existing wood frame and synthetic stucco building is listed as non-contributing to the District.

On November 9, 2010, the HDRB denied a proposal to remodel the non-contributing building because the design was not harmonious to the neighborhood.

Now, the applicant proposes to remodel the property with the following six items.

1. An 80 square foot addition will be constructed on the north elevation with a 36 square foot portal. The addition will be lower than the adjacent parapet and the portal will have a stuccoed parapet.
2. The existing 55 square foot portal on the west elevation will be increased in size to 135 square feet. The portal will have wooden posts and header with a shed roof in corrugated or standing seam metal.
3. The building will be increased in height by 6" to a maximum of 12' 6" where the maximum allowable height is 15' 3".
4. All single light windows and doors will be replaced. The new windows will be simulated or true divided-lite with brown stained wood.
5. The building will be restuccoed in El Rey cementitious "Adobe".
6. A 6' high coyote fence and sliding gate will be constructed at the north entrance and at lotlines.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

Ms. Mather asked if the 6' coyote fence was at the allowable height.

Mr. Rasch agreed. Since it was off the street they relied on underlying zoning.

Mr. Purvis was not present

Ms. Mather moved to table Case #H-10-104 to the end of the agenda. Ms. Walker seconded the motion and it passed by unanimous voice vote.

3. **Case #H-10-117** 62 Lincoln Avenue. Downtown & Eastside Historic District. Lloyd & Associates Architects, agent for Jennifer Lind, owner, propose to amend a previous approval to remodel a contributing commercial structure and to remodel the parking lot structures and yardwall. (David Rasch)

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

BACKGROUND & SUMMARY:

62 Lincoln Avenue, previously known as El Oñate Theater (the Cassell Building) and now known as the First National Bank, was originally constructed in 1920 in the Spanish-Pueblo Revival style with a remodel in 1954. The building is listed as contributing to the Downtown & Eastside Historic District and the east and north elevations are designated as primary.

The applicant proposes to amend an approval to remodel the building and to include additional proposals for work on yardwalls and structures in the parking lot with the following seven items.

1. The previously approved 252 square foot portal on the north elevation has been redesigned because of zoning issues. It still features buttressed sides and a stuccoed parapet but in a reduced scale. An exception has already been granted to place this addition on a primary elevation.

2. The previously approved color scheme to match existing color on the building will be changed to a painted surface on the stucco in a color that appears to be a mix of "Kokanee" and "Suede" and the white aluminum windows will be changed to a gray called "Seawolf."

Mr. Rasch showed the color swatches and handed them to the Board.

3. The parking lot structure with rooms and a portal will be redesigned with no change in height or footprint. Light fixtures are proposed but designs were not submitted.

4. The north lotline yardwall will be remodeled to include steel picket fencing inserts and removable bollards will be installed at both vehicle entrances. This wall appears to be of historic date of construction and an exception has not been requested to alter the character.

5. The south lotline yardwall will be remodeled to include steel picket fencing inserts and removable bollards will be installed at the vehicle entrance.

6. The west lotline retaining wall will be repaired and the chain link fencing will be removed and replaced with similar steel picket fencing. Elevation details of this design change were not submitted.

7. Five parking light poles are proposed but no information was submitted and it cannot be determined

if a height exception is required.

STAFF RECOMMENDATION:

Staff defers to the Board to determine if the submittal is detailed enough for action on the exterior light fixtures, and parking lot light poles. Otherwise, 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. The Board has not yet approved an exception for a sign to be located higher than 15' on a façade.

Ms. Walker asked if the application requested an exception for the north lot line yardwall. Mr. Rasch said no.

Ms. Walker asked if it was not historic then.

Mr. Rasch said it was but it was not listed as a historic structure. If the Board thought the steel picket inserts to make the interior more visible was too much alteration, that part of the application would have to come back to the Board later.

Ms. Walker asked if the applicant had submitted elevation details on proposal item #6.

Mr. Rasch said no.

Ms. Walker said the lot poles in #7 were not submitted either. The light fixtures were not submitted. She thought it didn't sound like a complete application. She asked if the paint colors had been submitted.

Mr. Rasch said currently the building was painted over the stucco. The color proposed was a mixture of two approvable colors - Kokanee and Suede.

Ms. Walker said that was not the color they saw on the site visit.

Mr. Rasch agreed. The color swatch the Board members saw on the site visit was not accurate enough.

Ms. Walker asked Mr. Rasch what he recommended on all of these missing designs.

Mr. Rasch said the Board typically deferred light fixtures to staff so he didn't have a problem with #3. On the south lot line wall, the chain link and picket fencing were not problems. The picket fencing was the same design as shown in the packet. He had no problem having that design submitted to staff. He didn't know anything about the lot light poles. That was the only issue he was concerned about.

Chair Woods clarified that they had an option here to consider it now or have it come back.

Present and sworn was Mr. Allan Baer, 501 Halona Street.

Chair Woods said the applicant asked for 7 things.

Mr. Baer said there were two big packages- one was the north portal. Previously it was a design approved by the HDRB but zoning wanted it pushed back from the curb and increase the passageway so they reduced the size and also lowered the top of the portal to be more in proportion to the buttresses.

The top was as approved by the HDRB and the bottom was the modified drawing and the only part to look at was the portal which was reduced in size and the opening was widened. The side openings were also reduced. That was the only amendment for tonight. They wouldn't put signage on that portal but would come back later for the signage request. The interior height was retained.

Chair Woods said the sides of the portal had gotten thinner and it was not as pleasing as the one above.

Mr. Acton agreed with that. The battering of walls was not evident on the new design. He asked if that reflected ADA concerns.

Mr. Baer didn't think so. They could widen out the lattice but zoning wanted the opening widened. They could add a foot or so to that.

Chair Woods asked if they would add a foot on either side and batter them. Mr. Baer agreed. He thought it would still satisfy zoning.

Regarding #2 - the color change - Mr. Baer said the paint sample was accurate. The building had been painted many times so paint was the preferred method to quickly repair after graffiti which happened this summer.

The white windows were misquoted in their original approval. The windows were off-white and more gray today so this swatch was close to what was there now. The sample was a tad darker. This was aluminum cladding windows on the third story as previously approved. The old windows would be painted to match.

Ms. Mather asked if they were painting aluminum windows.

Mr. Baer said they were only painting the wood windows.

Dr. Kantner thought the grey seemed awfully dark and asked if they were tied to that color.

Mr. Baer explained that it was a standard color for the company. The others tended to be a little more bright.

Mr. Acton asked if the elevation reflected the continuation of the wainscot.

Mr. Baer said the wainscot would remain as is.

Mr. Rasch clarified that the area that was shaded on the drawings was not to be changed but the drawing showed a change.

Mr. Baer agreed. That was changed but already approved.

Mr. Acton asked why the second story had been shaded if was already approved.

Mr. Baer said it was because of the stucco.

Chair Woods asked if the concrete would be colored.

Mr. Baer agreed. It would be the same as the city's concrete on the street.

Mr. Baer said the parking lot change was cosmetic because there were severe problems with drainage. They wanted to take this opportunity to solve a problem on the north and south walls. It was vagrancy behind those walls.

He provided aerial photos from 1956 and 1988. This north wall was in the 1956 photo. The other was on a 1966 photo. The problem of vagrancy was worse on San Francisco Street. They wanted to cut off the banco and match it symmetrically and take out the chain and put in bollards that were removable. They did want people to walk through there.

Their solution was to put picket fence sections in so people could see into the lot from the sidewalk. Similarly it would be done on the south wall facing Palace Avenue.

Chair Woods asked about #3 - light fixtures.

Mr. Baer agreed they didn't have light fixtures but they planned to have down lighting and would be happy to work with Mr. Rasch on the submissions. The pole lamps were 15' poles. He agreed to bring those back to the Board. The poles at Ironstone were very similar.

Chair Woods asked about 4, 5, and 6 - the picket fencing.

Mr. Baer said they would use a standard steel picket fence.

Dr. Kantner asked about the height.

Mr. Baer said it would be six feet high.

Mr. Acton asked about the Lincoln portal finish color on the wood.

Mr. Baer said that was where the Seawolf grey would be used - there and on the windows.

Chair Woods asked if they were not going to stain it then.

Mr. Baer said it was called a stain but was closer to paint.

Chair Woods asked if they would paint the vertical vigas grey. Mr. Baer agreed.

Dr. Kantner thought that was a lot of wood in that color.

Mr. Baer was willing to defer that color for now.

Ms. Mather asked if both portal walls would remain white. Mr. Baer agreed.

Public Comment:

Present and sworn was Ms. Mary Chávez 4220 Arapaho, who said she was the manager and currently the bank was being housed in the Delgado House during the construction. She wanted to let the Board know that vagrancy was a big problem. The vagrants approached customers and visitors and asked for money and what they did behind the walls was horrendous. The bank didn't want anyone sleeping there or doing other nasty things. She got many complaints about it.

Mr. Acton felt the standard colors didn't quite get to what this was in the picture. There was a tradition in the building for nice stainless steel inside but it was complete different on the outside. This was going toward more conservative pueblo revival. In looking at the color chart, he went to the bottom and suggested the caramel color.

Chair Woods didn't like that color and said he was there by himself. She was concerned because it was hugely visible on the plaza. The grey was darker and it would look very different from what was there.

Dr. Kantner favored matching what was on the portal now.

Chair Woods summarized that Mr. Baer was willing to add a foot to the portal on the north, to use colored concrete, to take lighting to staff and the light poles back to the board. The colors were in question.

Ms. Mather moved to approve Case #H-10-117B with the following conditions:

- 1. That the column that supports the portal on north be battered and extended on each side by a foot;**
- 2. That window color be white or off white;**
- 3. That the paint color for the stucco walls (mixture of Kokanee and Suede) be approved as submitted;**
- 4. That woodwork throughout be painted to match the existing color;**
- 5. That wall lighting fixtures be submitted to staff for review and approval;**
- 6. That the light poles for the parking lot be resubmitted to the Board;**
- 7. That the steel picket fencing on the west side should not exceed 6' in height.**

Mr. Acton seconded the motion.

Chair Woods asked for a friendly amendment

8. That the stucco should be thickened on either side of the portal and the opening stay the same and
9. That the signage come back to the Board.

Ms. Mather accepted the amendments as friendly and the motion passed by unanimous voice vote.

4. **Case #H-11-085** 100 Sandoval Street. Downtown & Eastside Historic district. Remington Hotel, agent for Ashford Santa Fé LP, owners, proposes to remodel a non-contributing commercial structure. (David Rasch)

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

BACKGROUND & SUMMARY:

100 Sandoval Street, known as Hilton Inn, is a three-story commercial property that was constructed in 1972. The property is listed as non-contributing to the Downtown & Eastside Historic District with the historic northeast wing (Ortiz Hacienda) listed as contributing. Also located within this property is the free-standing Nicolas Ortiz III House that was constructed in the Territorial style by 1883 and is listed as significant to the district.

On August 23, 2011, the HDRB postponed action on this application pending resubmittal of designs that provide more relief to the three story massing.

Now, the applicant proposes to remodel the three-story structure including the enclosure of shallow balconies, installation of metal railings, replacement of windows and construction of new window openings, shed roof accents, and installation of roof-top equipment which is proposed to be not publicly visible. All finishes would match existing finishes.

The relevant Recent Santa Fé Style code citations are:

Recent Santa Fé style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

- (a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;
- (b) The combined door and window area in any publicly visible façade shall not exceed 40 percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three feet from the corner of the façade;

STAFF RECOMMENDATION:

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

Chair Woods asked if the recesses would meet the code citation.

Mr. Rasch said the code includes "other design elements" and it was up to the Board to decide. They were proposing the other design elements instead of setbacks on the third floor.

Present and sworn was Mr. Todd Sorley, 100 Sandoval Street, who appreciated the Board allowing them to come back with a redesign. They got with Mr. Enfield and their national team and hoped what they came up with complied more closely with the Board's comments to hopefully get an approval tonight.

Also in the resubmittal they proposed to set back the rooms six inches which would still allow them to do what they wanted on the interior. They changed all of the windows not behind railings by decreasing the size of those windows one foot by one foot. They also used other design elements on the third floor to break up that façade.

Another element changed was above the third floor. It was a 36" set back. Those were the main design changes they incorporated in the new plan.

Present and sworn was Mr. Eric Enfield, 612 Old Santa Fé Trail, who brought the window detail renderings to distribute to the Board.

Mr. Sorley said the comment they heard was a setback needed on the third floor. They thought it was better to not only do the set backs there but also to use other design elements and also incorporate some of them on the second floor. So they actually had set backs on the second and third floors.

The west façade was the most lengthy so it would look the most uniform. All of the other sides were much more broken up so this was a good indication with the longest façade to describe to you.

Chair Woods asked about the long pilasters and on the drawing it said 2" set back.

Mr. Enfield explained that the walls were set back six inches and two inches were added to the pilasters from the face of the existing slab. Mr. Rasch showed the proposed window section detail and proposed wall section to describe the setbacks.

Mr. Enfield said in the place of the small caps they had originally proposed they now have a lintel detail on the fascia to break up the fascia and to emphasize the brick coping over the window. Also, everywhere they had a railing; they had the larger windows that looked like French doors. So the two window types helped them get rid of the repetitious windows as the Board requested.

The rooms they recessed back were double-doubles and the rooms not recessed were kings. The flush façade on the ends and the vertical elements were 18" wide with a change between second and third floors. So not only did they use setbacks but used other elements with rails on two sides. He liked this façade and thought it cleared up what the Board asked them to do. They were using existing lights on the

building.

Ms. Mather appreciated their attempt to add more detail. However when she read the ordinance on recessed or projecting portals or setbacks that it concerned whole buildings and not just a small detail of a couple of inches so that the project would exhibit a layered look. Although they did a nice job with windows she saw so much repetition not broken up by any substantial recess or projection on the building. She reminded them that they could go out too.

Mr. Sorley said certainly their original intent was to use other design elements. They hoped the combination would suffice.

Mr. Enfield said they had the ability to project out with the railings that could be 6 or 8 or 12". That was mentioned in the previous meeting and Mr. Rasch had said that recess or projection should be about 8 to 12 inches. They were trying to hit somewhere around that amount to get what the hotel needed and what the board wanted.

There was a real distinct difference with the look and feel of the west elevation. He asked them to look at the way they broke up the façade. They would work with the Board to make the plan work.

Ms. Mather said she didn't have the ability to design it at all but 40-50' away from the building that six inches wouldn't be seen. She would actually like to see parts of the building come forward.

Mr. Rasch said on the site plan in looking at the perimeter and the parking area and walkway, there was very little landscape area for any projection but maybe they could work it out.

Ms. Mather said she didn't want to design it but the ordinance did ask for some real definition on the third floor. In the 1970s there were probably many people who didn't want that building at all.

Mr. Enfield asked them to look at the building across the street.

Chair Woods said they were basically taking that corner and moving out the building. The long thin pilasters were pretty much just cosmetic. Leaving the third floor set back was important. It was not a change in mass but the applicant had that opportunity to punch in or come out. The setbacks were determined by masses, not things that were tacked on. They needed real portals that were set back. It wasn't a matter of six inches vs. nine inches.

Mr. Sorley said the projections were out 2" and the setbacks were six inch recesses.

Mr. Enfield said that would put a shadow on it.

Mr. Acton said he went over before the meeting to look at the parking. Code required 24' aisles in the lot and this had 27' so they had 3' to play with and there were 8' sidewalk out from the buildings, 2' of which was the gravel planter.

That façade had a symmetry to it that could allow for a 3' projection. The pattern presented would work

if they brought it out 2-3' there to give some center of gravity.

Mr. Enfield said it would be a structural issue. The first and second floors were allowed to be a solid face but the third floor had to be recessed. He felt that dropping the recesses on the second floor would help.

Chair Woods repeated that what they proposed was cosmetic and wouldn't show from 50' away.

There were no speakers from the public regarding this case.

Mr. Rasch said that in reading the code Mr. Enfield was interpreting it as anything above the second story.

Ms. Mather said portals and recesses could happen on any floor and change the appearance of that elevation. Mr. Rasch agreed.

Mr. Enfield appreciated the statement by Mr. Acton. They were replacing windows and balconies so they could refurbish the hotel rooms. They were not here to remodel the whole building. They were trying to get the building to look nicer and thought they had achieved that. His charge today was to try to get some kind of conditional approval. They were planning to empty out on a certain day. The discussion of projecting the building out was probably something they were willing to entertain. They had a budget for it but really did think there was a possibility to do more with the building and the Board often helped him get there.

Mr. Sorley said if it would make any difference, they might be able to set those rooms back 8" and that would make it 10" but that space was very limited on what they could do with the interior.

Mr. Acton characterized it as an aircraft carrier in downtown Santa Fé on a very imp street. We saw this as an opportunity to make the building much more attractive to your role in the community. I understand you have some hesitation to push the building out. But I know you have two feet there in which to do that. There were ways to thicken those walls to create the effect and obtain some relief.

Chair Woods thought there might be façades the Board could approve at this meeting and others that might need more work.

The proposed east and north façades might be approvable. Possibly the south could be but maybe the west needed more work.

People stay at the Hilton to see what Santa Fé was like. It was great that the applicant wanted to do the insides but this long façade on Alameda was something everyone would see. She didn't know if they could get approval for some façades.

Mr. Sorley said they did want to get to the building and appreciated the Board's suggestion. Their original budget was probably tripled by now and they were trying to do the best with what they had and keep the project on track. Adding to the footprint was a significant problem. They would do as much as they possibly could but structural changes were impossible to do. It was a nervous time.

Chair Woods suggested they leave the third floor alone and then they had their setback.

Mr. Enfield liked going through each elevation. They could work with the Board on the west elevation. He was glad to hear of the additional two meetings happening. They only had a few elevations to get approved.

Mr. Rasch noted the east elevation was the smallest and had the most interesting detail.

Chair Woods asked for comments.

Dr. Kantner said the east elevation looked fine to him. The west and south were more problematic. He was a little hesitant to approve those.

Dr. Kantner moved to approve in Case #H-11-085 the east exterior elevation as proposed, the four courtyard elevations as proposed and ask the applicant to come back with the other three elevations with additional details to soften those façades. The motion was seconded by Ms. Walker.

Ms. Mather asked if he included the north elevation.

Chair Woods clarified that Dr. Kantner's motion asked that the north, south and west elevations come back.

The motion passed by unanimous voice vote.

5. **Case #H-11-086** 434 Camino del Monte Sol. Downtown & Eastside Historic district. D Maahs Construction, LLC, agent for Joseph & Angie Shaffer, owners, proposes to construct an addition on a contributing building. An exception is requested to construct an addition on a primary elevation (Section 14-5.2 (d)(2)(c)). (David Rasch)

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

BACKGROUND & SUMMARY:

434 Camino del Monte Sol is a single-family residence that was constructed by 1932 in the Territorial Revival style and it is listed as contributing to the Downtown & Eastside Historic District with the east and south elevations designated as primary. A free-standing garage was constructed in the Spanish-Pueblo Revival style after 1962 and it is listed as non-contributing to the District.

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

1. The free-standing non-contributing garage and yardwall will be removed and replaced with a 379 square foot casita that is connected to the southeast corner of the residence with a 155 square foot portal. The Territorial Revival design casita will match the height of the residence and the portal will step down in

height between the two taller masses. An exception is requested to construct an addition on a primary elevation and the required responses were at the end of this report. The proposed square footage complies with the 50% footprint rule. Windows will be simulated divided-lite, metal clad in white, and all finishes will match existing character.

2. A 219 square foot car port will be constructed in the parking area to a height of 10' 6" where the maximum allowable height is 18' 4". The carport is designed in the Territorial Revival style with a stuccoed parapet and brick coping.

3. A flagstone walkway will be installed to connect the structures to the street.

EXCEPTION TO CONSTRUCT AN ADDITION ON A PRIMARY ELEVATION

- (i) Does not damage the character of the district: The proposed breezeway attaching to the main structure is architecturally consistent with the main structure and the new structure. As such, the breezeway will enhance the character of the property and the district.

Staff response: Staff is in agreement with this statement.

- (ii) Is required to prevent a hardship to the applicant or an injury to the public welfare: The proposed breezeway between the main structure and the addition is a safety measure to prevent slip and fall during inclement weather.

Staff response: Staff is in agreement with this statement.

- (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: The whole of the design for the addition and breezeway, will enhance the appearance of the existing structure. The updates are in keeping with the unique character of the structure and support its' historical significance while providing additional living space for the owners.

Staff response: Staff is in agreement with this statement.

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to place an addition on a primary elevation and 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 new construction brick coping on the parapets shall not match the historic brick coping in order to distinguish the different building campaigns on this property.

Present and sworn was Mr. Doug Maahs, 2108 Calle Tecolote, who had nothing to add to the report.

Ms. Walker asked how far the east side of the carport was from the road.

Mr. Maahs said it was a little more than a car's length - about 20'.

Mr. Rasch said it was 17' something.

Ms. Walker asked if there was any convenient way to set it back further.

Mr. Maahs said the existing wall prevented moving it back further.

Mr. Rasch said the distance from the road was 17' 9".

Mr. Maahs said it was a 19' portal there.

Mr. Acton said in the elevation there was no representation of the house and carport along the street.

Mr. Maahs agreed that could be true. It was so separated that it was impossible to see the house and carport in relation to the fence and everything. In the picture, the pilaster on the left was where the car port would be. The back of the portal would be the back of the car port.

Mr. Acton noted on the site plan some kind of yard wall structure between the car port and the street. It looked like a tack-on along the streetscape. If the applicant could build the wall high enough with brick coping it would tie in the structures. The man across the street did that kind of façade there as part of the car port. The Board might need to see a resubmittal.

Mr. Rasch asked Mr. Acton if he understood the building and zoning code would allow it to be higher than six feet. He said he didn't know.

Chair Woods said right now it was four pilasters. If it was stuccoed in between it would not look as much like they were floating.

Mr. Maahs said they had an old stone wall with latillas on top so they had a historic structure there. It was approved to put on the latillas in 1985. He was trying to limit the low profile on it. They could possibly continue the stone all around and join it with the car port. If the Board approved everything but the carport and related walls he would try to modify it.

There were no speakers from the public regarding this case.

Ms. Mather moved to approve in Case #H-11-086 the casita and the portal that attached to the house and citing that responses to the exception criteria were accepted and to defer any approval of the carport and adjacent walls for future action by this Board. Ms. Walker seconded the motion and it passed by unanimous voice vote.

6. **Case #H-11-092** 611 Garcia Street. Downtown & Eastside Historic District. James Satzinger Architects, agent for Doug & Peggy McDowell, owners, propose to construct a single-family residence with a detached studio and garage on a vacant lot to a height of 16' 6" where the maximum allowable height is 17' 1". (David Rasch)

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

BACKGROUND & SUMMARY:

611 Garcia Street is a vacant 12,957 square foot lot (lot 5) in the Downtown & Eastside Historic District. The applicant proposes to construct a 4,132 square foot single-family residence with an attached garage to a height of 16' 6" where the maximum allowable height is 17' 1" and with a free-standing studio.

The building is designed with stepped massing in the Spanish-Pueblo Revival style with exposed wooden elements at the portals and canales. The north elevation of the studio will feature a contemporary design of nine single-lite windows which will not be publicly visible. The south elevation of the attached portal on the casita will feature an antique New Mexican wooden grille.

The trim color will be "bronze" and the stucco will be a blend of El Rey cementitious "Buckskin" and "Adobe".

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

Present and sworn was Mr. Doug McDowell who had nothing to add to the staff report. He explained that this was another building in the Las Placitas compound. The solar was hidden by parapets and was traditional in nature with soft corners. This would be more of a John Gaw Meem style. They were trying to give each of them a little different style.

Ms. Walker asked if he had considered two doors instead of one for the garage.

Mr. McDowell said they would prefer to have a two door for it but they didn't have enough room for it. They constructed the one on Unit 4 to look like a two-door and might be able to do it here.

Mr. Acton noted he had 12-14" thick walls. That would give a nice 4-5" recess for windows.

Mr. McDowell agreed and they would be 6" thick on the north with insulation.

Dr. Kantner asked if the blank façade was the guest house. Mr. McDowell agreed.

Dr. Kantner asked how big that gate was.

Mr. McDowell said it was 30" wide by 5' 10" high. It was more like a secret gate. It wasn't an entry gate but breaks up the wall to create interest.

Chair Woods asked about the dark item.

Mr. McDowell said it was recycled steel.

There were no speakers from the public regarding this case.

Ms. Walker moved to approve Case #H-11-092 as submitted. Mr. Acton seconded the motion and it passed by unanimous voice vote.

7. **Case #H-11-096** 328 Camino Cerritos. Downtown & Eastside Historic District. Cindy Urban, agent for Ray Thuman, owner, proposes to construct a 510 sq. ft. addition on a non-contributing residential structure. (David Rasch)

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

BACKGROUND & SUMMARY:

328 Camino Cerrito is a residential property that was constructed less than 50 years ago in the Spanish-Pueblo Revival style. The property is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to construct a 510 square foot garage that will be attached to the existing casita with a portal. The garage will be 11' high where the maximum allowable height is 15' 3". The garage will feature a two-car overhead door on the front, east elevation and door and window on the north elevation. The portal will have a stuccoed parapet. Finishes will match existing conditions.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

Present and sworn was Ms. Cindy Urban who had nothing to add to the staff report.

Mr. Acton asked what the current height of the portal beam above grade there was.

Ms. Urban said it was 7' 2".

Chair Woods asked if she would be willing to lower the parapet to be the same height as the existing building.

Ms. Urban agreed that she could make it match.

Dr. Kantner asked what material would be used for the garage door.

Ms. Urban said it was metal and tan in color. It had a wood grain pattern but no other detail.

Ms. Urban said it was a matter of cost. She thought it worked on the street elevation. The neighbor on the other side stepped down to the street.

Mr. Rasch said it really wasn't that visible.

There were no speakers from the public regarding this case.

Mr. Acton moved to approve Case #H-11-096 per staff recommendations except the height of the parapet to match existing parapet height. Ms. Walker seconded the motion and it passed by unanimous voice vote.

8. **Case #H-11-097** 533 Agua Fria. Westside-Guadalupe Historic District. Mary Lennard, agent/owner, proposes to reconstruct a screened-in porch and restucco a contributing building (David Rasch)

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

BACKGROUND & SUMMARY:

533 Agua Fria Street, known as the Pedro Roibal House, is a single-family residence that was constructed in the Territorial style before 1908. The building is listed as contributing to the Westside-

Guadalupe Historic District and the front, south elevation may be considered as primary.

The applicant began to apply lathe in order to restucco the building and removed a deteriorated rear porch without approval or a building permit and a stop work order was issued. Now, the applicant proposes to remodel the property with the following four items.

1. The rear enclosed porch was beyond repair and will be reconstructed in-kind although there are no photographs that can be used to substantiate the original design. Only the footprint and the roof attachment are visible on-site. The porch will have a shallow-pitched shed roof.

2. The adobe walls will be repaired where necessary and the building will be restuccoed with El Rey cementitious "Cottonwood". This color has not been approved by the HDRB as a local earth tone and an exception has not been requested.

3. The brick parapets will be repointed.

4. The concrete steps to the porch will be reconstructed.

STAFF RECOMMENDATION:

Staff recommends approval of this application with the condition that a more traditional stucco color shall be used. Otherwise, this application complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (I) Westside-Guadalupe Historic District.

Present and sworn was Ms. Mary Lennard, 738 Agua Fria Street, who said she was told she could choose a stucco color but another color would be fine with her if the Board wanted another color.

Mr. Acton asked how she would treat the wood of the rear portal. The drawing didn't indicate a transition from the beam to the rafters and wondered if it would be stucco between the rafters.

Ms. Lennard said there was no stucco there. It was just a beam that the rafters would sit on.

Mr. Acton understood but thought the rafters looked like 3x12's instead of 4x6's. He said the application didn't discuss the bay window on the front either. It was a very charming element on that elevation.

Ms. Lennard said there would be no changes to that part of the house. The windows were the original wooden windows. But the porch was rotten and a renter fell through it so she had to take it down as a hazard and didn't know she needed a permit to do that. She proposed to replace it the way that it was.

Mr. Acton understood. He asked when she stuccoed around on the front how she would deal with the asphalt roof of the bay window. There was a nice example up the street how to deal with the asphalt roof of a bay window which was to put on a metal roof. It implied how she was going to finish the stucco there and was limiting herself with that asphalt roof.

Ms. Lennard said whatever the Board wanted her to do would be okay. She asked if she should have a contractor draw up a proposal for that. But she asked if the Board could approve the porch because the weather was compromising the stucco there. She would be glad to do a metal roof on the bay window.

Chair Woods asked what was under the asphalt there.

Ms. Lennard said it was asphalt shingles.

Mr. Rasch cautioned the Board about replacing historic material that it must be replaced in kind unless an exception was approved. He understood the concern of Mr. Acton for the stucco going up there.

Chair Woods thought it could be replaced with asphalt shingles.

Mr. Rasch agreed and added to replace the fascia.

Ms. Lennard said that was wood. She wanted to keep it the way the Board wanted. She asked the Board to just tell her if they wanted asphalt shingles.

Dr. Kantner asked what she would have to do for a metal roof.

Mr. Rasch said it would require an exception since it was a primary elevation on a contributing building.

Mr. Rasch added that she would have to prove the hardship for standing seam and the application was \$150 more.

Mr. Acton said he would be receptive to that.

Chair Woods said they should move on.

There were no speakers from the public regarding this case.

Chair Woods summarized the discussion.

Ms. Walker moved to approve Case #H-11-097 partially including the screened in porch in the

rear, correcting the size of the beams holding it up to be 4x6 rafters, stucco color to be approved by staff, porch to be painted white and deferring the bay window material for its roof.

Dr. Kantner seconded the motion and asked for a friendly amendment that if she wanted to use asphalt shingles that it could be approved by staff. Ms. Walker agreed and it passed by unanimous voice vote.

9. **Case #H-11-099** 873 E. Palace Avenue. Downtown & Eastside Historic District. Chateau Construction, agent for Kathy Galichia, owner, proposes to construct additions on a non-contributing residence. (David Rasch)

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

BACKGROUND & SUMMARY:

873 East Palace Avenue is part of a multi-family residential structure that was built in 1988 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 building with the following two items.

1. An existing roof deck on the west elevation will be enclosed for a 230 square foot addition. The addition will step back from the existing parapet walls and it will be 1' lower than the adjacent parapet height. The addition will feature exposed headers with single-lite windows that match existing windows which were not compliant to the 30" rule and an exception has not been requested. Finishes will match existing character.
2. An existing patio on the rear, north elevation will be infilled with a 113 square foot addition. The addition will feature a harmonious door and window and finishes will match existing character.

STAFF RECOMMENDATION:

Staff recommends approval of this application with the single-lite windows in harmony with the existing multi-family structure. Otherwise this application complies with Section 14-5.2(D) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

Ms. Mather asked how far the second floor addition was set back from the existing street elevation.

Mr. Rasch said he could measure that.

Present and sworn were Mr. Mark Naktin, 905 Nicole Place and Mr. Arthur Seligman, 1523 Taos Street.

Mr. Rasch said the set back dimensions 1', 6" and 3" from the inside of the parapet.

Mr. Naktin said the drawing was accurate. It was set back from the face of the wall and would use that for the perimeter of the addition.

Chair Woods was concerned with that setback that they would get leaks.

Mr. Naktin thought the 2" was incorrect. The average distance was 12- 18". He apologized that there were no dimensions listed on the drawings.

Mr. Rasch said that length was true for the exterior face but not the interior face.

Mr. Seligman asked if ten inches would be okay.

Chair Woods agreed.

Mr. Acton thought even with ten inches they would trap the gutter. They could put a sloped sill that would eliminate the problem.

Mr. Naktin said they were concerned about leakage.

There were no speakers from the public regarding this case.

Dr. Kantner moved to approve Case #H-11-099 as recommended by staff with the condition that the second story be set back from the interior of the parapet by at least ten inches. Ms. Walker seconded the motion and it passed by unanimous voice vote.

10. Case #H-11-100 102 Montoya Circle. Downtown & Eastside Historic District. Robert Willis, agent for Evelyn & Steve Blum, owners, proposes to replace windows and doors, restucco and re-roof a non-contributing residence. (David Rasch)

Dr. Kantner moved to table Case #H-11-100 to the end of the meeting because the applicant was not present. Ms. Mather seconded the motion and it passed by unanimous voice vote.

11. **Case #H-11-103** 451 Arroyo Tenorio. Downtown & Eastside Historic District. Plan A Architecture, LLC, agent for Marcus Randolph & Merrilee Caldwell, owners, proposes to construct a 215 sq. ft. portal with a fireplace on a contributing structure. (David Rasch)

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

BACKGROUND & SUMMARY:

451 Arroyo Tenorio is a single-family residence that was constructed in the Spanish-Pueblo Revival style sometime during the 1930s. The building has been altered through the years. It is listed as contributing to the Downtown & Eastside Historic District and the east elevation may be considered as primary.

The applicant proposes to remodel the building by constructing a 215 square foot portal at the southwest corner in compliance with the 50% footprint rule and addition placement rules. The portal will be lower than existing adjacent parapet height and it will feature wooden posts, beams, and roof elements with a stuccoed fireplace and incorporating existing stuccoed spurwalls.

STAFF RECOMMENDATION:

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

Present and sworn was Mr. Stephen Samuelson who handed out pictures of for the board. (Exhibit) He said he was asking the Board to look at fireplace with stone. It looked massive and I want to scale it down.

Chair Woods asked if it was round on the back. Mr. Samuelson agreed.

Mr. Rasch noted that the current floor plan showed it was totally circular.

Mr. Samuelson agreed. He said the owners purchased the property with the John Gaw Meem house going down and would use antique material from it for the portal. They had approval in 1992 showing the fireplace and patio and it was never constructed. They just never built it. He had the original drawings from that case.

Ms. Walker thought the dimensions seemed out of scale.

Mr. Samuelson said when they added the rock it blew it out of scale.

There were no speakers from the public regarding this case.

Mr. Acton moved to approve Case #H-11-103 with the condition that the stone fireplace be reduced in size. Ms. Walker seconded the motion.

Mr. Rasch said he would prefer to get revised drawings to scale

Mr. Acton agreed and added to the condition that revised drawings be submitted to staff. The motion passed by unanimous voice vote.

- 12. Case #H-11-093** 116 Calle La Pena. Downtown & Eastside Historic District. Christopher Purvis, agent for Joe & Wynne Brooks, owners, proposes to remodel a residential non-contributing structure with a height exception request (Section 14-5.2 (D)(9)) and an exception to construct an addition on a primary elevation on a contributing building (Section 14-5.2 (D)(2)(c)). (David Rasch)

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

BACKGROUND & SUMMARY:

116 Calle La Pena is a single-family residence that was constructed in 1944 in the Spanish-Pueblo Revival style. The building has been altered over time, including a north addition and a second story addition. It is listed as non-contributing to the Downtown & Eastside Historic District. A free-standing garage was converted to a casita in 1975 but it retains a contributing status and the east elevation may be considered as primary.

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

1. The highest part of the building will be increased in height by 6" to allow for insulation. The maximum allowable height for this property is 15' 8" and the existing second story already exceeds that amount. A height exception (Section 14-5.2(D)(9)) is requested and the required responses are at the end of this report. The lower portions of the building will be increased with taller parapets at approximately 12" to 18".
2. The second story massing will be increased with a 330 square foot addition that matches the adjacent height.

3. A 200 square foot addition will be constructed on the rear elevation.
4. Portals will be added at the front and rear of the house and other minor window/door alterations are proposed including egress/ingress standards for some windows.
5. The casita will be increased in height from 9'6" to 11'0".
6. A 404 square foot garage addition will be constructed on the primary elevation of the casita. An exception is requested to place an addition on a primary elevation (Section 14-5.2(D)(2)(c)) and the required responses are at the end of this report.
7. A 104 square foot portal addition will connect the casita/garage to the main residence.
8. The buildings will be restuccoed to match existing cementitious color.
9. The existing coyote fence will be slightly altered.

EXCEPTION FOR A HEIGHT INCREASE

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

This proposed extra 6 inches of height does not damage the streetscape because it is well set back from the street and only minimally increases the height. I believe it passes the squint test.

Staff response: Staff is in agreement with this statement.

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

The additional 6 inches of height allows the building to be insulated to current code which will preserve our natural resources avoiding the waste of escaping heat, and allow the owner to not have to waste heat.

Staff response: Staff is in agreement with this statement.

- (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;*

The proposed added insulation is part of the full range of design options that should be available for residents to continue to live in aging buildings while improving their ability to coexist with the elements.

Staff response: Staff is in agreement with this statement.

(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;*

This proposed added insulation is proposed in order to allow the existing building to meet current code. The idea that a structure was built with 1" insulation and 2" of damp pumice is not the way any structure should have been built even in the past it was more common to have at least 6 inches of adobe. And to combine this with 7'6" ceilings and 6 inch parapets makes for an unworkable situation.

Staff response: Staff is in agreement with this statement.

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

This added insulation is proposed to solve a problem created by the fact that 50 years ago we had abundant energy and so did not care about insulation levels and is not a result of the actions of the applicant.

Staff response: Staff is in agreement with this statement.

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

This proposed added insulation is for the minimum practical that we could propose to provide a code appropriate amount of insulation. The new 6 inch parapet is less than desirable to assure weather protection, but assures that the building will keep its current overall feeling of height.

Staff response: Staff is in agreement with this statement.

EXCEPTION FOR AN ADDITION ON A PRIMARY ELEVATION

(I) *Do not damage the character of the streetscape;*

This proposed Garage does not damage the streetscape because it is set back from the street and only minimally sets forward from the existing carriage house. The rhythm of the buildings are maintained.

Staff response: Staff is in agreement with this statement.

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

The garage allows the owner to store their car where it is not visible to the street and is protected from the elements with a protected entry assuring their ability to its use in inclement weather

Staff response: Staff is in agreement with this statement.

- (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;*

The proposed garage is part of the full range of design options that should be available for residents to continue to live in aging buildings while improving their ability to coexist with the elements.

Staff response: Staff is in agreement with this statement.

- (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;*

This garage addition is proposed in order to re-establish the garage which was originally there. The other buildings in the streetscape have different solutions to their cars most of which involve covers. The landscaping on this property is exemplary and needs to be shielded from the cars

Staff response: Staff is in agreement with this statement.

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

This portal cover is proposed to solve a problem created by a previous conversion of the existing garage and is not a result of actions of the applicant

Staff response: Staff is in agreement with this statement.

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

This proposed Garage is for a single car the minimum practical that we could propose to provide weather protection and screening. It is set back as far as possible from the street and recessed from the side of the building

Staff response: Staff is in agreement with this statement.

STAFF RECOMMENDATION:

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

Present and sworn was Mr. Christopher Purvis, 200 West Marcy Street, who had nothing to add to the staff report. He said the neighbors had talked to him about concerns and wanted the driveway to not be gravel so it would be composition.

Mr. Acton said it looked like on the second story that it might sit mid span of the living room. He hoped the wall that was visible from the northeast side would reflect that same sumptuous quality as the existing wall. He was sure the addition would carry on the spirit of that existing structure because it was very prominent element being added.

Mr. Purvis agreed but explained that the second floor would be framed construction and he assured the Board that it would have the mass and rounding at the corners. He only had a six inch parapet so he was asking for 18" battered which was enough but he was cheating because he was including the joist space.

Mr. Acton said that was his concern so he was glad he was aware of it.

Mr. Purvis said the clients wanted it to go on looking the way it looks.

Mr. Acton asked if he would maintain that stucco texture. Mr. Purvis agreed.

Chair Woods asked to see the floor plan and asked if the garage was being added on. She found the angle strange and awkward on this traditional building.

Mr. Rasch suggested the addition (connector) be an elbow shape.

Chair Woods agreed so the posts would move toward the house.

Mr. Purvis suggested it could turn the last 2-3 feet.

Chair Woods thought it should be shorter on the east and longer on the west.

Mr. Purvis agreed to do that.

There were no speakers from the public regarding this case.

Ms. Walker moved to approve Case #H-11-093 and accept both exception requests with the condition to work a different angle on the connector to be approved by staff. Ms. Mather seconded the motion and it passed by unanimous voice vote.

- 13. Case #H-11-095** 124 E. Marcy Street. Downtown & Eastside Historic District. Barbara Felix, agent for Davis Select Advisors, owners, proposes to replace 13 roof-mounted mechanical units with 6 units and construct screen walls on a non-contributing commercial building. 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:

124 Marcy Street is a two-story commercial building that was constructed in 1960 in the Territorial Revival style. The building is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to remove 13 publicly-visible roof-top mechanical units and install 6 new units with stuccoed screen walls in three masses that will match the building stucco. The existing parapets exceed the maximum allowable height of 18'8" on Nusbaum Street and 20'2" on East Marcy Street so a height exception is requested and the required criteria responses were listed below.

- (iv) Streetscape Character: The new RTU's and proposed screen will not damage the character of the streetscape and because fewer units will be used will in fact improve it. While proposed RTU's are approximately 1'-8" to 3'-0" above the adjacent building parapet, because of the viewing angle from the surrounding streets, only the top 4'-8" will be visible. Adding a screen will add an addition 4 to 4-1/2" above the unit height. Either painting the units or providing a new stucco screen wall will effectively hide the visible top of the units.

Staff response: Staff is in agreement with this statement.

- (v) Prevent Hardship: If not allowed, the Owner will continue to use the existing RTU's which are visible to the public, energy inefficient and create excessive utility costs to the Owner – this is a hardship to the Owner. Reducing the number of units while installing more energy efficient units is in the best interest of the Owner and the City.

Staff response: Staff is in agreement with this statement.

- (vi) Strengthen the Character of City: Either painting or screening the new RTU's in a color/stucco to match the existing building will continue to strengthen the unique character of the City while allowing

the building Owner to reduce energy costs. The units are broken into three groupings in order to reduce the visual mass on the roof – we believe this is also in keeping with the character of the City.

Staff response: Staff is in agreement with this statement.

(vii) Due to Special Conditions/Circumstances of the Site: The existing building parapet is stucco and brick and ranges from 15" to 24" above the roof – this is inadequate to effectively screen any type of rooftop mechanical unit (including the existing units). This is a unique condition to this building and requires that the Owner either paint the new RTU's or screen them from public view. In addition, the building has street frontage on the north side (East Marcy Street), a small parking lot on the south side (Nusbaum Street) and existing buildings on both the west and east sides so it is impossible to place the mechanical units on the street level and screen them.

Staff response: Staff is in agreement with this statement.

(v) Due to Special Conditions/Circumstances not Related to the Applicant: The existing building is surrounded by buildings that are lower on all sides creating a special circumstance where rooftop equipment is visible. The building was purchased by the current Owner with the existing rooftop units and parapet height already existing – the Applicant is working to improve the existing situation.

Staff response: Staff is in agreement with this statement.

(vi) Solution will Provide Least Impact: We believe reducing the number of units by more than half and either painting them to match the building stucco or grouping and screening them is the least negative impact with respect to the purpose of section 14-5.2(A)(1).

Staff response: Staff is in agreement with this statement.

STAFF RECOMMENDATION:

Staff recommends approval of the height exception request to screen publicly-visible rooftop units. Otherwise, this application complies with Section 14-5.2(E) Downtown & Eastside Historic District.

Present and sworn was Ms. Barbara Felix, 244 Casado Street who added that the clients were willing to have the screening wall but painting the units would be their first choice. They would do the screen walls if necessary

There were no speakers from the public regarding this case.

Ms. Mather moved to approve Case #H 11-095 as staff recommended and to accept the exception responses as presented above. Ms. Walker seconded the motion and it passed by unanimous voice vote.

Ms. Walker moved to take Case #H-10-104 from the table. Dr. Kantner seconded the motion and it passed by unanimous voice vote.

2. **Case #H-10-104** 826 B Canyon Road. Downtown & Eastside Historic District. Christopher Purvis, agent for Denise Gray, owner, proposes to remodel a non-contributing structure by constructing 196 sq. ft. of additions, replacing windows, increasing the height of the building by 6', restuccoing and constructing a 6' high coyote fence. (David Rasch)

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

BACKGROUND & SUMMARY:

826 ½ (or 826B) Canyon Road is an accessory structure at the rear of the street-facing structure which is contributing to the Downtown & Eastside Historic District. A smaller shed and carport was located in this rear area as shown on a 1966 aerial photograph. The existing wood frame and synthetic stucco building is listed as non-contributing to the District.

On November 9, 2010, the HDRB denied a proposal to remodel the non-contributing building because the design was not harmonious to the neighborhood.

Now, the applicant proposes to remodel the property with the following six items.

1. An 80 square foot addition will be constructed on the north elevation with a 36 square foot portal. The addition will be lower than the adjacent parapet and the portal will have a stuccoed parapet.
2. The existing 55 square foot portal on the west elevation will be increased in size to 135 square feet. The portal will have wooden posts and header with a shed roof in corrugated or standing seam metal.
3. The building will be increased in height by 6" to a maximum of 12' 6" where the maximum allowable height is 15' 3".
4. All single light windows and doors will be replaced. The new windows will be simulated or true divided-lite with brown stained wood.
5. The building will be restuccoed in El Rey cementitious "Adobe".
6. A 6' high coyote fence and sliding gate will be constructed at the north entrance and at lotlines.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

Ms. Walker excused herself from the meeting.

Present and previously sworn was Mr. Christopher Purvis who had nothing to add about the building but he and the neighbors discussed it. They had concerns with the fence locations. She granted an easement to the neighbor to the north to park two cars there and the neighbor to the north decided she was going to remodel and took out a portion of fence. A red tag was issued and various parties had talked about it. What his client wanted to do was put back that fence and leave space for parking. Without the fences it looked like a street and people had been driving back there and creating problems for the neighbors.

Chair Woods asked if it made sense for the Board to consider it all together.

Mr. Purvis agreed that made sense to him but when the fence was taken out they immediately had a problem. He invited that neighbor to speak.

Present and sworn was Ms. Melissa Salazar, Canyon Road, who said they were the direct neighbor of the applicant. Her father was the owner of three homes in which her sisters and her father lived. Her family has been there since the 1800's. The previous owner took it on herself to remove the property boundary line and the rock wall and coyote fence that had been there since the 1930's. She and her family disputed that because in the application they didn't want to put that wall back but leave it open to allow them to drive in there and that created a security problem and privacy problem for her and her family.

They were supposed to have two spaces but had three and now they wanted to put it back to two. There was no boundary wall there so people parked there to go to El Zocalo or wherever. She didn't have an issue in adding to the casita but did have problem with the parking situation and didn't agree with the plan they proposed and she currently had an easement issue. Her father owned the property there and she asked that the red tag remain until it was resolved.

Present and sworn was Mr. Roman Salazar, 605 Canyon Road, who said it was difficult, having lived there all his life, to have someone come in and destroy his property. By the time he got down to the City Hall, the whole thing was gone and now it had been sitting there. He tried to meet with the owners but they wanted everything their way. They went in there and destroyed the boundary line and corner stakes.

Just because they have millions of dollars they thought they could go in there and throw his family out. Other than that, by them doing that his property values went down from what they were doing. After his

uncle sold it with subsequent owners, they had no problems. The person who bought the back part he didn't even know.

Chair Woods thanked Mr. Salazar.

Ms. Salazar said nobody had ever used that area of the driveway for any purpose. Her family had always had access there to get up on the top of the hill. Historically that owner had never used that portion because the rock wall was there.

Chair Woods asked Mr. Purvis if it was his client who took down the wall or the previous owner.

Mr. Purvis said he brought some paper that might clarify the easement.

Chair Woods asked him to please remember that the Board didn't have any jurisdiction over easements or zoning.

Mr. Purvis said the owner was his client and owned the property on the west. She bought it from Zane Bennett and as a condition of selling it, she wanted to have parking. So she cut off the corner to allow that. Zane came in on a Friday and took it out to make that space without getting a permit and she also took down the fence on the east property line. That created the problem and exposed the Salazars who lived back there.

For him, without trying to undo the easement for Zane on the north, the idea was to box in the parking area so it looked smaller and no one could drive around it. Zane wanted to park her cars right in front of the sliding gate. He showed where the fences were proposed for the parking.

His client wanted the fences to keep visibility restricted. She would put a coyote fence around three sides. And in discussion with Mr. Salazar they could put a break in the pavement to define the parking area with bricks. That didn't satisfy everything they wanted. We also talked about having a gate.

Chair Woods asked if Zane had an easement.

Mr. Purvis agreed. The property back there was not owned by anyone so they couldn't propose a gate.

Dr. Kantner said they should either approve it as presented or not and then if compromises required redesign, they could come back.

Mr. Rasch said the demolition of the wall needed to come before the Board and if they didn't come to a hearing the City could take it to court. He just heard about it tonight and had not done a site visit.

Chair Woods asked if it would affect the Board's approval to say the wall had to be restored.

Dr. Kantner didn't understand Zane's status in this.

Chair Woods explained that Zane needed to appear before the Board and the Board could require her to put the wall back.

Mr. Acton asked Mr. Purvis if it would destroy his client's parking with wall back in place.

Mr. Purvis said it wouldn't. The east wall was what would help most and they needed to put it back as soon as possible. When Zane took out the wall she took out dirt all the way back.

Mr. Acton said he would support the request if it could be approved without having to change the easement.

Mr. Purvis said it could. His plan was to put back the fence that was taken down unless Ms. Salazar objected. He asked how they could put back a rock wall that was there. It was easy to put up a coyote fence. His opinion was that putting back that fence would make it better. He also thought Gary Moquino was aware of the red tag.

Mr. Rasch asked when the demolition was done and when the red tag happened.

Ms. Salazar wasn't sure.

Mr. Purvis said Karl Sommer represented Denise and met with the city. Zane owned the red tag.

Mr. Rasch couldn't understand why he had not been part of the red tag.

Ms. Salazar said the coyote fence was her coyote fence, not Zane Bennett's and it was a boundary line and the rock wall was a boundary line. She had no problem with putting back the coyote fence.

Dr. Kantner moved to approve Case #H-11-104 as recommended by staff and that the roofing for the portal be approved with standing seam as recommended by staff. Mr. Acton seconded the motion.

Mr. Acton pointed out that as requested in the application there were three sides of the parking lot and a gate. He asked where the gate would be located.

Mr. Purvis showed where it was.

Mr. Acton said the issue of the stone wall would be resolved separately and could affect the building of the fences.

Mr. Rasch was assuming the staff could administratively approve the reconstruction but one way or another the red tag needed to be addressed.

Ms. Mather asked for a friendly amendment that only the coyote fence on the east be approved at this juncture. Dr. Kantner accepted that as friendly. And the motion passed by unanimous voice vote. Ms. Walked was not present for the vote.

- 10. Case #H-11-100** 102 Montoya Circle. Downtown & Eastside Historic District. Robert Willis, agent for Evelyn & Steve Blum, owners, proposes to replace windows and doors, restucco and re-roof a non-contributing residence. (David Rasch)

Dr. Kantner moved to postpone Case #H 11-100 to a future meeting. Ms. Mather seconded the motion and it passed by unanimous voice vote.

K. MATTERS FROM THE BOARD

Chair Woods clarified that during a motion the only people who could talk were board members. She suggested if the Board wanted to have more discussion they could defeat the motion or the maker could withdraw the motion. She added that the Chair was the only one who could recognize anyone, not the board members.

Mr. Rasch said with Council meetings, councilors and staff didn't even speak to one another without going through the mayor. But it was a little bit more formal.

Chair Woods also clarified that the Board recognized the public and let them speak and then she closed the public comment period.

L. ADJOURNMENT

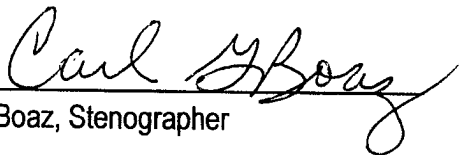
Dr. Kantner moved to adjourn the meeting. Mr. Acton seconded the motion and it passed by unanimous voice vote.

The meeting was adjourned at 8:15 p.m.

Approved by:

Sharon Woods, Chair

Submitted by:


Carl Boaz, Stenographer