



Agenda

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HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, FEBRUARY 13, 2007 – 12:00 NOON

PLANNING DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD MEETING

TUESDAY, FEBRUARY 13, 2007 – 6:00PM

CITY COUNCIL CHAMBERS

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

January 9, 2007

E. COMMUNICATIONS

F. ADMINISTRATIVE MATTERS

1. An ordinance regarding demolition and minimum maintenance requirements for Landmark structures.

G. OLD BUSINESS TO REMAIN POSTPONED

H. OLD BUSINESS

1. Case #H-05-165. 122 Grant. Downtown & Eastside Historic District. Christopher Purvis, agent for Georgia Place, LLC, proposes to remodel a 2,372 sq. ft. Contributing building with re-submittal as directed at a previous hearing.
2. Case #H-06-93-B. 729 E. Palace. Downtown & Eastside Historic District. Andy Lyons, agent for Phillip Coombs, proposes to demolish the primary residence & pool house, to remodel the 988 sq. ft. guest house and construct four residences ranging from 1,320 to 2,090 sq. ft. to slightly less than the maximum allowable height of 17' 10".
3. Case #H-06-111. 441 Apodaca Hill. Historic Review District. Joseph Cordova, agent for Peter & Nancy Pennington, proposes to construct a 4' to 6' high coyote fence and a mechanical vehicular gate to a Non-Contributing property.

4. Case #H-06-121. 1033 Old Pecos Trail. Downtown & Eastside Historic District. Liaison Planning, agents for Roddy & Sherry Leeder, proposes remodeling an existing portal and constructing an approximately 153 sq. ft. portal. An exception is requested to add on to a primary elevation (Section 14-5.2,D,2,c).

I. STATUS REVIEW

1. Case #H-07-8. 314 Griffin. Downtown & Eastside Historic District. Staff proposes an historic status review of this Non-Contributing property (Carlos Gilbert School).
2. Case #H-07-9. 700 Acequia Madre. Downtown & Eastside Historic District. Staff proposes an historic status review of this Non-Contributing property (Acequia Madre School).

J. NEW BUSINESS

1. Case #H-07-10. 359 Garcia. Downtown & Eastside Historic District. Stefan Merdler, agent for Roberts & Jenny French, proposes to construct an approximately 333 sq. ft. addition to a Contributing building to match existing height and remodel a Non-Contributing guest house by constructing an 80 sq. ft. portal, 335 sq. ft. attached studio to a height of 12' where the maximum allowable height is 14' 8", and to construct a pergola.
2. Case #H-07-11. 832 El Caminito. Downtown & Eastside Historic District. Rob Welborn, agent for Guy & Wendy Barnes, proposes to construct a 279 sq. ft. portal on a 1,335 sq. ft. Contributing residence, to remodel a 504 sq. ft. Contributing garage, and to construct yard walls to 6' high where the maximum allowable height is 5' 3".
3. Case #H-07-14. 1317-B Cerro Gordo. Downtown & Eastside Historic District. Doug McDowell, agent/owner, proposes to remodel a Non-Contributing residence, to construct a 430 sq. ft. addition to match existing height, and to replace a yard wall with a 6' high coyote fence.
4. Case #H-07-15. 126 Quintana. Westside-Guadalupe Historic District. Veronica Angriman, agent/owner, proposes to remodel a Non-Contributing building by enclosing 70 sq. ft. of an existing portal, constructing a 128 sq. ft. pergola, replacing windows and increasing a section of the building to the maximum allowable height of 13' 8".
5. Case #H-07-16. 1400-A Cerro Gordo. Downtown & Eastside Historic District. Charles Ash, agent for B.C. Rimbeaux, proposes to construct a 956 sq. ft. garage to a height of 12' 6" where the maximum allowable height is 15' 7".
6. Case #H-07-12. 1433 Canyon. Downtown & Eastside Historic District. Philip Kozely, agent for Peter Kozely, proposes to remodel a Contributing building by constructing approximately 88 sq. ft. of additions an approximately 195 sq. ft. deck, raising a non-historic addition to a height of 14' 9" where the maximum allowable height is 17' 5", replace windows, re-stucco, construct a 379 sq. ft. garage to a height of 10' 9" where the maximum allowable height is 17' 5", construct an approximately 98 sq. ft pergola, and construct walls and fences. Four exceptions are requested to construct an addition on a primary elevation (Section 14-5.2,D,2,c) to alter opening dimensions on a primary elevation (Section 14-5.2,D,4), to replace historic material (Section 14-5.2,D,5,a), and to construct an addition less than 10' back from a primary elevation (Section 14-5.2,D,2,d).

K. MATTERS FROM THE BOARD

L. BUSINESS FROM THE FLOOR

M. ADJOURNMENT

For more information regarding cases on this agenda, please call the Planning Division at 955-6605. Interpreter for the hearing impaired is available through the City Clerk's Office upon five (5) days notice.

If you wish to attend the February 13, 2007 Historic Design Review Board Field Trip, please notify the Planning Division by 9:00 am on Tuesday, February 13, 2007 so that transportation can be arranged.

SUMMARY INDEX
CITY OF SANTA FE
HISTORIC DESIGN REVIEW BOARD

Santa Fe, New Mexico
February 13, 2007

<u>ITEM</u>	<u>ACTION TAKEN</u>	<u>PAGE(S)</u>
Approval of Agenda	Approved as amended	1-2
Approval of Minutes: January 9, 2007	Postponed	2
Communications	Discussion	2
Administrative Matters		
1. Landmark Maintenance Ordinance	Docketed for February 27, 2007 agenda . .	3-4
Old Business to Remain Postponed	None	4
Old Business		
1. <u>Case #H 05-165</u> 122 Grant	Approved with condition	4-6
2. <u>Case #H 06-93-B</u> 729 E. Palace	Postponed with directions	6-15
3. <u>Case #H 06-111</u> 441 Apodaca Hill	Approved with conditions	15-21
4. Case #H 06-121 1033 Old Pecos Trail	Approved with conditions	21-23
Status Review		
1. <u>Case #H 07-08</u> 314 Griffin	Postponed to next meeting	23
2. <u>Case #H 07-09</u> 700 Acequia Madre	Postponed to next meeting	23
New Business		
1. <u>Case #H 07-10</u> 359 Garcia	Postponed with directions	23-27

ITEM	ACTION TAKEN	PAGE(S)
2. <u>Case #H 07-11.</u> 832 El Caminito	Approved with Conditions	27-30
3. <u>Case #H 07-14</u> 1317-B Cerro Gordo	Approved as Recommended	30-32
4. <u>Case #H 07-15</u> 126 Quintana	Approved with Conditions	32-35
5. <u>Case #H 07-16</u> 1400-A Cerro Gordo	Approved as Recommended	35-36
6. <u>Case #H 07-12</u> 1433 Canyon Road	Postponed by Applicant	36-37
Matters from the Board	Discussion	37
Business From the Floor	None	37
Adjournment	37

MINUTES OF THE
CITY OF SANTA FE
HISTORIC DESIGN REVIEW BOARD MEETING
FEBRUARY 13, 2007

CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Design Review Board was called to order by Chair Cecilia Rios on the above date at approximately 6:00 p.m. in City Council Chambers, City Hall, 200 Lincoln Avenue, Santa Fe, New Mexico.

ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Cecilia Rios, Chair
Jane Farrar
Dan Featheringill
Robert Frost
Charles Newman

MEMBERS ABSENT:

Jake Barrow
Deborah Shapiro

OTHERS PRESENT:

Marissa Barrett, Historic Preservation Planner
David Rasch, Planning Supervisor of Historic Preservation
Carl Boaz, Stenographer

APPROVAL OF AGENDA

Mr. Rasch said both status review cases were postponed by the Mayor. He explained that a letter from Santa Fe Public Schools requested it because of a conflict in the meeting schedule. He said they were postponed to Feb 27th.

Mr. Rasch said the last case under New Business was also postponed.

He also corrected the summary of Case 07-15 by saying the portal to be enclosed was not 70 sq. ft but 87 sq. ft.

Ms. Farrar moved for approval of the agenda as amended. Mr. Newman seconded the motion and it passed by unanimous voice vote.

APPROVAL OF MINUTES

January 9, 2007

Ms. Farrar said she had not had time to read through the minutes.

Ms. Farrar moved to postpone the minutes of January 9, 2007 to the February 27th meeting. Mr. Frost seconded the motion and it passed by unanimous voice vote.

COMMUNICATIONS

Mr. Rasch announced that the task force for the 50th anniversary of the ordinance had decided to split it off from the awards ceremony. So they would do awards in May, not the first week, at the Scottish Rite Temple. He said the 50th anniversary would be celebrated on October 30 which was the date the first ordinance was signed.

Mr. Rasch showed a picture of the new McDonald's restaurant and pointed out that the trend in Santa Fe was to echo Santa Fe architecture even on McDonald's building. He then showed a slide of the Geronimo Restaurant, which was the first building on the New Mexico state registry having been built in 1873. He pointed out that portals created dark spaces underneath so walls were commonly painted white to lighten the color.

Mr. Rasch then showed the Spanish Arts Museum as another example.

Mr. Rasch showed a picture of the Taos Pueblo and highlighted the use of ramadas. He also showed how pergolas blended with portals. He explained how pergolas created a nice play of light and shadow across the wall.

ADMINISTRATIVE MATTERS

Ms. Farrar shared the program from the Denver preservation conference, which she and Mr. Newman attended. She pointed out that in the folder were tickets for the New Mexico version of the preservation conference and invited each member to take a ticket.

1. An ordinance regarding demolition and minimum maintenance requirements for Landmark structures.

Mr. Rasch reported that when they looked forward to the land marking of St. Catherine's School, he was questioned about the condition of the building. He said the City could cite the owners for demolition by neglect but the City Attorney told him that they needed to clean up the language of the ordinance first in the landmark and in the maintenance sections.

Ms. Farrar said the ordinance she used was from 2002 and talked about how the HDRB chooses its chair. She said she would like to give that information because later, it got lost in the revised ordinance. It was approved by Council. It got reorganized in 2004.

Mr. Rasch said that would be helpful.

Ms. Farrar asked if they could get it on the next meeting.

Mr. Rasch said he would put it on the Feb. 27th agenda.

Ms. Farrar moved to put on the Feb 27th agenda the issues of landmark, demolition by neglect and choosing the chair. Mr. Newman seconded the motion.

Mr. Featheringill asked if they were going to reinsert that ordinance section.

Ms. Farrar said they were supposed to reinsert it and failed to.

Mr. Rasch said with the ordinance they were working at he couldn't find it so he went to the City Attorney and was told the rules say the Mayor appoints the Chair and the Board elects the Vice Chair.

Mr. Featheringill said he hadn't seen what it says.

Chair Rios said it would be in the packets and the Board would have time to vote on it next time.

The motion passed by unanimous voice vote.

OLD BUSINESS TO REMAIN POSTPONED

None.

Chair Rios announced to the public that if anyone coming before the Board disagreed with the board's decisions that they would be able to appeal it to the Governing Body. She said that there would be a short time constraint for filing that appeal and asked that anyone wishing to appeal contact staff right away. She then said that if anyone was going to speak before the board that they would need to give their name and address to the recorder and be sworn in.

OLD BUSINESS

1. **Case #H-05-165.** 122 Grant. Downtown & Eastside Historic District. Christopher Purvis, agent for Georgia Place, LLC, proposes to remodel a 2,372 sq. ft. Contributing building with re-submittal as directed at a previous hearing.

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

BACKGROUND AND SUMMARY:

122 Grant St, previously known as the Grant Corner Inn, is a 2,372 sq. ft., vernacular-Victorian style, three-story building that was constructed between 1908 and 1913. A clay tile roof treatment was installed at a non-historic date. In the 1980s, the porch was replaced on the south and east elevations with clay tile on a mansard roof. The building is listed as Contributing to the Downtown and Eastside Historic District. The east and south elevations were considered primary.

The HDRB conditionally approved remodeling of the property on November 15, 2005 and March 28, 2006.

Now, the HDRB required that several items return to the Board after staff approved the redesign for the elevator addition. The applicant submits those elements here.

1. The stucco color will be El Rey cementitious "Sand."
2. There will be three types of lighting fixtures: wall, path, and spot lights.

There will be 10-watt fixtures located on all elevations except the north of both the existing structure and the addition. These fixtures were a simple down-pointed rectangular wedge.

There will be five path fixtures consisting of a pendant cone supported on a thin stand of unknown height.

There will be four spotlights consisting of cylindrical cans mounted on the ground at slightly above grade.

3. There will be no changes to the picket fence and gate.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Sections 14-5.2 (C) Regulation of Contributing Structures and (E) Downtown and Eastside Historic District's design standards.

Chair Rios asked if this complied with the lighting ordinance.

Mr. Rasch said they were small wattage and the only thing he was not sure about was the spot.

Present and sworn was Mr. Christopher Purvis, 227 East Palace, who agreed they had not given height of path lights. He said they were 22 inches high to the top of the fixture. The fixtures were antique bronze and wall and path were shining down. The spots would only light up the trees. He said the color was dark antique bronze.

Ms. Farrar was concerned about the light on the trees and asked how bright it would be.

Mr. Purvis said those lights were not critical to the project.

Mr. Newman asked what the wattage was.

Mr. Purvis said they were 50-watt lights.

Mr. Newman felt that was really bright.

Ms. Farrar asked for the width of sconces.

Mr. Purvis said they would be ten by twelve inches and he thought they would be 30 watt. He added that the path lights were low voltage.

There were no speakers from the public regarding this case.

Ms. Farrar asked if the roof was being changed.

Mr. Purvis said no but the balcony was switching back to the balustrade to match what was below it.

Ms. Farrar moved to approve without the spotlights. Mr. Newman seconded the motion and it passed by unanimous voice vote.

2. **Case #H-06-93-B.** 729 E. Palace. Downtown & Eastside Historic District. Andy Lyons, agent for Phillip Coombs, proposes to demolish the primary residence & pool house, to remodel the 988 sq. ft. guest house and construct four residences ranging from 1,320 to 2,090 sq. ft. to slightly less than the maximum allowable height of 17' 10".

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

BACKGROUND AND SUMMARY:

729 E. Palace Ave is a single family residential property that presently consists of the large rambling structure made up of four original structures. The main original structure, built before the 1890s, was a brewery and then a bar and bowling alley before becoming a residential structure in 1911. The building is designed in the Spanish Pueblo revival style today and it is listed as non-contributing to the Downtown and Eastside Historic District. However, the Historic Design Review Board recommended historic status downgrade in 1992 which was never acted upon by the Governing Body. The building has been substantially altered, so that it does not retain its historic integrity. A second story and pitched roof has been removed. In 1992, a 1,230 sq. ft. addition on the East has doubled its footprint. And a smaller addition from 1989 on the northwest has attached it to other freestanding structures. All historic windows have been replaced and opening dimensions have been altered.

The previously freestanding structure at the northeast corner of the property (number one) was built in the Spanish Pueblo revival style between 1951 in 1958. There were no historic windows in the building. A 1988 carport attached the west elevation to

other freestanding structures. A 1990 addition on the east elevation stands in front of the original south elevation. The building is listed as non-contributing.

The previously freestanding structure at the Northwest corner (number two) was built in the Spanish Pueblo revival style before 1951. There were no historic windows in the building and the parapet height was increased. The 1988 carport and a 1989 addition on the southwest corner attached the east and south elevations to other freestanding structures. There is a small 1988 edition on the north elevation. The building is listed as non-contributing.

In 1992, a pool house addition was constructed at the southwest corner in the Spanish Pueblo revival style. The non-historic date confirms that this structure is non-contributing.

Historic Design Review Board approved non-contributing status for all structures on November 14, 2006.

Now the applicant proposes to remodel the northeast wing (number one) of the existing large structure and demolish all of the remaining structures in order to construct for additional residences

The city building inspector's report indicates that there were minor structural issues, no code violations, but potentially dangerous mold infestations. This along with staff's determination that the non-contributing structures were not a unique and essential part of the streetscape allows the Board to determine whether a demolition permit shall be approved or not.

All buildings were designed in the Spanish Pueblo revival style with rounded edges, recessed windows, canales through parapets, and exposed wooden elements at portals including viga posts and carved corbels. The maximum allowable height for all structures is 17' 10".

Unit number one will be located at the southeast corner of the lot. The building will be 2,554 sq. ft. and 17' 2" high. The building will feature a portal with kiva fireplace on the southeast corner. An inset north entry portal will have a shed ref finished with gray Glavalume sheeting.

Unit number two will be located at the center of the lot. The building will be 2,780 sq. ft. and 17' 4" high. The building will feature a portal with kiva fireplace on the southeast corner. An inset north entry portal will have a shed ref finished with gray Glavalume sheeting.

Unit number 3 will be located at the southwest corner of the lot. The building will be 2,957 sq. ft. and 17 feet 8 inches high. The building will feature a portal with kiva fireplace on the southeast corner. An inset north entry portal will have a shed ref finished with gray Glavalume sheeting.

In at number four will be located at the northwest corner of the lot the building will be 2,075 sq. ft. and 15' 2" high. The building will feature a portal on the southwest corner. An entry portal on the South will have a shed roof finished with gray Glavalume sheeting.

Existing 988 sq. ft. guest house (now unit # five) will be re-modeled. The building will be 1,462 sq. ft. and 13' 4" high. An entry portal with central fireplace will be constructed on the south elevation. Noncompliant windows were existing on the east end of the south elevation. These will remain.

The existing vehicle entrance on the east side, off of a private road, will be widened. Two 11-foot wide mesquite vehicle gates will be installed between stuccoed pilasters flanked by a 6-foot high coyote fence with irregular latilla tops. Additional coyote fences on the lot interior create personal open spaces for the units.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2 E. Downtown and Eastside Historic District designed standards.

Chair Rios asked what the public visibility was.

Mr. Rasch said it was very minimal because the applicant didn't propose altering the fence so it wouldn't be visible except for the elevations right on the streetscape.

Chair Rios asked for the height of the fence facing Palace.

Mr. Rasch thought it was 10 to 12 feet high.

Chair Rios asked if the building height was 17'.

Present and sworn was Mr. Philip Coombs 534 Old Santa Fe Trail.

Mr. Coombs said he thought this was in keeping with the neighbors and surrounding streetscape. He said it was a little less density but thought it fit in.

Chair Rios asked about open space that was dedicated.

Mr. Coombs said the City was stringent about that. He pointed out the public open space with bench and a little garden and said each home had its own space enclosed with coyote fence.

Chair Rios asked about lot coverage.

Mr. Rasch said it was 43.5%.

Chair Rios asked for interior ceiling heights.

Mr. Coombs said the living room was 11' and the others were 9'.

Chair Rios declared a break so the public and Board could examine the model.

After the break, Mr. Coombs explained that the bearing height was the viga and the top of the viga was 12', then the pocket roof housing insulation was another foot and then the parapet walls on top of that. He said the back was lower.

Mr. Rasch said they were measuring at midpoint of the elevations.

Mr. Frost said the existing building now was not seen very much. But it looked from this model, that from Palace you would see about 1/3 of it. He said he was thrown off a bit because he was expecting them to be about the same height. To him, they looked about five feet to tall.

Mr. Coombs thought the model was deceiving.

Mr. Frost said he was also concerned that if the interior was 12', they were looking at a four to five foot parapet wall.

Mr. Coombs explained that at the very front, the slab was out of the ground about a foot and the parapet was about 16".

Mr. Rasch added that the front blocks were shorter on the street. The living room blocks were behind those.

Ms. Farrar shared the same concern. In the standards for demolition it says "whether the block front would be re-established by the new structure.

She felt the large home dominated the streetscape and they were going the wrong direction with condominium after condominium on Palace Avenue.

Mr. Coombs said the original home site had been added onto over the years and the swimming pool room had all the mechanicals on top. He said they tried to mimic the existing as much as possible and felt it was in keeping with the existing streetscape. He said they tried to keep the massing very similar.

Ms. Farrar pointed out the façades were all three the same. So you were looking at three identical buildings. To her it looked like the same building times three.

Mr. Coombs said they tried to vary what they were doing.

Mr. Newman said while it was obvious he was allowed to put that many units on the site, they were all jammed in there and he agreed with his colleagues that it did not replicate the siting of the original house. He said he was talking about the relation of the south elevations and the fence and the street. And the space between those houses was pretty mean spirited. He frankly recommend that Mr. Coombs get rid of the middle unit and move the others back as much nicer houses.

Mr. Coombs said he thought they were being nice to the neighborhood. The zoning would allow eleven units and across the street the Board was allowing common walls and no space between. He said he would keep existing landscaping between buildings and the space was about ten feet between.

Chair Rios asked him to compare what he was proposing with what was existing, not only in square footage but where they were located.

Mr. Rasch made the comparison.

Mr. Frost said the front of those three buildings were going to be visible and the designs were essentially identical and looked like Section 8 warehousing. He suggested that the facades be revisited so they have some unique character.

Mr. Newman also suggested that he eliminate the space between and give ten feet to the little units. He said that would make more efficient use of space and create more open space along Palace Avenue.

Mr. Coombs said he would be willing to redesign the middle unit but felt people wanted that space in between.

Mr. Rasch said they would have to be at ten feet or attached to each other.

Ms. Farrar asked how large the lot was.

Mr. Coombs said it was .62 acre and thirteen units were allowed.

Ms. Farrar said that across the street was an addition to the house and they became condominiums in that context.

Chair Rios asked what would be publicly visible on Palace.

Mr. Coombs said they would see portals and fireplace features. The front main part was a portal and would have some depth to it.

He pointed out a tree that was existing and said the portal was about 14 feet deep. This middle unit stepped back. There were some trees out there and the other unit wrapped around on the east side. He thought it would be a vast improvement over what was seen now.

Chair Rios asked him to show where the existing house would hit the proposed.

Mr. Coombs pointed out where the swimming pool part was and the other portions of the main house.

Chair Rios asked if, in the existing house, all of those were one unit.

Mr. Coombs said yes.

Mr. Frost asked about the third part on Palace side that was built up.

Mr. Coombs said it went from zero up to 18".

Mr. Frost asked if he had thought about stepping down.

Mr. Coombs said they have stepped it down. He said it went down 4 ft from drive to west side.

Mr. Frost said it was the five or six feet of building above the fence that concerned him.

Mr. Rasch asked for clarification on the footings.

Mr. Coombs said the foundation stem wall might be up to 18" on the west.

Mr. Rasch asked if the height. was the 17' from existing grade or from finished grade.

Mr. Coombs said they were not adding grade and they did comply with the height requirement.

Mr. Frost said the design did not reestablish the existing streetscape.

Mr. Coombs said they were less dense than our neighbors.

Mr. Frost said he was not complaining about density but about height.

Public Comment

Mr. Rasch handed out a written comment in favor of the project [Exhibit A]

Present and sworn was Ms. Michele Martínez, 707 Palace Avenue.

She asked what the highest point of the old house was now. She pointed out that there was a widow's walk there that was not original and was quite high. She asked if they were the same or lower.

Mr. Coombs said on #2, the height of the parapet was 14' and footing was 18" so it was 15½' and, as it stepped back up the hill it was 17'. He thought they would be lower than the widow's walk.

Mr. Rasch said the front block facing Palace was 14'.

Ms. Martínez clarified that her question was about whether they would be higher because there was quite a height on the existing structure.

Present and sworn was Ms. Felicitas Funke-Richle, who said she took pleasure living in a Coombs house and how everything blended in and was pleased at the high quality of the homes.

In regard to this project on Palace, she asked them to consider these plans. It was unique because it incorporated the beauty of the existing trees. She said she had seen that widow's walk and it was an eyesore. She believed the new buildings would be

lower than the widow's walk.

Present and sworn was Ms. Mary Hancock, 707 Palace, #16, who asked if the trees at the highest part of the lot were the ones he planned to keep. She said it wasn't clear on model.

Mr. Coombs showed the ones they were keeping and said they had consulted with two different tree people. He was not sure what was higher but they were keeping the existing building there and had no reason to disturb those trees.

Ms. Hancock said she understood Ms. Farrar's concern with large houses on Palace. She said she was concerned about infill in Santa Fe and thought this property was a problem property. She said it was not visible from the street except those eyesores and it would be developed one way or another. She said what she saw here didn't offend her. It was closer than the existing building but she didn't think it was really noticeable whether it would be one huge building or several in there. She was all for the space in between them. She said they who lived in La Vereda were concerned about the demolition, about how long it would last and how it would affect them.

Present and sworn was Ms. Bronwen Denton-Davis, 815 E Palace, who commented that she and the others living in Llano and La Vereda had been living with this problem for quite some time. She said she would prefer four units like Mr. Newman but it was still better than 11 or 12. She commented that this has been a problem place with people doing drugs and agreed with Ms. Hancock. She said they were all concerned about impact and travel on the lane and parking but felt this project only enhanced that particular spot. She said it was far more appealing than what they have had.

Present and sworn was Ms. Helen Schreider, #15 in La Vereda. She thought the proposal looked marvelous and she didn't even like to walk over there. She felt it was a fine solution to a very difficult problem and liked that they have kept the trees and given open spaces. She thought the look in front was very nice and that the ones across the street were not any great improvement. She thought this was an inviting area and they solved the problems with great sensitivity.

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

Mr. Featheringill, in looking at C-1 page 28, noted that the front facades were one long line.

Mr. Coombs said he understood. He said they had portals on the interior. He asked if they might change the portal on the middle unit to a pitched roof metal.

Mr. Featheringill said he was not sure of that but perhaps shortening up a portal 2-3 feet.

Mr. Coombs said they could step down the parapet there.

Mr. Newman offered another suggestion: In unit #2, if you made that from a two bedroom and den unit to a two bedroom unit with a three sided portal. It would give a little relief. He said he understood what an eyesore it had been that this was viewed as an improvement, but unfortunately, the Board had to think about Santa Fe as a whole. He said in his view, the way he designed it now was not in keeping with the streetscape or the intent of the demolition provision.

Mr. Coombs said he would really like to make the Board happy and get approval. He asked if it would help if they pulled that façade back six feet.

Mr. Newman said he was not really encouraged by six feet.

Mr. Featheringill said it was not as bad as where it was now.

Mr. Newman agreed but wasn't sure about it while driving east on Palace.

Chair Rios said she was still confused about whether what was proposed was lower than existing.

Mr. Coombs said the existing was about 13½' and what we propose was 14 feet.

Mr. Newman suggested another eight feet back would help.

He said he understood the economic value to maximize it and not go to max. He said he was not against what he was proposing in the middle unit but the existing house was 40' back so six feet was not doing it.

Mr. Coombs said they broke up the mass by separating the houses and did a good job of it.

Ms. Farrar felt the Board had made a lot of comments.

Ms. Farrar moved to postpone Case #H 05-93-B for a redesign of especially the middle unit to come more into compliance and a consensus for what would make this project look better. Mr. Frost seconded the motion.

Ms. Farrar asked if Mr. Coombs needed further direction.

Mr. Coombs said what he heard was that they should work with middle unit and make it different.

Ms. Farrar said her concern was the repeating façade. To try to keep that feeling of the property and streetscape it has created over the years. She said they were getting so many condos that read like condos there and they had to pay attention to the streetscape.

Mr. Rasch clarified that the middle unit was unit #2.

The motion passed by unanimous voice vote.

3. **Case #H-06-111.** 441 Apodaca Hill. Historic Review District. Joseph Córdova, agent for Peter & Nancy Pennington, proposes to construct a 4' to 6' high coyote fence and a mechanical vehicular gate to a Non-Contributing property.

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

BACKGROUND AND SUMMARY:

The Historic Design Review Board conditionally approved the remodeling of the non-contributing building and construction of a new single-family residence and garage with attached studio at the November 28, 2006 hearing. The Board did not approve any of the walls, fences, or gates but rather postponed for a redesign.

This application proposes the following:

Construct a 4' high coyote fence at the West elevation. The coyote fence would have an irregular latillas and will be set back slightly from the retaining wall.

Construct a CMU stuccoed wall ranging from 4 feet to 5 feet in height, where the maximum allowable height is 6 feet, along the north and south property lines of the new lot. The wall will be stuccoed with a cementitious stucco to match the new single-family residence.

Construct a 4' high coyote mechanical vehicular gate at the northeastern corner of the new lot.

Construct an approximately 79-foot long coyote fence to a height of 4 feet where the maximum allowable height is 6 feet along the north property line of the existing law. The coyote fence to the maximum allowable height of 6 feet will be constructed for the remaining approximately 118 feet of the north property line. The 6 foot high coyote fence is also proposed for the East property line which will include a coyote pedestrian gate area in the coyote fences will all have a regular let TI and its.

STAFF RECOMMENDATION:

Staff recommends approval of this application as it complies with Section 14-5.2 (E) Downtown and Eastside Historic District design standards.

Chair Rios asked about public visibility

Ms. Barrett said the four-foot coyote fence was on west elevation and went along the property line and the arroyo. She said the last fifteen feet would be the four feet height. So the most visible was the west elevation.

Chair Rios asked for the vehicular gate location.

Ms. Barrett pointed it out and said it would be four feet high.

Present and sworn was Mr. Joseph Córdova from Hernandez, who shared some larger drawings with the Board.

He pointed out the fencing around the property for the Board.

Chair Rios asked if the fence would step back or be on top of the wall.

Mr. Córdova said they talked about three feet back from retaining wall but it would be better stabilized at the back face of the retaining wall. He said this chain link was centered on the wall so they would attach it at 24" behind with posts to stabilize the six-foot panels. He said it would also give his clients a little privacy.

He added that if that option would not work, they would just leave the chain link fence, even though it was ugly and inappropriate for their project.

Ms. Farrar said that today when they were on site, it was clear that all the other neighbors were really open and not putting up fences.

Mr. Córdova said he had pictures of fences on Apodaca Hill.

Chair Rios asked if they were within the view from that home.

Mr. Frost said they were not looking three blocks away but were at the site today.

Ms. Barrett said they came up Camino Vera.

Mr. Frost asked, if standing on that retaining wall, how many fences one could see from that point.

Mr. Córdova showed a picture of two properties down that had a six-foot coyote fence.

Ms. Farrar said she didn't see any from where they were. She said there weren't any to the south and some of their thinking was that there was this quality of open space that was very attractive.

Mr. Córdova said it was a liability for his clients on that corner. He explained that their neighbor was using 40% of their property at the bottom for his trailers. He has a vehicular gate and was using his client's property as a turn around. He said the fence would screen them from that problem. He shared some pictures that showed some sheds and trailers on site.

Mr. Featheringill asked if he had a drawing of the home to be built.

Mr. Córdova showed the location on the site plan. He also showed the pictures of neighbor's property. He said the house was ten-foot set back from the property line and at the south corner, it would be ten feet so it would be fourteen feet from the rock wall.

Mr. Frost said the only portion of fencing he had a problem with was this portion about the retaining wall. He said the coyote fence only hit about half of that wall. The open part could be set back about three feet and he could remove the chain link. He said he would prefer that from a safety point of view, that he build a fence similar to this and still place wire for security on the western wall.

Mr. Córdova said they would just leave the chain link then fence the other three sides so there would be no fencing on the south side.

Mr. Newman said that was splendid and suggested that climbing roses would be nice.

Ms. Farrar still had concerns about this long, long coyote fence. She thought it looked strange. She preferred that he put coyote in front of the house and use open split rail fencing on the rest.

Public Comment

Present and sworn was Mr. Stefan Merdler, 918 Calle Arco.

He said his concern was building all these coyote fences. There were environmental issues. He said he didn't want to retard this project but they had bigger issues. If everyone wanted to build fences, what kind of fences could be done that were more in line with environmental concerns. To say the coyote fence was Santa Fe was passé. He thought they had to think about what was environmental.

Ms. Farrar commented that cement was very wasteful or metal, which takes carbon emissions to heat. She said she understood the need to be sensitive but asked what would be better.

Mr. Merdler said he didn't know what the solution was but was just prompted to make the statement. He said the project was within their rights.

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

Mr. Newman noted that Ms. Farrar raised an issue that he had not focused on. He wondered about an approach that would keep the neighbor off their land and that could be done with fencing for horses or sheep. And then when they built the house, that fencing and walls would address the view from there.

Mr. Córdova said the property was higher than the lower portion and within their six feet, they did not have views from the lower portion. All they saw were the neighbor's trailers and woodpile. People have been living with eyesores. Coyote fences have been approved for that. It was something Santa Fe had approved and was always approving.

Ms. Farrar said that was a really good comment because these houses had not been built yet. She thought maybe if he could do something to create the safety and assure that the property was not used in ways they didn't want, maybe he should build the houses first and then consider the fences.

She asked how long the fence would be.

Mr. Córdova said it was 297.16 feet long. The coyote wall ran 36' on the higher portion of the property and the property had an existing coyote fence.

Ms. Farrar said they had traditionally seen these fences going across the land and through the trees and that was not typical of that character in that area. She said she would be much more willing to work with these fences if the buildings were there and they were established for specific uses. She suggested they get redesigned after buildings were built.

Mr. Córdova said one of the reasons they were requesting them now was to secure materials on site during construction. He added that barbed wire meant they would have to pay for two fences and that would be much more expensive.

Mr. Córdova said that, as the property sits now, the only corner not fenced in was the point where on the east they would have a six-foot high coyote fence and a six-foot gate.

Ms. Farrar said she was looking for a compromise with the applicant and was not hearing that they were flexible at all.

Chair Rios didn't agree with imposing a temporary fence. She felt it wasn't proper.

Mr. Newman noted that the applicant came back with the drawings the Board asked and he had done a very good job describing what the fence would be and that was the Board's problem. He added that it was lucky that Mr. Barrow was not here because he was the most vociferous critic.

Mr. Córdova agreed that what he drew was what was asked for. He said they would leave the existing chain link and could drop the fence down to five feet.

Ms. Farrar asked if there was some way he could use that fence the Board suggested.

Mr. Córdova said the neighbor used that property.

Chair Rios explained that the Board had trouble with the solidness and massing.

Mr. Córdova said the length of the guest house and garage on the lower portion was 120 lineal feet of coyote fence and he could limit that to approximately 100 feet.

Mr. Frost felt the problem was that the Board didn't have anything that showed the relationship of the buildings to these fences.

Mr. Córdova pointed out where the adobe wall would be and where coyote was proposed. He said the coyote was six feet and stepping down were there was a ten-foot grade change but with a four-foot fence, they would still see all the neighbor's stuff.

Mr. Featheringill suggested where it should change.

Mr. Córdova further explained what was existing and what was proposed.

Ms. Barrett said where he proposed six feet was where it was not publicly visible.

Mr. Frost asked if he was sure he would not consider what the Board suggested in the front instead of the chain link fence. He asked the applicant to take a look at that and put it into a drawing.

Chair Rios asked if the vehicle gate could be changed.

Ms. Barrett said it was four feet high.

Mr. Frost asked if when closed the gate could look exactly like the fence.

Mr. Córdova said yes.

Ms. Farrar asked if it was mechanical.

Mr. Córdova said it was in two seven-foot sections. He explained that his clients were in their seventies so they needed that, especially when it was icy. He said it would have pilasters but other than that, was exactly like the coyote fence.

Mr. Frost moved that Case #H 06-111-B be approved with the following conditions:

- 1. that the four-foot coyote fence above the retaining wall be eliminated and a more open type fence with wire be considered for the openness of view. (West elevation)**
- 2. That the rest be per staff recommendation. Mr. Featheringill seconded the motion.**

Ms. Farrar asked that the pilaster on the north elevation not be used and instead use some sort of metal so that the fence looks continuous. Eliminate the pilaster on the left side.

Mr. Córdova said okay. He said he would leave the chain link for now and come

back with a more open design

Mr. Frost said the redesign could go to staff.

The motion passed by unanimous voice vote.

4. **Case #H-06-121.** 1033 Old Pecos Trail. Downtown & Eastside Historic District. Liaison Planning, agents for Roddy & Sherry Leeder, proposes remodeling an existing portal and constructing an approximately 153 sq. ft. portal. An exception is requested to add on to a primary elevation (Section 14-5.2,D,2,c).

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

BACKGROUND AND SUMMARY:

A 2002 historic cultural properties inventory describes the single-family residence located at 1033 old Pecos trail as simplified modernist and lists the construction date as pre-1952. The builder has had minor alterations which include conversion of an attached garage to living space and a small portal addition to the South Street facing elevation.

The building includes steel casement Windows and brick chimneys. On November 28, 2006 we historic design review board upgraded the historic status of the building from non-contributing to contributing in the downtown and Eastside historic district. On January 9, 2007 the board conditionality approved remodeling the contributing building which included granting an exception to change all Windows and postponement of the portal addition for redesign.

The applicant has taken the suggestion of the board regarding altering the front entry and has redesigned light illuminating the portal and closure which was an exception and changing the location of the front door.

This application proposes the following:

Construct an approximately 155 sq. ft. portal to a height of approximately 10 feet 4 inches on the primary, West elevation. The existing portal will be replaced with simplified territorial style posts and the proposed new portal will match. The portal will be constructed in front of the garage area that was later converted to living space. The applicant is requesting an exception to add on to the primary West elevation. Section 14-5.2 D, 2, c.

As required, the applicant has responded to the following required criteria for all three exceptions. Please see attached letter.

The building will be we stuccoed using El Rey Buckskin and the wood trim will match the original color which will be determined after a scrape past occurs.

STAFF RECOMMENDATIONS:

Staff recommends denial of the exception unless the board has a positive finding of fact grant them. Otherwise staff recommends approval of this application is it complies with Section 14-5.2 (C) Regulations for Contributing structures and Section 14-5.2 (E) Downtown and Eastside Historic District design standards.

Present and sworn was Mr. Richard Horcasitas, 206 McKenzie G-1, Santa Fe, who said they took the Board's suggestions, leaving the columns where they were. The first proposal included an enclosure for the front door but they would leave it as is and rebuild the portal to that section with simplified Territorial style and extend the porch on right end.

Mr. Frost noted that he would take the existing portal floor and make it at same level.

Mr. Horcasitas agreed. He said the vegetation has compromised the existing steps and the owner wanted them to face west rather than south so there would be a concrete pad with steps on the south.

Mr. Frost said that would be more usable.

Mr. Horcasitas said at the south end, the portal was extended. He said the existing portal was not original and not built well.

Ms. Barrett said the exception was for the added part of the portal.

Mr. Featheringill asked if they wanted that at the same elevation or lowered at same amount the windows were to be lowered. He felt the dropped part would make it more acceptable as an exception and would show the distinction between them.

Mr. Horcasitas said his idea was that the roof material would be replaced anyway. He explained that the builder wanted continuous roofing material for the integrity of the roof but he understood the point.

Mr. Featheringill felt it just didn't look right to continue at that elevation.

Mr. Horcasitas said they could work with that suggestion.

There were no speakers from the public regarding this case.

Mr. Featheringill moved to approve Case #H 06-121 with the exception and the condition that the portal not be in same plane as the existing portal but aligned with the window and replacing columns in Territorial style in same size as existing. Ms. Farrar seconded the motion and it passed by unanimous voice vote.

Ms. Barrett said the new portal was to mimic the old portal.

STATUS REVIEW

1. **Case #H-07-8.** 314 Griffin. Downtown & Eastside Historic District. Staff proposes an historic status review of this Non-Contributing property (Carlos Gilbert School).

This Case was postponed under Approval of the Agenda.

2. **Case #H-07-9.** 700 Acequia Madre. Downtown & Eastside Historic District. Staff proposes an historic status review of this Non-Contributing property (Acequia Madre School).

This Case was postponed under Approval of the Agenda.

NEW BUSINESS

1. **Case #H-07-10.** 359 Garcia. Downtown & Eastside Historic District. Stefan Merdler, agent for Roberts & Jenny French, proposes to construct an approximately 333 sq. ft. addition to a Contributing building to match existing height and remodel a Non-Contributing guest house by constructing an 80 sq. ft. portal, 335 sq. ft. attached studio to a height of 12' where the maximum allowable height is 14' 8", and to construct a pergola.

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

BACKGROUND AND SUMMARY:

The approximately 1,510 sq. ft. single-family residence located at 356 Garcia St is Spanish Pueblo revival style and according to the 1984 historic cultural properties inventory was constructed between 1920 in 1927. The building has had minor alterations that include an approximately 167 sq. ft. addition on the non-publicly visible, non-primary elevation and loss of historic Windows with noncompliant Windows. An approximately 522 sq. ft. simplified Spanish Pueblo revival style guest house construction date is uncertain is located to the east of the main residence. The structure has been altered from its original release original state with the addition of noncompliant Windows and fall shutters. The official map lists the main residence as contributing and lists no status for the guest house.

This application proposes the following:

Construct an approximately 333 sq. ft. addition to the non-publicly visible non-primary East elevation to match existing height and stucco finish. New windows would comply with the 30-inch window will and will match existing in style and trim color.

Construct an approximately 65 sq. ft. pergola to the non-historic 1995 and addition on the non-publicly visible, non-primary East elevation. Though a pergola will be finished in a compatible color.

Construct an approximately 335 sq. ft. studio addition on the non-publicly visible North elevation to a height of 12 feet where the maximum allowable height is 14' 8" and the existing height is approximately 10 feet. The addition will have divided light Windows and single light Windows that comply with the 30-inch window rule. The West elevation of the guest house will be remodeled by replacing the door with divided light French doors and windows will be removed and replaced in different locations with divided light double hung windows. The overhang on the West elevation will be replaced with an 80 sq. ft. simplified portal. All finishes will match the existing.

Lastly proposed is an approximately 273 sq. ft. pergola between the West elevation of the guest house and the East elevation of the main residence. The pergola woodwork is described as being compatible in style and color.

STAFF RECOMMENDATIONS:

Staff recommends approval of this application on the condition that any exterior light fixtures were approved by staff and that the pergola finished details were specified. Otherwise this application complies with Section 14-5.2 (C) Regulations for Contributing Structures and Section 14-5.2(E). Downtown and Eastside Historic District design

standards.

Present and previously sworn was Mr. Stefan Merdler, 918 Calle Arco, who said his clients wanted him to indicate that they were in their 70's and the structure has the utility room in the basement requiring going outside the house and down the steps. He said that motivated the kitchen addition which would accommodate the utility room in the main house. He said the studio was to satisfy the creative urges of the lady of the house and in the context was the only place it could be put to satisfy zoning. He added that the guest house was for family use only and not to be rented out.

Chair Rios asked how much the guest house would be expanded.

Mr. Merdler said it was about 335 square feet and the Studio height would be 12'.

Ms. Farrar asked if the windows shown on the proposed east elevation on page ten, would be compliant with the 30" rule.

Ms. Barrett measured them and said they complied.

Mr. Merdler on public visibility. The major difference between the two was the addition of the portal on the guest house. If you look at the guest house, what you see in the original just beyond coyote fence, was a miniature portal over entry door being replaced by more prominent portal that extends over the windows.

Chair Rios asked about the public visibility.

Mr. Merdler said it was seasonal but basically was not visible.

Public Comment

Present and sworn was Ms. Laurie Silver on 365½ Garcia, #3.

She said she was here on behalf of the five owners at 365½ Garcia Compound and they were very concerned that the amount of construction proposed would significantly change the character of the east side. She said she had a visit from owner during the summer who said all they wanted to do was the studio. So the extent they now have discovered was far beyond the scope they had been told. They never saw the plans. The height of the studio was taller than all the rest of the homes around it so sunlight would be greatly obstructed.

She said she was relatively new to Santa Fe so she was just learning about

streetscapes but back scapes were also important. It changes the density a lot. She said they would ask that this be postponed so they could review the plans and possibly propose attaching the studio to the main house and leave the open space alone.

Chair Rios asked if her main objection was the guest house.

Ms. Silver said it was the studio. The proposal was to fill in the open area where the trees were so the open space would go away.

Mr. Frost asked how high her home was.

Ms. Silver said it was eleven feet.

Mr. Frost said that on the site visit it looked like 14'.

Ms. Barrett said the heights were shown on page 5.

Mr. Rasch said they were nine, ten and fourteen feet south of the guest house.

Ms. Barrett said that connecting them would require an exception.

Ms. Silver said there was never any indication that the house would be extended also.

Mr. Frost referred to where they proposed to add the kitchen to the back and asked if that was visible from her property.

Ms. Silver said it would be.

Mr. Featheringill said it would only if they didn't build the studio.

Mr. Merdler said that was marginally true but her house was behind the wall separating them.

Ms. Silver agreed. She said she was concerned with what would happen with the trees there in the open area.

Mr. Frost asked if it wasn't five feet from the wall. He asked about how far it would be from the corner.

Mr. Merdler said it was about five feet.

Ms. Farrar asked if the back was usually about a 15 foot set back.

Ms. Silver asked for clarification about the density issue on the east side. She said the backs of the houses were being filled up. This open area would go away and the 12 foot high building would change her house.

Mr. Rasch explained that underlying density concerned the number of units that could be put on a lot.

The Board discussed what was approvable.

Mr. Newman, to follow up on Ms. Farrar, thought there needed to be a larger setback on the back of a lot.

Mr. Rasch referred the Board to page 4 and said they might need a variance.

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

Mr. Featheringill asked if they could approve it

Chair Rios said they could.

Ms. Farrar moved to postpone until applicant has had a change to meet with neighbors to come up with a solution that would be in compliance and then come back. Mr. Newman seconded the motion.

Mr. Merdler asked for clarification on this. He asked what the purpose was of going through zoning if now the stipulation said zoning has to go through this.

Mr. Frost explained that there were six conditions listed on the zoning worksheet that must be met. He read the six conditions.

The motion to postpone passed by unanimous voice vote.

2. **Case #H-07-11.** 832 El Caminito. Downtown & Eastside Historic District. Rob Welborn, agent for Guy & Wendy Barnes, proposes to construct a 279 sq. ft. portal on a 1,335 sq. ft. Contributing residence, to remodel a 504 sq. ft. Contributing garage, and to construct yard walls to 6' high where the maximum allowable height was 5' 3".

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

BACKGROUND AND SUMMARY:

832 El Caminito, known as the John Curtis Underwood house, is a single family residence with accessory structures that were constructed in 1925 in a blend of the Spanish Pueblo revival and territorial revival styles. All buildings were listed as contributing to the downtown and Eastside Historic District. The east elevation of the residence, the east elevation of the garage, and the east and north elevations of the stables were primary.

The freestanding 438 sq. ft. garage, previously stables, is in a state of disrepair. The roof is caving in and most of the windows were missing. An existing wouldn't pedestrian door on the south elevation is in poor condition. An existing window, perhaps not original, on the west elevation is a three-light steel casement placed sideways as a hopper window. Evidence shows the previous existence of paired the stable doors on the south elevation. The north and south elevations were considered to be primary.

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

1. A 279 sq. ft. portal will be constructed on the west, non-primary elevation of the residence to a height of 10' 6". The portal is designed in the Territorial Revival style with a shed roof finished in corrugated tin and milled lumber square posts.
2. Also proposed on this elevation is a wooden screen over the paired windows to the south of the single door and replacement of the staircase and balustrade on the south building block. Both of these elements will have Peñasco style wood spindles.
3. The freestanding garage will be restored and remodeled. The building height will be increased from 10 feet to 10 feet 6 inches, where the maximum allowable height is 16' 7" as determined by a linear intersecting street truncation calculation.

The non-historic lean-to shed and roll-up doors on the east, primary elevation will be removed. Wooden carriage style doors will be installed in the same location.

The steel casement window on the north, non-primary elevation will be removed and replaced with four doors similar to the new carriage style doors.

4. The owner has increased the height to 69 inches on existing yard walls between the stables and the main residence without a permit. Both building attachments were on

primary elevations. But, these were existing attachments be for the recent construction. The maximum allowable height for yard walls at this location is 63 inches. The board may grant up to a 20% increase as directed in the guidelines.

Additionally, yard walls were constructed between the stables and the garage to a maximum height of 5 feet at the stables west elevation. A post-supported lintel was constructed at the pedestrian entrance through the wall to a height of 7 feet.

STAFF RECOMMENDATION:

Staff recommends that the yard walls not attach to the primary elevation of the garage. Otherwise, this application complies with Section 14-5.2 (C) Regulation of Contributing Structures and (E) Downtown and Eastside Historic District design standards.

Present and sworn was Mr. Rob Welborn, 1420 Don Gaspar.

Chair Rios asked why he built the walls higher than they were approved.

Mr. Welborn said he didn't build them, the client built the walls on the footprint where the old walls were.

He said the one between the old building (garage) and the stables and was approved two years ago and the only problem was the end of the wall which was attached to a primary elevation. He suggested making a gap so it would be compliant.

Mr. Rasch asked if he were proposing a gate, noting there was no drawing.

Chair Rios asked what material was proposed for the roof on the west elevation.

Mr. Welborn said it was corrugated tin.

Ms. Farrar asked if it would be pitched.

Mr. Welborn agreed.

Mr. Frost commented that the other wall attached to the garage, and the Board tended to see a lot of "mistakes" that people make. He explained that since it was not approved by the Board, they could actually require the applicant to remove it. He said he was leaning toward saying, "take it down." He said the Board was trying to enforce the rules and regulations and he owner needed to know that he could not just do things

without approval.

There were no speakers from the public concerning this case.

Mr. Frost asked what the maximum height of the wall was on the front.

Mr. Rasch said it was 63" and they were proposing 69" but the Board had a 20% discretion.

Mr. Featheringill asked from where it was measured.

Mr. Rasch said it was from the street elevation.

Mr. Newman said if that wall was reduced to the opening level and then stepped up once or twice it would be more in keeping with original intent.

Mr. Newman moved to approve Case #H 07-011 with staff recommendations, that the wall not be attached to the primary elevation, (six inches away), and that the wall that attaching to the stable be lowered to the sill of the opening on the north portion of the wall and that line be extended around to east side and a sketch of that work be provided to staff for review and transition in one or two steps. Ms. Farrar seconded the motion.

Mr. Welborn asked for clarification about where to step the wall and Mr. Newman explained it.

Mr. Welborn said they would just go as close to the original as possible.

Mr. Newman added a condition that the gate design be brought to staff for approval and the motion passed by unanimous voice vote.

3. **Case #H-07-14.** 1317-B Cerro Gordo. Downtown & Eastside Historic District. Doug McDowell, agent/owner, proposes to remodel a Non-Contributing residence, to construct a 430 sq. ft. addition to match existing height, and to replace a yard wall with a 6' high coyote fence.

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

BACKGROUND AND SUMMARY:

1317-B Cerro Gordo Road is a 2,700 square foot single-family residential building that was constructed in the late 1960s in the Spanish Pueblo Revival style. The building was remodeled in the 1980s. The building is located on a private drive, it is not publicly visible, and it is listed as non-contributing to the Downtown & Eastside Historic District.

On October 24, 2006, the HDRB approved a project to construct a 780 square foot addition. Now, the applicant proposes to remodel the property with the following three items:

1. The previous owner began to construct an adobe 350 square foot chapel and was issued a stop work order. Now, the structure will be completed as a studio in the same location to 11' high where the maximum allowable height is 15' 2" as determined by a radial calculation.

The studio will feature an 80 square foot portal with a shed roof finished in corrugated metal, a stone veneer base on all elevations, and a wooden window grille on the west elevation.

2. The 18' high clerestory on the primary residence will be removed along with protruding vigas from the west elevation. Small single-light windows will be installed high up on the walls of the west, north, and east elevations along with projecting vigas on the north elevation. The finished building height in this area will be 14'.

3. An existing 4-5' high stuccoed yardwall and gates will be removed and replaced with a 6' high coyote fence with irregular latillas toques.

STAFF RECOMMENDATION:

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

Chair Rios asked where the wall was.

Present and sworn was Mr. Doug McDowell, 1317 B Cerro Gordo

Chair Rios asked where the wall was to be removed.

Mr. McDowell pointed it out on the north side at the courtyard.

Chair Rios felt the project was much improved.

There were no speakers from the public regarding this case.

Ms. Farrar moved for approval of Case #H 07-14 per staff recommendations. Mr. Frost seconded the motion and it passed by unanimous voice vote.

4. **Case #H-07-15.** 126 Quintana. Westside-Guadalupe Historic District. Veronica Angriman, agent/owner, proposes to remodel a Non-Contributing building by enclosing 87 sq. ft. of an existing portal, constructing a 128 sq. ft. pergola, replacing windows and increasing a section of the building to the maximum allowable height of 13' 8".

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

BACKGROUND & SUMMARY:

The approximately 1,451 square foot New Mexico Vernacular style single-family residence located at 126 Quintana Street was according to the 1985 Historic Cultural Properties Inventory constructed between 1933 and 1939. The building has gone through alterations which include replacement of most original windows with aluminum sliders (some dimensions have been altered) and a portal addition. The Official Map lists the building as Non-Contributing to the Westside-Guadalupe Historic District.

This application proposes the following:

Enclose the approximately 87 square foot, non-historic portal at the northeast corner of the building. The new enclosed entry will have a new divided light door flanked by divided side light windows on the east elevation. The addition will have an approximately 2' shed roof overhang. Roof material was not submitted.

Replace all windows (most are aluminum sliders) and doors, and close off and create some new openings using Kolbe & Kolbe awning style windows and divided light doors and French doors. Window and door trim will be white.

A portion of the existing building will be raised to the maximum allowable height of 13' 8" where the existing height is 11' 8".

A 2' deep pergola addition is proposed over the two doors on the non-publicly visible west elevation. The pergola will be finished with a natural stain and the building will be re-stuccoed with an "El Rey" brown color.

Lastly proposed is a small courtyard wall to the maximum allowable height of 6' and a pedestrian gate along the southeast corner of the property. A coyote fence to the maximum allowable height will be constructed along the property lines.

STAFF RECOMMENDATIONS:

Staff recommends approval of this application on the condition that any exterior light fixtures come to staff for approval, that wall and gate details come to staff for final approval, that the shed roof material is clarified, and that the coyote fence has irregular latilla ends. Otherwise this application complies with Section 14-5.2 (I) Westside-Guadalupe Historic district design standards.

Present and sworn was Ms. Veronica Angriman, 126 Quintana Santa Fe.

Chair Rios asked about roof material on the east elevation.

Ms. Angriman said it would be wood with steel over painted white.

Mr. Rasch said that corrugated tin or standing seam was more traditional.

Mr. Newman said it was probably Pro Panel which was troubling. Natural would be fine.

Mr. Frost said dark green or red or brown was okay.

Mr. Rasch said that would be acceptable.

Mr. Frost asked if the frame of the portal was white also.

Ms. Angriman said it was.

Chair Rios disagreed with her colleagues, pointing out that, in that neighborhood, they used a lot of color and white was not something horrible.

Mr. Newman said he stood corrected.

Ms. Angriman said, "Whatever."

Public Comment

Present and sworn was Ms. Terri Ives 127 Quintana St. who said she lived next door

to proposed project and requested the Board postpone this case based on fact that the applicant had a two-phased project. 1) to fix existing structure and then to build two condos. She said she had some signatures from neighbors.

She asked if the applicant planned do a lot split and what size the condos would be. She said they wanted to know what the impact would be on the sewer line as well as traffic with the new condos, but mostly the parking.

She said the applicant and the crew had been blocking her driveway and she could show pictures of what it looked like with the project just in its infancy. There was no place for any residents to park there now.

She added that Ms. Angriman was putting a mailbox either on city property or her property.

Ms. Ives noted that Ms. Angriman was a contractor and there had been a total disregard for parking. The existing coyote fence came down without this Board's approval and the work crew were using a porta potty at 121 Quintana. She said it had been going on for ten years and the porta potty was not maintained. She felt Ms. Angriman should know about the rules more than the normal lay person.

She gave written statements to the Board and showed pictures to them of what was going on. Blocked driveway and construction vehicles turning around there. She said her mailbox had been smashed in as well as the light fixtures and her car was hit three times. She said she was not saying the applicant did those things but it was an indication of the difficulties of the traffic and she felt the whole development had to be looked at and not piecemeal.

Chair Rios said she empathized with Ms. Ives but many of those concerns were not under the Board's purview. She suggested Ms. Ives talk with zoning people since all applicants must comply with zoning. She said the city inspector was there today on the roof collapse and it was in very bad condition so it was in the best interest of the Board and the applicant to act on this application.

Ms. Barrett said there was no addition to the existing house.

Chair Rios said they would look at it when it came to the Board.

Present and sworn was Mr. Forest Murray, 125 Quintana across the street, who said the construction vehicles made it impossible for him to get in and out to go to work.

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

Ms. Angriman said she was sorry for the inconvenience and didn't want a lot of traffic on Quintana.

She added that her mailbox was not on her neighbor's property.

Chair Rios asked what happened to the fence.

Ms. Angriman said it was falling down so she tore it down. It was rotten.

Mr. Frost asked if she had skylights.

Ms. Angriman said she did but they would not be visible and nothing else was going on the roof.

Mr. Frost moved to approve Case #H 07-015 per staff recommendation with the condition that the roofing material be taken to staff for approval. Mr. Featheringill seconded the motion.

Ms. Farrar said it was obvious that her neighbors were suffering and she needed to have a dialogue with them about it.

Ms. Angriman said she would be living there and would do that.

Mr. Newman suggested she put a steel plate over the open trench.

The motion passed by unanimous voice vote.

5. **Case #H-07-16.** 1400-A Cerro Gordo. Downtown & Eastside Historic District. Charles Ash, agent for B.C. Rimbeaux, proposes to construct a 956 sq. ft. garage to a height of 12' 6" where the maximum allowable height is 15' 7".

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

BACKGROUND AND SUMMARY:

The following application was approved on April 1, 2003 by the Historic Design Review Board. The applicant was unable to complete the work within the two-year approval time and therefore comes before the Board to reinstate the expired approval.

This application proposes the following:

Construct an approximately 976 square foot Spanish Pueblo Revival style garage to a height of 12' 6" where the maximum allowable height is 15' 7". The garage will be constructed with frame and spray foamed to create soft edges. Windows will be metal clad six light divided casements with exposed lintels. Window trim will be white. The garage door on the non-publicly visible west elevation (east elevation faced City Park, south elevation faces Santa Fe River) will be wood veneer and will be stained similar to the stucco color which is proposed to match the existing single-family residence. Four skylights are indicated on the floor plan and exposed metal is proposed to be copper.

STAFF RECOMMENDATIONS:

Staff recommends approval of this application on the condition that skylights are not publicly visible, that exposed metal is tin, and that exterior light fixtures come to staff for approval. Otherwise this application complies with Section 14-5.2 (E) Downtown and Eastside Historic District design standards.

Present and sworn was Mr. Charles Ash, 2095 Pacheco, B-7, Santa Fe, who agreed with staff conditions and said there would be no visible skylights.

Mr. Frosts noted the garage had about 12 lights in it.

Mr. Newman asked if they would be above or in the door.

Mr. Ash said they would be in the door.

There were no speakers from the public regarding this case.

Mr. Frost moved to approve Case #H 07-016 with staff recommendations. Mr. Newman seconded the motion and it passed by unanimous voice vote.

6. **Case #H-07-12.** 1433 Canyon. Downtown & Eastside Historic District. Philip Kozely, agent for Peter Kozely, proposes to remodel a Contributing building by constructing approximately 88 sq. ft. of additions an approximately 195 sq. ft. deck, raising a non-historic addition to a height of 14' 9" where the maximum allowable height is 17' 5", replace windows, re-stucco, construct a 379 sq. ft. garage to a height of 10' 9" where the maximum allowable height is 17' 5", construct an approximately 98 sq. ft pergola, and construct walls and fences. Four exceptions were requested to construct an addition on a primary elevation (Section 14-5.2,D,2,c) to alter opening

dimensions on a primary elevation (Section 14-5.2,D,4), to replace historic material (Section 14-5.2,D,5,a), and to construct an addition less than 10' back from a primary elevation (Section 14-5.2,D,2,d).

This case was postponed under Approval of the Agenda.

MATTERS FROM THE BOARD

Ms. Farrar reported to the Board on the awards. She said it was suggested by OSFA that they participate in the awards in some way and they came to an agreement that each of them, including the Historic Foundation, would have an award to give at that time. She said the Mayor would present the awards.

BUSINESS FROM THE FLOOR

None.

ADJOURNMENT

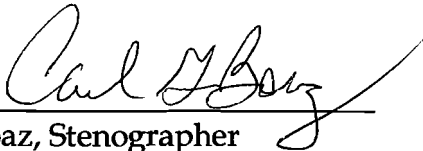
Having completed the agenda and with no further business to come before the Board, the meeting was adjourned at approximately 10:05 p.m.

Approved by:



Cecilia Rios, Chair

Submitted by:



Carl Boaz, Stenographer