



# Agenda

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## HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, MARCH 27, 2007 – 12:00 NOON

PLANNING DIVISION, 2<sup>ND</sup> FLOOR CITY HALL

## HISTORIC DESIGN REVIEW BOARD MEETING

TUESDAY, MARCH 27, 2007 – 6:00PM

## CITY COUNCIL CHAMBERS

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF AGENDA**

**D. APPROVAL OF MINUTES**

February 27, 2007

**E. COMMUNICATIONS**

1. Solar electric panel presentation.

**F. ADMINISTRATIVE MATTERS**

**G. OLD BUSINESS TO REMAIN POSTPONED**

**H. OLD BUSINESS**

**I. STATUS REVIEW**

**J. NEW BUSINESS**

1. Case #H-07-23. 505 Camino Sin Nombre. Downtown & Eastside Historic District. Robin Gray, agent for Mary Kay Casey, proposes to remodel a Non-Contributing building by replacing non-compliant windows and doors, constructing an overhang, removing overhangs and replacing with parapets, and re-stuccoing.
2. Case #H-07-24. 621 Old Santa Fe Trail. Downtown & Eastside Historic District. Wolf Corporation, agents for John Wolf, propose to replace a non-historic portal on a Contributing commercial building.

3. Case #H-07-25. 717 Acequia Madre. Downtown & Eastside Historic District. John & Brenda Midyette, agents/owners, propose to construct an approximately 2,361 sq. ft. single family residence and attached garage to a height of 14' 6" where the maximum allowable height is 14' 11" and to construct a 5' 6" high yard wall and gates.
4. Case #H-07-26. 719 Acequia Madre. Downtown & Eastside Historic District. John & Brenda Midyette, agents/owners, propose to construct an approximately 3,725 sq. ft. single family residence and attached garage to a height of 14' 6" where the maximum allowable height is 14' 7" and to construct yard walls and gates below the maximum allowable height of 6'.
5. Case #H-07-27-A. 624 Alto. Westside-Guadalupe Historic District. Ragins Research & Planning, agents for David & Gita Mainland, propose an historic status downgrade from Contributing to Non-Contributing.  
  
Case #H-07-27-B. 624 Alto. Westside-Guadalupe Historic District. Design Solutions, agents for David & Gita Mainland, propose to remodel a Contributing building by constructing approximately 138 sq. ft. of additions, an approximately 113 sq. ft portal, and enclosing an approximately 146 sq. ft. portal, replacing doors and windows and replacing existing 4' high coyote fence with a 4' stuccoed CMU wall.
6. Case #H-07-28. 1688 Cerro Gordo. Downtown & Eastside Historic District. Mark C. Little, agent for James & Suzanne Gollin, propose to construct a 1,500 sq. ft. garage/guest house and a 750 sq. ft. studio at 15' high, not to exceed 18' 6" high on down slope elevations, where the maximum allowable height is 16'.
7. Case #H-07-30. 530 S. Guadalupe. Outside District. Mark Hogan, agent for Barker Realty, proposes to replace a temporary non-historic wood and wire railing with a 3' 5" high metal railing on a Landmark building.
8. Case #H-07-29. 1523 Canyon. Downtown & Eastside Historic District. Lloyd & Associates, agents for Canyon Road, LLC, propose to construct an approximately 800 sq. ft. addition on a Contributing building. An exception is requested to the 50% foot print rule (Section 14-5.2,D,2,d) and the primary elevation rule (Section 14-5.2, D,2,c).

**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 March 27, 2007 Historic Design Review Board Field Trip, please notify the Planning Division by 9:00 am on Tuesday, March 27, 2007 so that transportation can be arranged.

**SUMMARY INDEX**  
**CITY OF SANTA FE**  
**HISTORIC DESIGN REVIEW BOARD**

Santa Fe, New Mexico

March 27, 2007

<b><u>ITEM</u></b>	<b><u>ACTION TAKEN</u></b>	<b><u>PAGE(S)</u></b>
Approval of Agenda	Approved as amended .....	2
Approval of Minutes: February 27, 2007	Not Considered .....	2
Communications		
1. Solar Electric Panels	Not Heard .....	2
Administrative Matters	None .....	2
Old Business to Remain Postponed	None .....	2
Old Business	None .....	2
Status Review	None .....	3
New Business		
1. <b><u>Case #H 07-23</u></b> 505 Camino Sin Nombre	Approved with conditions .....	3-5
2. <b><u>Case #H 07-24</u></b> 621 Old Santa Fe Trail	Approved with conditions .....	5-8
3. <b><u>Case #H 07-25</u></b> 717 Acequia Madre	Approved with conditions .....	8-12
4. <b><u>Case #H 07-26</u></b> 719 Acequia Madre	Approved with conditions .....	12-14
5. <b><u>Case #H 07-27-A</u></b> 624 Alto	Downgraded to non-contributing .....	15-17
<b><u>Case #H 07-27-B</u></b> 624 Alto	Approved with conditions .....	17-21
6. <b><u>Case #H 07-28</u></b> 1688 Cerro Gordo	Approved with conditions .....	21-25

<b>ITEM</b>	<b>ACTION TAKEN</b>	<b>PAGE(S)</b>
<b>7. <u>Case #H 07-30</u></b> 530 S. Guadalupe	Postponed .....	25-27
<b>8. <u>Case #H 07-29</u></b> 1523 Canyon Road	Postponed .....	27
Matters from the Board	None .....	27
Matters from the Floor	None. ....	27
Adjournment	.....	28
Exhibits: A-E		

**MINUTES OF THE**  
**CITY OF SANTA FE**  
**HISTORIC DESIGN REVIEW BOARD**

**March 27, 2007**

**CALL TO ORDER**

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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**

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Roll Call indicated the presence of a quorum as follows:

**MEMBERS PRESENT:**

Cecilia Rios, Chair  
Jake Barrow  
Jane Farrar  
Sharon Woods

**MEMBERS ABSENT:**

Robert Frost [excused]  
Charles Newman [excused]  
Deborah Shapiro [excused]

**OTHERS PRESENT:**

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

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

## **APPROVAL OF AGENDA**

Mr. Rasch noted that the last case on the agenda was postponed by staff.

**Ms. Farrar moved to approve the agenda as amended with the last case postponed. Ms. Woods seconded the motion and it passed by unanimous voice vote.**

## **APPROVAL OF MINUTES**

**February 27, 2007**

Not Considered.

## **COMMUNICATIONS**

1. Solar electric panel presentation.

Mr. Rasch noted that the person to have presented was not present.

Mr. Rasch announced that starting tomorrow and for the rest of week, Ms. Barrett and he would be in Roswell attending the historic preservation conference.

## **ADMINISTRATIVE MATTERS**

None.

## **OLD BUSINESS TO REMAIN POSTPONED**

None.

## **OLD BUSINESS**

None.

## **STATUS REVIEW**

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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.

## **NEW BUSINESS**

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1. **Case #H-07-23.** 505 Camino Sin Nombre. Downtown & Eastside Historic District. Robin Gray, agent for Mary Kay Casey, proposes to remodel a Non-Contributing building by replacing non-compliant windows and doors, constructing an overhang, removing overhangs and replacing with parapets, and re-stuccoing.

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

### **BACKGROUND AND SUMMARY:**

"The Spanish Pueblo Revival style single family residence located at 505 Camino Sin Nombre was built after 1951 but before 1960 as determined by aerial photographs located in the GIS section of the City of Santa Fe. The structure has received significant alterations in the 1970s and 1980s which include a large second story addition, non-compliant window alterations, and a green house addition. The Official Map lists the building as non-contributing to the Downtown and Eastside Historic District.

"The applicant would like to remodel the building by removing a half-round fixed glass window and replacing no-compliant doors and windows on the east and south elevations with aluminum clad divided light doors and windows. A new window opening is proposed for the second floor on the east elevation and an existing door will be replaced with a window on both the east and south elevations. Window and door trim will match existing.

"Also proposed is the removal of two sections of roof overhang on the one story section of the building. The southeastern section will be raised from 8' 8" to a height of 11' 2" and the northeastern section will be raised from 8' 5" to a height of 9' 1" where the existing height, measured midpoint on the elevation is 18' 9".

"Lastly proposed is the construction of a 24" overhang above the French doors on

the east elevation. The overhang will be supported by exposed vigas.

"Any re-stuccoing will be with cementitious stucco and will match the existing color.

**STAFF RECOMMENDATIONS:**

"Staff recommends approval of this application which complies with Section 14-5.2 (D) General Standards for all H Districts, and Section 14- 5.2 (E) Downtown and Eastside Historic District design standards."

Present and sworn was Mr. Patrick Higgins, who said the stucco would be El Rey Buckskin and the clad color would be Sage Green. He added that the stucco would be cementitious.

Ms. Farrar asked if the wall in front was to be filled in. She said it seemed very high to her.

Mr. Higgins said that wall was not part of this case. He said it was 5' 6".

Ms. Barrett said they could send out inspector next week to verify the height.

Ms. Farrar asked about lighting.

Mr. Higgins said there would be no change to lighting.

Ms. Farrar asked if he had a scone for it.

Mr. Higgins said he did.

Chair Rios asked if there would be anything on the rooftop.

Mr. Higgins said there would be none.

**PUBLIC COMMENT**

Present and sworn was Mr. Richard Lampert, 111 Victoria Street, who said that aesthetically, he had no complaints but this was part of a supposed family compound to address this one and the ones that surround it.

He read a written his statement involving the clustering of four residences.



He briefly reviewed what had occurred. In Spring of 2006 they noticed construction and assumed it was minor because there was no sign. Soon after, one had a Victoria address and he met with the architect and the owner. He said they were told there had been a meeting and an approval had been given for 6 parking spaces for one Victoria house and 2 Sin Nombre houses.

He said the plans indicated use of a previously unused gate and coyote fence of 200 feet but the plans also included four parking spaces through a hole in the wall on Victoria Street.

He said that in discussions with neighbors, some there 90 years, they learned the wall had been there at least 60 years and the neighbors were stunned. They discovered that 6 parking spaces had been approved with a hearing that none of them knew of nor attended. They did not see the sign on Sin Nombre and now a 4<sup>th</sup> residence has been added in the compound. Once they saw it they were able to get the case postponed.

He said their concern was about parking and wanted parking to be accessible from Sin Nombre only.

He predicted there would be a time when the compound would be split off and sold, compounding the parking problems. He added that they have already experienced flooding from the destruction of the wall. He said that once City personnel visited the site, they admitted it was a mistake.

He proposed that the problem could have been avoided by the City with regard to postings. When the property was on a corner, one posting was okay but when parallel streets were involved, it should have two postings, one on each street.

Chair Rios agreed with his suggestion that two postings should be done. The present requirement was to post on the address of record.

She explained that some of the issues he brought up were not the purview of this Board but the permit had to pass the zoning inspectors' scrutiny. So they have to comply with the traffic part of the ordinance.

Mr. Barrow said they needed to make a motion, based on his testimony.

Mr. Lampert said their main concern now, since they could not go backward, regarding this project, was to find out where to go to make sure the parking part was monitored if there was an approved opening of say 12' and another at 14'.

Mr. Rasch said that determining the opening of wall was in compliance was the duty of the historic inspector, Gary Moquino but for the parking, they would need to go to a zoning staff member. And if there were a problem after 30 days, it would be inspection. Within 30 days it was an appeal.

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

**Ms. Woods moved for approval of Case #H 07-23 per staff recommendations.**

**Ms. Farrar seconded the motion with the requested condition that stucco be cementitious in Buckskin and trim in Sage Green colors.**

Ms. Woods agreed and encouraged the applicant to visit with their neighbors to resolve the concerns.

**The motion passed by unanimous voice vote.**

2. **Case #H-07-24.** 621 Old Santa Fe Trail. Downtown & Eastside Historic District. Wolf Corporation, agents for John Wolf, propose to replace a non-historic portal on a Contributing commercial building.

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

**BACKGROUND & SUMMARY:**

"621 Old Santa Fe Trail is a commercial building that was constructed before 1928 in a vernacular style. Examination of aerial photographs from the 1960s with Stan Hordes revealed that the front portal is not historic. The Spanish-Pueblo Revival style portal has a shed roof above exposed viga ends and a parapet with horns or ears at the ends. The building is listed as contributing to the Downtown & Eastside Historic District.

"The applicant proposes to replace the front portal due to poor workmanship and deterioration. Staff could have approved replacement in-kind. But, the applicant wishes to alter the design beyond what staff could approve as maintenance and repair.

"The new design eliminates the exposed viga ends and the parapet undulations in addition to relocating the support posts to different positions in front of the façade. Otherwise, the dimensions and finishes will match the existing conditions.

## **STAFF RECOMMENDATIONS:**

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

Chair Rios asked if Mr. Rasch agreed with Stan Hordes that the portal was built in 1965

Mr. Rasch said he did.

Present and sworn was Mr. Peter C. Handler.

Chair Rios asked about the differences of the portal.

Mr. Handler answered by reading his letter to the Board.

Chair Rios asked about painting underneath the portal.

Mr. Handler said there would be no change underneath.

Mr. Barrow asked if there was any effort made or documentation found of what the original portal or façade of the building was there.

Mr. Handler said they found no documentation.

Mr. Barrow asked what aerial photographs showed.

Mr. Rasch said the portal was not there before.

Mr. Barrow said on the site visit, they got out and looked at the house and noticed there were a lot of rotted viga ends but at the bearing point they were mostly okay. He felt the vigas did offer something of historic appearance and asked if the reason he intended to cut them off was primarily a maintenance issue or were there others.

Mr. Handler said it was to clean up the elevations and also a maintenance issue. They found internally in the parapets a lot of rot and lots of leaking from rain and snow.

Mr. Barrow asked if he would be open to keeping them.

Mr. Handler said he would with assistance on how to do it. He said he did not want

to keep the ears which were sort of artificial.

Ms. Woods asked if he was planning on returning the beam.

Mr. Handler agreed.

## **PUBLIC COMMENT**

Present and sworn was Ms. Judy Reeder , 13 Buen Pastor, who said she and her husband owned the business on the long L. She said they could testify that the portal was falling down around them with leaks and pigeon infestation. She said they felt it could be alleviated by the design proposed.

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

**Mr. Barrow moved to approve Case #H 07-24 with staff recommendations and with exposed viga ends maintained in the design and at the ends, a beam returning to the building. Ms. Woods seconded the motion and it passed by unanimous voice vote.**

3. **Case #H-07-25.** 717 Acequia Madre. Downtown & Eastside Historic District. John & Brenda Midyette, agents/ owners, propose to construct an approximately 2,361 sq. ft. single family residence and attached garage to a height of 14' 6" where the maximum allowable height was 14' 11" and to construct a 5' 6" high yard wall and gates.

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

## **BACKGROUND AND SUMMARY:**

"This application proposes a new approximately 2,361 square foot single-family residence to a height of 14' 6" where the maximum allowable height is 14' 11". The new residence includes 1,669 square feet of heated space, a 572 square foot attached garage on the east elevation, and a 120 square foot inset portal on the south elevation.

"The building will be Spanish Pueblo Revival in style which will include divided light French doors, simulated divided light windows in a brown color with exposed wood lintels stained a light brown, canales, and carved corbels and exposed viga ends at the portal. 2' 6" to 3' overhangs are proposed over the doors on the south, west, and east elevations. All overhangs except that over the garage door have the required

supports as deemed necessary according to Section 14-5.2 (E, 2, c). All wood material will be stained a light brown color. Garage door material and window material was not specified.

"The building will be stuccoed in an earth tone color. Stucco type was not submitted. Four skylights are indicated on the site plan. Rooftop appurtenances are not indicated on the plans or discussed in the proposal letter.

"Also proposed is an exterior basement stairwell entrance. The entrance will be from the east elevation and will have an approximately 3' 6" high latilla rail to meet safety codes.

"Lastly proposed is stuccoed wall with river rock wainscoting along the south elevation to the maximum allowable height 5' 1". The wall will continue along the east elevation and will step up to the maximum allowable height of 6' approximately 25' into the property. A wood pedestrian gate is proposed on the east elevation and will be stained a light brown to match the other wood trim. The wall will be stuccoed to match the residence.

#### **STAFF RECOMMENDATIONS:**

"Staff recommends approval of this application on the condition that canales are lined with tin, that any exterior light fixtures are brought to staff for approval, that stucco type is clarified, that the window, door, and garage door material are specified, that the garage door cantilevered overhang is removed or a support is added and that skylights or rooftop appurtenances are not publicly visible. Otherwise this application complies with Section 14- 5.2 (E) Downtown and Eastside Historic District design standards."

Present and sworn was Mr. John Midyette, 1125 Canyon Road who said he was proposing to use a synthetic stucco with a sand finish. He said he would make it not shiny. He said the garage doors would be of wood and the windows had not yet been selected but would be Pella or Marvin clad window. He said they had not made all color selections and there would be skylights only on the roof and they would be below the parapets. He added that the only exterior lighting was under portals and could bring the fixture design to staff. He said he would like the project to have two colors.

Chair Rios asked for dimensions of the wall facing Acequia Madre, both height and length.

Mr. Midyette said the wall was 5' 1" and he would like to landscape along Acequia

Madre. He added that there was a four-foot easement from the street back for a sidewalk. He said on the North elevation, there was a garage door into the back yard that didn't show on elevations. He explained that it was a pedestrian door in the wall.

Ms. Woods asked if he would use Architectural Series windows with muntins outside.

Mr. Midyette agreed He said he would like to play with the muntin pattern and would submit it to staff.

Chair Rios asked what the inset of the windows would be.

Mr. Midyette said they would have a 4-5" inset. He pointed out that it was all adobe construction.

Ms. Farrar noted on the site plan it looked like there was a portal that came out; a drawn bump out.

Mr. Midyette said that was a 30" eyebrow over the door.

Ms. Farrar asked about the rock wainscoting.

Mr. Midyette described it at the site plan.

Ms. Farrar said they were also concerned about the rock sizes which should not be small.

Mr. Midyette said he would use bigger stones.

Mr. Barrow asked what the lot coverage was.

Mr. Midyette said the lot coverage was 39% where 40% was allowed.

Mr. Barrow said he was thinking about streetscape harmony. He acknowledged that the design of the building met the ordinance criteria. He read the streetscape definition.

He explained that he was looking at the planometric map and was trying to compare this lot with the map. He felt that even the densest property looked like it occupied less than this lot coverage. The lot line at back looked to be five feet.

Mr. Rasch agreed.

Mr. Barrow said this plan would max out the lot coverage. He commented that the Board rarely saw 40% in this area and most were more like 25%. He agreed the applicant was within his rights to do it but he didn't see any other comparable lot coverage there.

Mr. Midyette said the structure across the street was as dense or greater. They had set back.

Mr. Rasch said the gray building at the top of the page on the wall height plan was similar. He pointed out two others that were similar.

Mr. Midyette pointed out the open space on this lot. He said it was 24' from street back to the building and the north side and east were the same thing.

Ms. Woods said she believed this was a zoning issue and didn't think they could guess. The Stewart Compound was close as well as others.

Mr. Midyette felt they should take into consideration that he was willing to do adobe which meant the walls were thicker. They were blessed to have adobe on Acequia Madre.

Mr. Midyette asked if the Board got the letter from Stewart Compound in support (Attached as Exhibit A).

Mr. Rasch said they did.

Chair Rios asked if heated space was 1689 sq ft.

Mr. Midyette agreed.

Mr. Barrow commented that the Board has insisted on having cementitious on adobe but wondered if he was foaming the outside.

Mr. Midyette said he was.

Mr. Barrow said it would then not be an issue.

Mr. Midyette said they were also wrapping with chicken wire and paper and using stabilized adobe.

Ms. Woods cautioned him that to warranty STO, he had to have expansion joints.

Mr. Midyette said they would not do that.

Ms. Woods said they were required all the way around at the bottom.

Mr. Midyette said that in Colorado, they didn't allow stucco to grade but 4-6" above. He said the problem was that the insulation wicks but STO does breathe, contrary to popular belief.

Chair Rios asked Mr. Midyette about his own home having any problem in the last 15 years with STO.

Mr. Midyette said he had none.

There were no speakers from the public regarding this case.

**Ms. Woods moved for approval of Case #H 07-025 with staff recommendations with the following conditions:**

- 1. That staff approving lighting, color, the pedestrian door on the south wall, and any changes in muntins,**
- 2. That STO be allowed with sand finish and no expansion joint,**
- 3. That simulated divided light be Architectural Series,**
- 4. That the garage door be wood and**
- 5. That there be no rooftop equipment.**

**Ms. Farrar seconded with the condition:**

- 6. That there be at least a four inch reveal on windows. Ms. Woods agreed.**

**The motion passed by majority voice vote with all Board members voting yes except Mr. Barrow who voted against.**

- 4. Case #H-07-26. 719 Acequia Madre. Downtown & Eastside Historic District. John & Brenda Midyette, agents/ owners, propose to construct an approximately 3,725 sq. ft. single family residence and attached garage to a height of 14' 6" where the maximum allowable height was 14' 7" and to construct yard walls and gates below the maximum allowable height of 6'.**

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

#### **BACKGROUND AND SUMMARY:**



"This application proposes a new approximately 3,725 square foot single-family residence to a height of 14' 6" where the maximum allowable height is 14' 7". The new residence includes 1,578 square feet of heated space, a 528 square foot attached garage on the east elevation, and a 420 square foot portal with outdoor fireplace on the east elevation and a 199 square foot portal on the west elevation.

"The building will be Spanish Pueblo Revival in style which will include carved corbels, wood posts, and exposed viga ends for the portals, canales, and exposed lintels above doors and windows. Divided light French doors and simulated divided light windows are proposed throughout and large non-divided light doors and windows are proposed under the portals. All windows will be finished in a brown color and wood trim will be stained a light brown. Overhangs are proposed over the doors and windows on the south elevation. All overhangs have the required supports as deemed necessary according to Section 14-5.2 (E, 2, c). All wood material will be stained a light brown color. Garage door material and window material was not specified.

"The building will be stuccoed in an earth tone color. Stucco type was not submitted. Ten skylights are indicated on the site plan. Rooftop appurtenances are not indicated on the plans or discussed in the proposal letter.

"Lastly proposed is a stuccoed yard wall to the maximum allowable height of 6' along the south and east elevations. The yard wall on the east elevation will have a river rock wainscoting and a wood pedestrian gate. The pedestrian gate will have a wood lintel and stuccoed entry accent to a height of 10'. The walls will be stuccoed to match the building.

#### **STAFF RECOMMENDATIONS:**

"Staff recommends approval of this application on the condition that canales are lined with tin, that any exterior light fixtures are brought to staff for approval, that stucco type is clarified, that the window, door, and garage door material are specified, that the garage door cantilevered overhang is removed or a support is added and that skylights or rooftop appurtenances are not publicly visible. Otherwise this application complies with Section 14- 5.2 (E) Downtown and Eastside Historic District design standards."

Present and previously sworn was Mr. John Midyette

Mr. Midyette said the specifications were the same as the last case and he would bring colors and lighting to staff for approval and STO would be used.

Chair Rios asked if the skylights were low profile.

Mr. Midyette said they would be below the parapet.

Ms. Farrar referred to page 4 of the height calculations and, in the lot to left, asked if there wasn't a building on that lot.

Mr. Rasch said that was correct but the GIS was not caught up.

Ms. Woods asked why, on the south elevation, he had two very different size and type of windows; casement and fixed.

Mr. Midyette showed why it was that way.

Ms. Woods said it showed double casement on one and single casement on the other.

Mr. Midyette said they should both be the same width double casement; one fixed, one not.

Mr. Barrow estimated this building had 3,000 square feet of living space.

Chair Rios said it was 2,578.

Mr. Midyette agreed and clarified that the width of the walls was 15".

Mr. Barrow asked about lot coverage.

Ms. Barrett said it was 39.8%.

Mr. Barrow said he still had concerns about streetscape and didn't agree with that kind of density.

There were no speakers from the public regarding this case.

**Ms. Woods moved to approve Case #H 07-026 with same conditions as the previous case and that the applicant submit new drawings on the window Ms. Farrar seconded the motion and it passed by majority voice vote with all voting yes except Mr. Barrow.**

5. **Case #H-07-27-A.** 624 Alto. Westside-Guadalupe Historic District. Ragins Research & Planning, agents for Mr. Rasch & Gita Mainland, propose an historic status downgrade from Contributing to Non-Contributing.

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

**BACKGROUND AND SUMMARY:**

"The 1,847 square foot single-family residence is vernacular in style and was first constructed before 1951 (northernmost section of the building). Additions were constructed that include the middle section of the building from 1951-1958 and the rear/south side contemporary style portal addition after 1967. The building has also received numerous alterations in the 1980s that include the increase of historic height by at least 18" in which the historic roof was removed, replacement of original windows with small non-historic 1/1 double-hung units in which historic opening dimensions have been altered, complete infill of a historic opening on the east elevation, and construction of 6' to 4' yard walls and coyote fencing.

"The building received an updated Historic Cultural Properties Inventory (HCPI) in 1998 by Spears Architects. The historic surveyor suggested at that time that the building be downgraded to non-contributing due to moderate remodeling. The survey was not taken to City Council for approval and therefore, the Official Map still indicates that the building is contributing. A 2007 continuation sheet of the HCPI was done by a City approved surveyor who has verified the numerous construction dates and alterations. It is the current surveyor's recommendation as well that the building should be downgraded to non-contributing.

**STAFF RECOMMENDATION:**

"Staff recommends downgrade of the historic status from contributing to non-contributing, based on loss of historic material, massing changes, and loss of historic integrity."

Present and sworn was Ms. Mary Ragins, 9 Stone Ridge Road, Santa Fe. She presented two statements from neighbors [attached as Exhibit B and Exhibit C].

She said she had nothing to add beyond what was in her letter and continuation sheet. She did say that it had more than minor alterations, including alterations of fenestration, opening sizes, and the massing proportion was significantly impacted. She noted that the roof was raised more than 18" in the 1980s, giving these new units weird

chamfered insets. She said, in her opinion, these modern alterations were out of character and intrusive. She added that it was surrounded by low vernacular structures.

Ms. Ragins noted that the owners were present as well as a neighbor.

Chair Rios asked if any historic windows remained.

Ms. Ragins said there were no historic units in the building.

Ms. Farrar said that allowing parapets to be raised on contributing buildings would not take away from the status. She added that the historic window openings were preserved via an outline of the original opening.

Ms. Ragins said there were openings that were larger and whether these outlines were original to the building, she could not testify.

Ms. Farrar asked if the reveal matched on the interior.

Ms. Ragins said there was no interior reveal at all. She added that parapet raising was very unusual on the westside. She felt the cumulative effect was loss of integrity.

Ms. Woods asked if it could be contributing if the parapets were lowered and original openings reopened.

Ms. Ragins said it could be if those changes were based on historic documentations. It would need to be photographic and not to what anyone thought it once had and that evidence did not exist.

Chair Rios asked what percentage was historic.

Ms. Ragins said 62% was historic.

In a discussion about the quality of the surveys, Ms. Ragins said the surveys in 1990's were much more thorough and those done in the 1980's were done for different reasons.

## **PUBLIC COMMENT**

Present and d sworn was Mr. Jerry Richardson 703 Don Felix, who said he had lived there since Sept 1979. He said that house was abandoned and ruined. There were no floor or windows left in it. Then someone thought the neighborhood was up and

coming so he gutted it and used milled lumber for joists. No plaster ceilings were left. They raised the ceilings. But it was completely redone in the early 80's. There was no attempt to preserve the original openings. They just did it cheaply.

Regarding the two surveys, Mr. Richardson said the process was done with a contract employee who came and did the first survey of the property and there was a preservation bias, which Mr. Richardson agreed with and if there was a question, they made it contributing. The people who owned that house then lived in Massachusetts. He said he could show the changes that were made in 1978.

He said he saw it in 1979 and it was abandoned with no floor or windows. He said there was a solar greenhouse cut into the edge of the later addition and it showed on the 1985 survey.

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

Mr. Barrow asked at what point would the national district designation be questioned.

Mr. Rasch replied that 30% must have historic status but they don't have a reassessment process and it was no threat.

**Ms. Woods moved to approve Case #H 07-027A as downgraded to non-contributing. Mr. Barrow seconded the motion and it passed by unanimous voice vote.**

**Case #H-07-27-B.** 624 Alto. Westside-Guadalupe Historic District. Design Solutions, agents for David & Gita Mainland, propose to remodel a Contributing building by constructing approximately 138 sq. ft. of additions, an approximately 113 sq. ft portal, and enclosing an approximately 146 sq. ft. portal, replacing doors and windows and replacing existing 4' high coyote fence with a 4' stuccoed CMU wall.

Ms. Barrett presented the staff report as follows:

#### **BACKGROUND AND SUMMARY:**

"The application proposes the following alterations:

"Enclose approximately 146 sq. ft. of the non-historic portal and construct

approximately 55 sq. ft. to the non-primary west elevation to a height of 11' where the existing height is 12'. The enclosure and addition will have divided light aluminum clad windows and French doors in a champagne color.

"Construct an approximately 113 sq. ft. portal on the north elevation to a height of 10' where the existing height is 11'. The portal will be Spanish Pueblo in style and will include a wood beam, carved corbels, and posts. The wood finish was not submitted

"Construct an approximately 83 square-foot addition on the non-publicly visible south elevation to match the existing height of 11'. The addition will serve as a mechanical room and therefore the applicant is proposing to remove the existing rooftop mechanical equipment.

"Also proposed is replacing non-historic doors and windows on all four elevations with divided light aluminum clad windows in a champagne color and wood doors.

"Opening dimensions and locations of some doors and windows are being altered.

"The building will be re-stuccoed to match the existing color using cementitious stucco. Three new skylights are proposed.

"Lastly proposed is to remove the 6' to 4' high coyote fence on the north and west elevations and construct a CMU stuccoed wall to match the existing height of 6' to 4' where the maximum allowable height is 5' 8" on the Alto Street elevation (north) and 5' 3" on the Barela Street (west elevation). The wall will be stuccoed to match the building.

#### **STAFF RECOMMENDATIONS:**

"If the building is downgraded to non-contributing than staff recommends approval on the condition that wood finish is clarified, that the new skylights are not publicly visible, and that the wall not exceed the maximum allowable height."

Present and sworn was Mr. Tim Curry 608 Ridge Point Lane.

He said they had not discussed the wood finish. They have an addition of post and corbels with linseed and oil finish.

Chair Rios asked about skylights.

Mr. Curry said they would be low profile, not seen from the street. There was a mass of rooftop equipment there now and it would be removed.

Chair Rios asked about yard wall length.

Mr. Curry said on Barela it was just under a hundred feet and to the south, 25 feet. He said on Alto, they would re-use the existing gate and on Barela they had an opening for parking and a change in height. As drawn, there were no changes in height.

Mr. Barrow said it looked like he was trying to unify the building to make it look like one.

Mr. Curry pointed out a break where the portal was.

Mr. Barrow said he didn't reflect that transition in the parapet.

Ms. Barrett said it was clear in the original.

Mr. Curry showed the full sized drawings and explained that they would take down the existing portal on the west elevation.

Mr. Curry showed the mechanical room detail.

Ms. Woods said he needed to show the flues if they were two feet above.

Mr. Curry said they could seek to have a side vent for the mechanical room.

Ms. Woods was disappointed in the windows although she knew the ordinance allowed undivided lights.

Mr. Curry said they were divided. He showed the larger drawings in which they were shown to be two over two lights. He said they were double-hung.

Ms. Woods expressed concern about the mechanical room exposed flues that could be very unsightly.

Mr. Curry said the mechanical room was as far back from Barela as they could get it and was hidden from Alto Street. He said they didn't want to put it where it was visible but it was problematic on this site and was in best place they could find.

Ms. Woods suggested that the new closet could be as low as the mechanical room and would help flue not go as high.

Mr. Curry agreed. They were ten feet away from existing building so with the vent as far away as possible, they would be ten feet away and prevent us from taking two feet above existing parapet. He said they could make the closet a little longer. They were right on our setback there of 5 feet.

Mr. Barrow asked why they were changing the organic coyote fence to the hard CMU wall.

Mr. Curry said the owners were present and could address it. He said it was a deteriorated 20-year old coyote fence and they possibly could rebuild the coyote fence.

Present and sworn was Mr. David Mainland 624 Alto who said the main problem was that it was deteriorating; much was rotten. He said their first preference would be CMU, secondly, alternating and third would be replacing the coyote fence.

Ms. Woods said that on the living room, there were four windows together and it would be more pleasing to have two and two.

Mr. Curry said they could make some minor revisions to the windows and bring it to staff or back to the Board. It was something they were open to revisiting.

Ms. Woods said perhaps they should postpone until they got definitive. She said she was not comfortable with the indecision now and it needed to be definitive.

Mr. Curry said he would like to have the Board approve what has been submitted. And if there were a change, they would be back. This was not an easy process. So they wanted to stick with the project as submitted.

There were no speakers from the public regarding this case.

Ms. Farrar said three windows instead of four would be a design improvement and asked if they were willing to do so.

Mr. Curry agreed.

**Ms. Farrar moved for approval of Case #H 07-027B per staff recommendations as non-contributing with the following conditions:**

- 1. That the Alto side of the building (north) be reduced to three windows,**
- 2. That on the Barela (west) elevation that the addition of the closet and mechanical room, reduce the roofline to no higher than 11' 6" and, if necessary, take it to staff,**
- 3. That the reveal be at least 3",**



4. That the windows be divided lights,
5. That the fence be coyote with stuccoed pilasters and top of fence be varied.

Mr. Barrow seconded the motion with the condition that the drawings of the mechanical room and closet, as amended, must be submitted to staff. Ms. Farrar agreed.

Ms. Woods expressed her opposition to the fence with pilasters that she believed to be a modern version.

Ms. Farrar said she would be willing to amend my motion.

Mr. Barrow withdrew his second.

Ms. Woods seconded with condition that applicant resubmit a drawing of the wall. Stuccoed wall as submitted to staff. The motion passed by majority voice vote with all voting in favor except Mr. Barrow who voted against.

6. **Case #H-07-28.** 1688 Cerro Gordo. Downtown & Eastside Historic District. Mark C. Little, agent for James & Suzanne Gollin, propose to construct a 1,500 sq. ft. garage/ guest house and a 750 sq. ft. studio at 15' high, not to exceed 18' 6" high on down slope elevations, where the maximum allowable height was 16'.

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

#### **BACKGROUND & SUMMARY:**

"1688 Cerro Gordo Road is a two-story single-family residence that was constructed in 1985 in the Spanish-Pueblo Revival Style. Remodeling and an addition were constructed at approximately 1998 and 1999. The building is listed as non-contributing to the Downtown & Eastside Historic District.

"The applicant proposes to construct two free-standing buildings in the Spanish-Pueblo Revival style. Exterior finishes will match the existing building finishes with cementitious stucco in "Desert Rose;" aluminum clad windows and doors in "Redwood," exposed wood will be stained a natural brown and sealed, stonework will be "Arizona Rose" or "Peach." Retaining wall will be stuccoed or veneered with moss rock.

"With no applicable streetscape buildings for the maximum allowable height calculation, the default of 15' is applicable. Due to sloping ground, the maximum height on any elevation may not exceed 20'. The guesthouse and garage structure will be 15' high at midpoint on the street-facing east elevation and 18' 6" on the southwest. The studio structure will be 11' high at midpoint on the primary entrance, east elevation and 18' at the southwest corner.

"The guesthouse and garage will feature stepped massing with rounded corners and recessed windows and doors, a tongue-and-groove wood plank garage door, an iron railing and gate around a semi-circular entrance down from grade to the front door, and protruding viga ends on the west elevation covered with a wood trellis. Detailed photographs or drawings of light fixtures were not submitted, although fixtures are shown flanking the garage and pedestrian doors.

"The studio will feature stepped massing with rounded corners and recessed windows and doors, a mezzanine level with clerestory windows on the south and north elevations and a hewn wood portal wrapping the southeast corner with a low stone wall. Detailed photographs or drawings of light fixtures were not submitted, although pendant fixtures are shown hanging from the portal ceiling.

**STAFF RECOMMENDATION:**

"Staff recommends approval of this application with the condition that the viga ends and canales be covered/lined with tin rather than copper. Otherwise this application complies with Section 14-5.2 (E\_ Downtown 7 Eastside Historic District design guidelines."

Chair Rios asked about public visibility and Mr. Rasch explained that there was very little visibility, perhaps from Canyon Road, and maybe from the south in winter time.

Chair Rios asked the size.

Mr. Rasch said the guesthouse and garage was 1,500 sq. ft., the studio was 830, and the mezzanine was 320.

Present and sworn was Mr. Mark C. Little, 1123 S. Luna Circle, who said he had nothing more to add and would answer questions.

Chair Rios asked if he would use cementitious stucco.

Mr. Little said he was and all lighting would be shielded.

Ms. Woods asked for further explanation of the west elevation.

Mr. Little said it was the studio. He said the entry was a split-level at mezzanine level.

Ms. Woods expressed concern about all the blank wall below the window and said it was basically a two-story building.

Mr. Little read the letter from Mary and Todd Granzow [attached as Exhibit D]. He said the height seemed to be resolved by using berming. He pointed out where they would put a retaining wall and fill in dirt.

Mr. Rasch explained that the natural grade was the measure for height whether he bermed it or not.

Chair Rios asked for the interior ceiling heights.

Mr. Little said in the storage room it was 7', then 8' in the office and 9' in the studio.

Mr. Rasch said that on the south, and the north you would see the clerestories.

Ms. Woods asked him if he could drop the basement.

Mr. Little said they could not because they were a foot from the flood way.

Mr. Rasch pointed it out on the site plan.

Mr. Little said they would bring it out toward property line and then back into hill. He added that the elevation there would be behind a coyote fence and they would put in foliage to help block the wall.

Chair Rios asked who would be affected on the west.

Mr. Rasch said no one. He added that public visibility was very minimal.

Mr. Barrow asked if they were leaving the coyote fence alone around the property.

Mr. Little agreed, saying it was not part of the submission.

## **PUBLIC COMMENT**

Present and sworn was Mr. Rad Acton, 1206 Upper Canyon Road, who reported that the Canyon Association voted unanimously not to oppose this project and expressed appreciation for shielding the lighting. He provided written documentation of that action [attached as Exhibit E].

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

Ms. Farrar said she was not completely comfortable with that elevation; that it seemed strong and was concerned about the intensity along the river walk.

Mr. Little said the fence was right under the window so most of that wall was screened. He showed it to Ms. Farrar.

Mr. Barrow asked if the trail was on the other side of the river.

Mr. Little agreed and said most of it was on private property.

Mr. Rasch explained that the Board considered it a public viewshed.

Ms. Farrar asked what the color of main building was.

Mr. Little said it was Desert Rose which the Board had decided to keep.

Ms. Woods said the coyote fence was non-compliant and blocked the big wall. She suggested making the retaining wall higher or bringing the basement out so there was a step back. She asked him to entertain one of them.

Mr. Little asked that his client respond.

Present and sworn was Mr. James Gollin, 1688 Cerro Gordo, who said the view from the river was the south elevation, not the west elevation from a field. He thought berming up was okay. He said in the drawing it was six feet high.

Mr. Rasch clarified there were parts that were above six feet.

Mr. Gollin said he would make it six feet. He explained that the Granzows lived across the river and it was their thought to berm it up. He said if they did it at three feet instead of two feet that was fine with him. He said he would have vegetation for relief of the wall. He described various meetings with neighbors and Canyon Association.

Mr. Little asked about going up to 16' below the parapet. That would be 2.5 feet. Or they could go three feet.

Ms. Woods cautioned him to not go up too much.

Mr. Barrow suggested maybe it could be made with rock.

Mr. Little said the retaining walls were now moss rock. He said they could have the wall at the step out of studio and then step up another 18".

**Ms. Woods moved to approve Case #H 07-028 with staff recommendations and a retaining wall of 3-4 feet of moss rock. Mr. Barrow seconded the motion and it passed by unanimous voice vote.**

7. **Case #H-07-30.** 530 S. Guadalupe. Outside District. Mark Hogan, agent for Barker Realty, proposes to replace a temporary non-historic wood and wire railing with a 3' 5" high metal railing on a Landmark building.

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

#### **BACKGROUND AND SUMMARY:**

"The Spanish Pueblo Revival Style commercial building known as the Gross Kelly Warehouse was built in 1913 according to the Historic Cultural Properties Inventory. Character defining elements include corner towers with arched parapets, canales in arched parapet openings, projecting viga beams, and dock on the east and west elevations covered by portals. The Official Map lists the building as Landmark within the City of Santa Fe.

"In August, 2004, the HDRB approved replacement of temporary wood stairs on the north elevation with concrete stairs and safety handrails.

"This application proposes replacing a temporary non-historic wood and wire railing and wood steps on the west elevation with a 3' 5" high steel railing to meet life safety codes. The simple style railing will be similar to the existing rail on the west elevation. The stairs will be steel with checker plated treads and a metal hand safety rail. The stairs will be located towards the northwest and southwest corners.

#### **STAFF RECOMMENDATIONS:**

"Staff recommends approval of this application as it complies with Section 14-5.2(C), Standards for the Treatment of Landmark Buildings."

Present and sworn was Mr. Mark Hogan, 424 Acequia Madre.

Chair Rios asked if this was a wrought iron fence.

Mr. Hogan said it was steel, not ornamental or hand forged iron. He explained that this was a loading dock, an industrial area, and that didn't seem appropriate. He said the rail was reviewed by the Board the last time and added that they could not do the tubing like on the front.

Ms. Farrar asked if this was just so they could comply with zoning.

Mr. Hogan said it required a safety rail which stipulated that nothing larger than four inches could pass through it. He said the height would vary from 30" to 42".

He added that the railing they had there now was required by the Building Department so they put this up to satisfy them. He said now, as Railyard gets developed, they needed something more permanent.

Ms. Farrar thought they should really be creative and think of what could be used to keep that feeling of service rather than decorative. The only thing that came to her mind was plexiglass.

Mr. Hogan said he understood but plexiglass would get scratched and cloudy and look horrible.

Ms. Woods didn't think horse wire would be appropriate. She thought if the pickets ended at the top rail, it would lighten it up.

Mr. Barrow thought transparency was really important and it needed to be simplified.

Ms. Woods suggested aircraft cable tied at both ends. It would be fairly invisible. You might need five of them.

Mr. Hogan liked that idea. He said he could take that to his clients.

**Ms. Woods moved to postpone Case #H 07-30 and ask the applicant to consider the cable idea or simplified design of iron. Mr. Barrow seconded but suggested he**

**not be restricted to the wire idea.**

Mr. Hogan said they would come back with something approvable. Four-inch wire grid was viable, aircraft cable was an option. Both would require vertical elements. Maybe six feet on center.

Mr. Barrow suggested he could have a design that was not attached to the historic posts.

**The motion to postpone passed by unanimous voice vote.**

Ms. Farrar commented on Mr. Hogan's project on Old Santa Fe Trail that she thought they approved the building in the back, that somehow they were not clear and had not approved the triangle windows.

Mr. Hogan said it was part of their original approval.

Ms. Farrar thought they excluded it.

Mr. Hogan said he didn't remember the language of the original denial but was part of their appeal. He said the only conditions were stone and light work.

8. **Case #H-07-29.** 1523 Canyon. Downtown & Eastside Historic District. Lloyd & Associates, agents for Canyon Road, LLC, propose to construct an approximately 800 sq. ft. addition on a Contributing building. An exception was requested to the 50% foot print rule (Section 14-5.2,D,2,d) and the primary elevation rule (Section 14-5.2, D,2,c).

This case was postponed under Approval of the Agenda.

## **MATTERS FROM THE BOARD**

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None.

## **BUSINESS FROM THE FLOOR**

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None.

## ADJOURNMENT

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Having completed the agenda and with no further business to come before the Board, the meeting was adjourned at approximately 9:30 p.m.

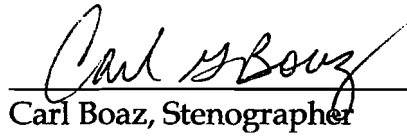
Approved by:



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Cecilia Rios, Chair

Submitted by:



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Carl Boaz, Stenographer