



Agenda

Amended

HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, MAY 22, 2007 – 12:00 NOON

PLANNING DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD MEETING

TUESDAY, MAY 22, 2007 – 6:00PM

CITY COUNCIL CHAMBERS

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

April 10, 2007

E. COMMUNICATIONS

F. BUSINESS FROM THE FLOOR

G. ADMINISTRATIVE MATTERS

1. AN ORDINANCE AMENDING SECTIONS 14-3.1 (H)(1)(a)(ii) AND 14-3.1(H)(3) SFCC 1987 REGARDING POSTING REQUIREMENTS FOR PUBLIC HEARINGS. (COUNCILORS WURZBURGER AND HELDMEYER) (DAVID RASCH)

H. OLD BUSINESS TO REMAIN POSTPONED

I. OLD BUSINESS

1. Case #H-04-114. 511 Paseo de Peralta. Downtown & Eastside Historic District. Roger Hunter, agent for Blessey, Fuentes, & Zeug, proposes to remodel an historic stone wall along the streetscape. An exception to remove historic material is requested to Sections 14-5.1 General Purpose and Relationship to General Use Zoning Districts, 14-5.2 (C,1,a,c, and d) Regulation of Contributing Structures, 14-5.2 (D,1,a and b) General Design Standards for All H Districts, and 14-5.2 (D,5,a,ii and b) Design Standards for Windows, Doors, and Other Architectural Features.

J. NEW BUSINESS

1. Case #H-07-57. 417 E. Palace. Downtown & Eastside Historic District. Christopher Purvis, agent for Tommy Gardner & Darlene Strait, proposes to rehabilitate historic materials, remodel, and construct a 420 sq. ft. addition on a Significant building, replace non-historic windows and restore primary elevation opening dimensions on a Contributing garage, and re-design parking areas with screening of wire fence and lilac hedges.
2. Case #H-07-58-A. 333 Delgado. Downtown & Eastside Historic District. Staff proposes an historic status review of Contributing Units A & B and Non-Contributing Unit C.

Case #H-07-58-B. 333 Delgado. Downtown & Eastside Historic District. Christopher Purvis, agent for Dane Owen, proposes to remodel Contributing/Non-Contributing buildings with 215 sq. ft. of additions, raising height to match existing maximum height or less, alter or restore opening dimensions, and construct a wall and pedestrian gate.
3. Case #H-07-62. 729 W. Manhattan, Unit 2. Westside-Guadalupe Historic District. Will McDonald, agent for Robert Hunt, proposes to remodel a Non-Contributing building by replacing a window, adding new windows, constructing an overhang and replacing a wood slat fence and pedestrian gate with a CMU wall and wood pedestrian gate to the maximum allowable height of 6'.
4. Case #H-07-64. 438 Acequia Madre. Downtown & Eastside Historic District. Mark A. Hogan, agent for Dan & Terri Guy, proposes to re-construct a 96 sq. ft. shed to a height of approximately 9', install wooden gates in an existing opening in a historic yard wall, and construct a 285 sq. ft. pergola to 9' high and an 8' high exedra on a Significant property.
5. Case #H-07-60. 623 A & B Garcia. Downtown & Eastside Historic District. William Deuschle, agent for Lynn R. Johnson & Jackie Johnson, proposes to construct a 4' high CMU wall and pedestrian gate, a coyote fence ranging in height from 4' to the maximum allowable height of 6' and to construct a stone retaining wall in a historic compound.
6. Case #H-07-61. 826 Dunlap. Westside-Guadalupe Historic District. Ed & Ellen Reid, agents/owners, propose to construct approximately 365 sq. ft. of additions to a height of 12' where the maximum allowable height is 14' 2" to a Contributing building and to replace a 5' 5" high wood slat fence with a 5' 5" CMU stuccoed wall.
7. Case #H-07-59. 976 Acequia Madre. Downtown & Eastside Historic District. Graciela Tome, agent for Rebecca Crutchfield, proposes to remodel a Contributing building by attaching an existing carport to the main residence with a 300 sq. ft. portal and constructing a 100 sq. ft. portal on the attached guest house. Exceptions are requested to construct additions onto primary elevations (14-5.2 D,2,c) and to construct an addition at less than 10' back from a primary elevation (14-5.2 D,2,d).
8. Case #H-07-63. 520 Jose, Unit 2. Westside-Guadalupe Historic District. Will McDonald, agent for James Destefano, proposes to remodel a Contributing building by replacing windows and constructing approximately 366 sq. ft. of additions to match the existing height of 10' 4". Exceptions are requested to exceed the 50% footprint Section (14-5.2 D,2,d) 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. 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 May 22, 2007 Historic Design Review Board Field Trip, please notify the Planning Division by 9:00 am on Tuesday, May 22, 2007 so that transportation can be arranged.

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CITY OF SANTA FE
HISTORIC DESIGN REVIEW BOARD

Santa Fe, New Mexico
May 22, 2007

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MINUTES OF THE
CITY OF SANTA FE
HISTORIC DESIGN REVIEW BOARD

MAY 22, 2007

CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Design Review Board was called to order by Chair Sharon Woods 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:

Ms Sharon Woods, Chair
Mr. Jake Barrow
Mr. Robert Frost
Mr. Charles Newman
Ms. Deborah Shapiro

MEMBERS ABSENT:

Ms. Jane Farrar [excused]
Ms. Cecilia Rios [excused]

OTHERS PRESENT:

Ms. Marissa Barrett, Historic Planner
Mr. David Rasch, Historic Planner Supervisor
Mr. Carl Boaz, Stenographer

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

APPROVAL OF AGENDA

Mr. Rasch noted that Case #3 was same applicant as the last one so he would like to have them heard together.

Mr. Frost moved to approve the Agenda as amended with Case #3 moved to be heard next to last. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

APPROVAL OF MINUTES

April 10, 2007

Mr. Newman requested the following corrections to the minutes:

Page 15, 3rd paragraph from bottom, should read, "Mr. Newman was hearing 15' 6" but was getting 19' 6" when adding it up."

Page 23, the first sentence should end after "out of character" and the next sentence should read, "It would maintain the setting of the house and landscape."

Page 31, the last paragraph should be stricken.

Page 32, 2nd paragraph, the last phrase should read, "The fence there would be more successful."

Mr. Frost requested the following correction to the minutes:

Page 21, 7th line down strike "was".

Chair Woods requested the following corrections to the minutes:

Page 3: Ms. Walker's letter quoted the 'city attorney and because the testimony did not come from the City Attorney, it was hearsay.

Page 21, 2nd paragraph middle line, should read, "The existing heated area."

Page 28, just above "case:" Ms. Woods did not accept that..."

Mr. Barrow requested the following correction to the minutes:

Page 32, 11th paragraph, the word should be "impel" instead of "boric."

Mr. Newman moved to approve the Minutes of April 10, 2007 as corrected. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

COMMUNICATIONS

None.

BUSINESS FROM THE FLOOR

Present and sworn were Ms. Ellen Bradbury Reid and Mr. Ed Reid, who said they had a petition that requested authorization for Mr. Rasch to authorize changes that would not affect historic integrity. Mr. Reid passed out copies for the Board [attached as Exhibit A]

Ms. Reid said they had two cases stuck in the Planning and Land Use Department so long that they had to have it extended. She explained how they happened with zero lot lines. She said they moved a few windows because of the zero lot line. She urged the Board to give Mr. Rasch the authority to act when cases don't affect historic integrity because people were having longer and longer delays.

Chair Woods said there was a bill now that would give staff more authority.

Mr. Rasch explained that what the Board acted on previously was a case on Canyon Road with a guesthouse where they decided to turn it into a garage and he approved it. At that time the Board said staff could make no changes from Board decisions.

Chair Woods said this petition was a case and she didn't think it was appropriate to consider it when the bill was coming before the Board.

Mr. Reid said they started in March of last year. He felt this was a procedural matter and wanted to ask the Board to just look at it.

Mr. Rasch said the Board could not take action since it was not a noticed action item but could direct staff.

Chair Woods noted there were many other people here in the same boat. She said she was very nervous about it because there was no public notice. She added that the City Attorney was present also.

ADMINISTRATIVE MATTERS

1. AN ORDINANCE AMENDING SECTIONS 14-3.1 (H)(1)(a)(ii) AND 14-3.1(H)(3) SFCC 1987 REGARDING POSTING REQUIREMENTS FOR PUBLIC HEARINGS. (COUNCILORS WURZBURGER AND HELDMEYER) (DAVID RASCH)

Mr. Rasch explained how a case that fronted on two streets did not put a notice on both streets. He said this bill would require notices on both frontages.

Ms. Shapiro asked if this would extend also to building permits.

Mr. Rasch explained that the public hearing poster was one of two ways that notices for the public were accomplished but the building permit was voluntary.

There were no speakers from the public regarding this case.

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

BACKGROUND & SUMMARY:

"Councilors Wurzbürger and Heldmeyer have introduced the attached bill in response to concerns raised by the public that the city's current requirements for posting public hearing notices was not sufficient for properties which abut more than one street. The bill, if adopted by the Governing Body, would require additional posters to be prominently displayed, visible from each public street, if the property abuts more than one public street.

"The applicant was responsible for posting the sign properly. The city currently charges \$20 for each sign, which covers the cost to the city for printing the sign.

REQUESTED ACTION:

"Please make a recommendation to the Governing Body."

Chair Woods how do we do this

Mr. Barrow moved to recommend that this amended ordinance be approved by the Governing Body. Mr. Frost seconded and it passed unanimously.

OLD BUSINESS TO REMAIN POSTPONED

None.

Chair Woods explained to the public that anyone disagreeing with a decision of the Historic Design Review Board had seven days to file and appeal. She encouraged anyone contemplating an appeal to contact staff for further details.

OLD BUSINESS

1. **Case #H-04-114.** 511 Paseo de Peralta. Downtown & Eastside Historic District. Roger Hunter, agent for Blessey, Fuentes, & Zeug, proposes to remodel an historic stone wall along the streetscape. An exception to remove historic material was requested to Sections 14-5.1 General Purpose and Relationship to General Use Zoning Districts, 14-5.2 (C,1,a,c, and d) Regulation of Contributing Structures, 14-5.2 (D,1,a and b) General Design Standards for All H Districts, and 14-5.2 (D,5,a,ii and b) Design Standards for Windows, Doors, and Other Architectural Features.

Present and sworn were Mr. Ronald Blessey, 444 Galisteo, and Ms. Rosanna Vasquez.

Chair Woods made a disclosure of past involvement and left it to the discretion of the applicant if she should recuse herself.

Mr. Blessey had no objection.

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

BACKGROUND & SUMMARY

"515 Paseo de Peralta, Track 2 was a brick apartment building that was constructed before 1890 in the Neoclassical - Territorial Style. The building was finished with textured stucco and brick coping at the parapets. The building has undergone moderate historic alterations and was listed as Contributing to the Downtown & Eastside Historic District. There were associated historic buildings and stone walls on the property that were constructed at approximately the same date. The streetscape wall runs the length of the property right at the curblin, except for a driveway at the east end and a stone stair access at approximately the mid-point.

"Tract 1, also known as 515 Paseo de Peralta, was a 20,350 square foot lot to the west of Tract 2 and with a slope down toward the street. This lot includes part of the streetscape stone wall and other stone retaining walls further back from the street.

"The HDRB approved an application on September 13, 2005 to construct seven single-family residences designed in the Spanish-Pueblo Revival style with rounded parapets, second-floor balconies, projecting vigas, exposed wooden headers, and portals with carved corbels.

"The applicant provided the following responses for an exception that was granted in order for a section of the historic streetscape stone wall to be demolished for driveway access into the site.

"1. The proposed exception does not damage the character of the streetscape.

"The proposed demolition of 30 feet of wall represents approximately 11% of the total length of the stone wall at the street. The applicant proposes to reuse the stone salvaged from the demolition to retain the side of the proposed driveway in the area of the demolition.

"2. The proposed exception prevents a hardship to the applicant or an injury to the public welfare.

"The proposed demolition allows the applicant to access the project site in an area where it was topographically possible to put in a driveway with a slope that meets the City code. The location of the proposed demolition, at the very western end of the property, was the best location from a traffic standpoint, according to the City traffic engineer.

"3. The proposed exception will strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic district.

"This project will add seven housing units to the historic district. Without the exception, it would be difficult or impossible to add these residences.

"4. The exception was due to special conditions and circumstances which were peculiar to the land or structure involved and which were not applicable to other land or structures in the related streetscape.

"The request for demolition of a portion of the stone wall was to allow access to

this site for a driveway. This was a condition that was unique to this site.

"5. The exception was due to special conditions and circumstances which were not the result of the actions of the applicant.

"The site and topographic conditions were part of this parcel. They were not a result of the actions of the applicant.

"6. The exception will provide the least negative impact with respect to the purpose of this section as set forth in Section 14-5.2 (a) (1).

"The were for the proposed demolition has the least negative impact visually, in that it was located at the western end of the wall rather than somewhere in the middle of the wall's length. The western end of the wall was located directly adjacent to a large concrete retaining wall and a surface parking lot. Construction of a new driveway in this location will reduce the height of the existing concrete retaining wall at the property line.

"On April 12, 2007, Public Works Department staff found problems with traffic safety at the requested driveway access to the site. Staff requires that a federal standard published by the American Association of State Highway and Transportation Officials (AASHTO) be used. That standard, which requires a site triangle measuring 17' x 280' was being applied even though there were no federal funds being used on the project, the Paseo de Peralta was not a state highway, and the Chapter 14 driveway visibility triangle standards have been applied on numerous other projects both within and outside of the historic districts.

"The driveway access, as approved by exception by the HDRB, used one of the legal standards in Section 14-7.4 (D). The standard used requires 10' of clearance along the street beyond the driveway with nothing obscuring vision between 3' and 8' high. The standard used was for a 'public street,' with a sidewalk or 'parkway.' Since no parkway exists at this site, perhaps the standard for 'private streets' without a parkway should have been used. That standard requires a 26' clearance beyond the driveway.

"Now, the applicant proposes to remove 72' of the streetscape wall in order to comply with AASHTO standards. The area behind the large triangle will need retaining and a stuccoed masonry wall was proposed along the diagonal line of the triangle. An exception to remove this historic material was required and the exception criteria responses were attached.

"Historic Districts applicable code citations were as follows:

14-5.1 General Purpose; Relationship to General Use Zoning Districts

“The requirements of an overlay district shall apply whenever they were in conflict with those in the general use district.’ The Historic Districts Zoning Overlay was intended to preserve the unique character of the historic districts and historic structures which may not be compliant to current zoning regulations.

14-5.2 (C, 1, a, c, + d) Regulation of Contributing Structures

“Changes that create a false sense of historical development... shall not be undertaken.’ The driveway visibility triangle was not a traditional or an historic principle for walls on an historic streetscape.

“Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved.’ This type of historic stone wall right along the right of way was very rare in the historic districts.

“New additions and related or adjacent, new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.’ Once this historic stone wall was removed, it cannot be replaced and the property cannot be returned to its original integrity.

14-5.2 (D, 1, a + b) General Design Standards for All H Districts

“The status of a contributing structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its contributing status, the application shall be denied. The removal of historic materials or alterations of architectural features and spaces that embody the status shall be prohibited.’ And, “If a proposed alteration or new construction will cause an adjacent structure to lose its contributing status, the application may be denied.’ This wall was a significant feature in this streetscape which along with several other walls in the nearby streetscape, narrows the Paseo more than anywhere else on the Paseo.

14-5.2 (D, 5, a, ii + b) Design Standards for Other Architectural Features

“No new opening shall be made where one presently does not exist....” and “For all façades of contributing structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced ...” The proposed substantial demolition of this historic streetscape wall would set a precedent that could profoundly

alter the character of the historic districts. The HDRB previously found that the applicant had a hardship for access to the site and met the criteria required for an exception to remove a small section of the historic wall. This proposal will remove more than a small portion for a standard which was not in Chapter 14.

STAFF RECOMMENDATION:

“Staff recommends denial of the exception required for this application which does not meet Sections 14-5.1 General Purpose and Relationship to General Use Zoning Districts, 14-5.2 (C, 1, a, c, and d) Regulation of Contributing Structures, 14-5.2 (D, 1, a and b) General Design Standards for All H Districts, and 14-5.2 (D, 5, a, ii and b) Design Standards for Windows, Doors, and Other Architectural Features, unless the Board has a positive finding of fact to grant the exception to demolish approximately 72 additional feet of an historic stone wall along the streetscape in the core historic district.”

Chair Woods asked if there had been a precedent coming before the Board that was similar.

Mr. Rasch said there was another a year and a half ago on Acequia Madre. The applicant came to request altering the wall. They appealed the Board’s denial and Council upheld the denial.

Mr. Barrow had questions on jurisdiction on the requirements of an overlay and understood that overlay requirements took precedent.

Mr. Rasch agreed that they had precedence over general requirements. He said Public Works cited Chapter 23 and he was not sure how that pertained.

Ms. Vasquez said it was really an issue in which they were in the middle. The Board gave them approval and they obtained a permit but then they were required to get a development plan and the permit lapsed during that time. She explained that Public Works would not give them a driveway permit so unless the Board denied their request they didn’t have any place to go and were stuck.

She believed they met the exception criteria most of which dealt with public safety that was beyond the control of the owner. She said the application of AASHTO standards was a policy decision the City must make. She said the City should be presenting because this was a disagreement of one City department with another. But they just needed a decision to get their project done.

Mr. Barrow recalled that the Board agonized over it because they didn’t want to lose

any part of the wall. He said that during the site visit today, they didn't see this since part of the work had not been done.

Ms. Vasquez said they had only moved some of the dirt. She said they were going to use the stones but had not been able to get a permit to do any of that work.

Ms. Shapiro said that when looking at the plat, she thought there was another section of property with an entrance above the existing building.

Mr. Blessey explained that the lot was bigger and they did a lot split and sold the upper part to the neighbor. He said that part was now landlocked so the Board allowed them to cut 35' of the wall to allow access.

Mr. Frost asked what the height gradient of the wall was back 2'.

Mr. Blessey said it was 52".

Chair Woods asked for someone from Public Works to address the issue. Mr. Romero was not present nor any other staff member who could address Chapter 23.

Chair Woods asked if the applicant had addressed any other scenarios with Public Works like lowering the wall so part would be retained.

Mr. Blessey said they discussed the possibility but were told by the former Board that they could not do anything to the wall. That it had to stay the way it was now.

Chair Woods asked if other scenarios for safety factors had been addressed with the Traffic Engineer.

Mr. Blessey said they had but were told they couldn't do others. He said they were very concerned that if they cut it, it might fall down.

Mr. Newman asked if it wasn't also possible or likely that the wall would fall down in the process of construction.

Mr. Blessey agreed.

Mr. Frost said he should do whatever was needed to shore it up to prevent it from being destroyed.

Mr. Blessey said that would be fine but just needed to know which way he could go.

PUBLIC COMMENT

Present and sworn was Ms. Marilyn Bane, 622½ B Canyon Road, who said she was here speaking as President of the Old Santa Fe Association. She said her Board asked her to address this case and asked the Board to deny this. She did not believe that positive findings on each criterion could be made.

She specifically noted #1, and #6. She said this would be a massive change in the way the City would be approaching its historic neighborhoods. Half if not all would be affected if they had to use federal standards.

She said if the Board decided not to deny she would ask that it be postponed because there were legal issues. The federal ordinance has not been made available to the public.

Chair Woods asked Mr. Katz how the Board should address the overlay issue, especially since the applicant was caught in between.

Mr. Katz agreed that it was not easy and he sympathized. He said he strongly supported Mr. Rasch's position that the overlay controls. He said the historic district was not safe from the traffic engineer. He felt it was a shame that the alternative access was sold off. He said he didn't know if there was talk with the bank about using their parking lot as access but clearly the historic overlay did control the other aspect.

Ms. Vasquez pointed out that there was no other access when the Board first approved this case. She said they agreed with Ms. Bane on this. She added that the bank was really across the street and it was not a viable option. She agreed the overlay took precedent but they needed She said the case as presented here was the design that Public Works wanted.

Ms. Shapiro asked if they had explored going in from Loma Street by easement.

Mr. Blessey said the owner was going to develop that property so that would not be an option. He said they also explored the alleyway for Magdalena but it doesn't meet fire code.

Chair Woods asked the Board how they wanted to proceed.

Mr. Newman said he was very frustrated that neither Mr. Romero nor anyone from his department was present.

Mr. Barrow said the Board's considerations hadn't changed much but hopefully there were alternatives. He felt their options were to deny or postpone to consider one of them.

Ms. Vasquez said if that were the direction, they would ask the Board to deny it so we could consider other options. So they could work with staff.

Chair Woods disagreed, noting that staff had given lots of direction. She felt that to postpone would be so they could meet with the applicant to find something that would work.

Ms. Shapiro said she didn't want to decide without hearing from Mr. Romero. She wondered if they could find a date and have him here.

Chair Woods said the Board didn't want to have this be a stand against another department but to get it resolved and appealing to City Council was not necessarily the best way to go.

Ms. Vasquez said they had been going back and forth between Historic and Public Works and had numerous meetings and even a meeting with the City Attorney, the City Manager, the PLUD Director, and the Public Works Director. She said they didn't want to go against what the Board wanted. She said she asked herself why she was presenting because this was between Public Works and Historic.

Mr. Rasch said if the Board denied the request and asked them to work with staff, he would require that the whole wall remain. He explained that because it was a historic wall it required an exception and staff could not grant that exception.

Mr. Jack Hiatt said he regretted that they had not been able to find a solution before coming to the Board. He said Ms. Vasquez was right and he could not think of any issue they spent more time on with no resolution. He said he asked Public Works to be here and didn't know why John Romero wasn't here. He apologized, saying he understood the applicant's frustration.

Chair Woods asked Mr. Hiatt if he saw it in best interests to deny it or postpone it and work directly with Mr. Romero.

Mr. Hiatt thought they had engaged in enough solutions and had not been able to find the right one. He thought it conflicted with the statute itself. He didn't think it would benefit anybody to postpone it and it probably should be denied.

Mr. Barrow said they thought about reducing that wall down to three feet but there might be other options, perhaps a mirror could work. He questioned that this had to be the only way to solve it.

Mr. Hiatt said the City's obligation was to uphold the Code and thought the Board's denial would allow them to continue to talk and seek solutions.

Mr. Katz thanked the Board for their effort in trying to prevent this from coming to Council. He acknowledged that it was a dispute between functions of the City and it might be most appropriate to go to Council. He noted that Mr. Rasch asked if this case would be heard by the Public Works Committee.

Mr. Hiatt said he did not see a reason for it to go to Public Works.

Mr. Rasch said he didn't understand why the HDRB was involved in it and Public Works was not.

Chair Woods said she hoped the minutes would clearly reflect the City Attorney's position on the matter.

Mr. Boaz asked if the statement by Mr. Katz should be attached to the record.

Mr. Katz assumed it would be part of the record [attached as Exhibit B].

Chair Woods explained that a motion to deny needed to address findings of fact.

Mr. Barrow moved to deny Case #H 04-114 be denied per staff recommendations, finding that criterion #1 had not been met because taking down the historic wall would damage the streetscape and recommending that the applicant diligently pursue alternatives. Mr. Frost seconded the motion and it passed by unanimous voice vote.

NEW BUSINESS

1. **Case #H-07-57.** 417 E. Palace. Downtown & Eastside Historic District. Christopher Purvis, agent for Tommy Gardner & Darlene Strait, proposes to rehabilitate historic materials, remodel, and construct a 420 sq. ft. addition on a Significant building, replace non-historic windows and restore primary elevation opening dimensions on a Contributing garage, and re-design parking areas with screening of wire fence and

lilac hedges.

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

BACKGROUND & SUMMARY:

"417 East Palace Avenue was an adobe commercial building that was constructed before 1928 in the Craftsman style. The building served as the Catholic Maternity Institute from the 1950s to the 1960s. At an unknown date during this period perhaps of a non-historic date, a flat roof addition was constructed on the rear of the building. The building was listed as significant to the Downtown & Eastside Historic District. The south and west elevations were considered to be primary.

"An approximately 1,333 square foot free-standing garage was constructed on the rear of the property before 1928 in a vernacular style. Remodeling has occurred at an unknown date with another room added to the south and the original garage door openings partially infilled. The building is listed as contributing to the District and the east elevation is considered to be primary.

"The historic footprint of the main building is 3,486 square feet. The non-historic additions total approximately 555 square feet. The potential additional footprint allowance left for this structure is 1,188 square feet.

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

1. "A 420 square foot addition will be constructed on the rear, non-primary elevation. The addition will be 12' high, at 6" lower than the adjacent parapet, with windows that match existing in style. The existing windows that will be removed for the addition will be reused.
2. "The non-compliant emergency stair railing from the second floor on the east elevation will be removed and replaced with a wrought iron railing that meets code.
3. "The existing wooden door on the east side of the front, south elevation will be removed and replaced with a 15-light door, in the same opening dimensions, to match the existing door on the west side of the same elevation.
4. "The existing concrete walkway at the front of the building will be removed and replaced with a concrete walkway that is raised 2" to meet ADA accessibility.

5. "The existing chimneys will be raised approximately 2' above the roof to meet code.
6. "Existing woodwork and windows will be repaired and maintained.
7. "Existing doors and windows on the garage will be removed and replaced with 8-light French doors and sidelights. The existing and original garage door openings will be used.
8. "The woodwork will be repainted in 'Classic White.' The building will be restuccoed to match existing color in a cementitious material.
9. "The rear yard wall and gates will be used to access additional parking on the west side of the main building. A 48" high wire fence will be constructed with coyote posts at the south side of the additional parking. A 6' lilac hedge will be planted to screen the parking from the street.

STAFF RECOMMENDATION:

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

Present and sworn was Mr. Christopher Purvis, 227 E. Palace Ave.

He asked to correct one part of the staff report. He said they were going to reuse existing windows. He said it was complicated so he would stand for questions from the Board.

Chair Woods asked him to show the floor plan.

Mr. Purvis said they chose the part that had the most added onto it already and it was a part not visible from Palace. He said the room on the upper left was idiosyncratic and could not be added onto.

Chair Woods said the photo of the back looked like a flat roof area that was not historic.

Mr. Purvis said they thought so too but it was on the DOT photo in 1958 so it was all now historic.

Chair Woods asked how they would address the rooftop.

Mr. Purvis said the addition would touch the parapet on the left side and they would take off the overhang over the entrance and move the windows forward.

Chair Woods asked about the stacks on the roof.

Mr. Purvis said they were consolidating the heating system. He said some of the chimneys were too low now and would have to go up two feet. He said the large boiler in the mechanical room would be re-used.

Ms. Shapiro asked how the new addition would affect the dormers.

Mr. Purvis said they were further back and would be unaffected.

Ms. Shapiro asked if the parapet would be high enough so they would not be seen.

Mr. Purvis said they would not be as visible.

Ms. Shapiro asked if they would have A/C.

Present and sworn was Mr. Tommy Gardner, 223 Guadalupe, who said they would have no A/C in this building but in the top portion, they would hide wall units concealed inside with condensers on ground level or behind a parapet. He said it would have no impact on the roofline and they were now trying to get other items off the roof including lowering the existing skylights.

Mr. Frost asked if the window A/C unit would be removed.

Mr. Gardner agreed.

Mr. Barrow cautioned that the 2" raising of the sidewalk with this adobe building could trap moisture. He asked if this was a ramp for ADA purposes.

Mr. Purvis said the concrete work had already been added. It looks at least 50 years old out here and the other part was added later because it had been failing.

Mr. Barrow said he would just register his concern.

Ms. Shapiro asked if there would be any exterior lighting or landscape lighting.

Mr. Gardner said they would have no landscape lighting. The neighbors expressed a real concern of young people coming in and camping out. He said they had down lighting in back and it would illuminate only the parking area.

There were no speakers from the public regarding this case.

Chair Woods asked staff if any part of the proposal would affect the status of the building.

Mr. Rasch said no.

Mr. Newman moved for approval of Case #H 07-057 per staff recommendation with the following conditions:

- 1. That no new A/C be in any visible location on roof and if on ground screened with landscaping**
- 2. That a drawing be submitted to staff on chimney changes including flue on far rear side and**
- 3. That an exterior lighting plan be submitted to staff and if staff was not comfortable that it come before the Board.**

Ms. Shapiro seconded the motion.

Mr. Barrow asked that a plan for harvesting rainwater be a condition of approval. Mr. Newman agreed. The motion passed by unanimous voice vote.

Mr. Purvis asked if they could break a hole in that.

Mr. Barrow said he would recommend it.

- 2. Case #H-07-58-A. 333 Delgado. Downtown & Eastside Historic District. Staff proposes an historic status review of Contributing Units A & B and Non-Contributing Unit C.**

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

BACKGROUND & SUMMARY:

“333 Delgado Street is a multifamily residence consisting of three free-standing buildings. They were constructed before 1928 in a mixture of Territorial Revival style and Spanish-Pueblo Revival style. The windows and massing appear to be original

historic fabric. The current owner claims that the distinctive wall along the driveway between Units A and B are not original and not historic, but a date was not provided. Unit C appears to have had the most alteration with the garage door entrance on the west elevation infilled with three windows and perhaps the parapet coping stuccoed over.

"The streetscape garage, Unit A, and Unit B are listed as contributing and Unit C is listed as non-contributing to the Downtown & Eastside Historic Districts. The primary elevations on all structures are the west, street-facing elevations.

STAFF RECOMMENDATION:

"Staff recommends maintaining the contributing historic status for the streetscape garage, Unit A, and Unit B and recommends an upgrade for Unit C from non-contributing to contributing due to an historic date of construction, good integrity of historic materials, and minor reversible alterations."

Mr. Purvis (previously sworn) added that in the interim, the owner interviewed the original person so he presented some hearsay information relating to Unit C.

Mr. Purvis read from a statement on it. The building at the back was the oldest building on the lot. An icebox was mounted in one of the walls. Mr. Wilson came to be the golf pro at Bishop's Lodge in the 1930's. A 1939 photo showed Herb in the wading pool when he was 4 years old.

Unit B was a residence of the Librarian and DH Lawrence may have stayed there.

There were no speakers from the public regarding this case.

Mr. Newman asked staff to talk about the primary elevation again.

Mr. Rasch said the west elevations were primary. He pointed them out on the site plan.

Mr. Newman said the south elevation was questionable.

Mr. Rasch agreed.

Mr. Frost moved for approval of Case #H 07-058 per staff recommendations to upgrade Unit C to contributing and to retain the contributing status for the rest. Ms. Shapiro seconded and the motion passed by unanimous voice vote.

Case #H-07-58-B. 333 Delgado. Downtown & Eastside Historic District.

Christopher Purvis, agent for Dane Owen, proposes to remodel Contributing/Non-Contributing buildings with 215 sq. ft. of additions, raising height to match existing maximum height or less, alter or restore opening dimensions, and construct a wall and pedestrian gate.

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

BACKGROUND & SUMMARY:

“333 Delgado is a group of Contributing Structures with their west, street-facing elevations considered to be primary.

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

Unit A Garage:

“The garage will be increased in height from 9' to 10' 7" at 6" lower than the adjacent parapet.

“The garage door on the west elevation will be replaced with a vertical plank door in the same opening dimensions.

“The pedestrian door in the south elevation of the garage will be removed and replaced with a wider and taller 8-light door. Also, two 3-light windows will be installed in new openings on this elevation.

Unit A

“A 180 square foot addition will be constructed at the northeast corner to match the height of garage elevation. The addition features a 10-light French door and 8=light sidelight on the east elevation that mimics other existing door/window combinations.

“A vertical plank door will be installed where an existing 3-light window will be removed. The header height should be maintained along with the opening width.

“All primary elevation windows will be maintained and non-primary elevation windows will be replaced in kind.

“A yard wall and bi-fold gate is proposed at the east end of the south elevation to

separate the parking area from private open space. The wall will be 8' high and installed with reused materials.

Unit B

"A 35 square foot portal will be constructed on the south elevation. The portal features simplified design with a square post and header below a short parapet.

"The paired 2-over-2 double-hung windows will be removed and replaced with an 8-light door flanked by a 1-over-1 double-hung window.

"The wall connecting the south elevation between Unit A and Unit B will be substantially reduced in height along with the removal of character defining projecting vigas. Vertical plank pedestrian gate, and wooden grilles will be reused in the new yard wall.

Unit C

"The three 8-light windows in the garage door infill will be removed and replaced with an 8-light door with flanking 8-light sidelights that restore the original opening dimensions.

"All primary elevation windows will be maintained and non-primary elevation windows will be replaced in kind.

"All buildings will be restuccoed in cementitious material to match existing color.

STAFF RECOMMENDATION:

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

Chair Woods asked if the building would retain their historic status if the Board approves all requests.

Mr. Rasch said yes.

Chair Woods asked if staff's recommendation was repair rather than replacement.

Mr. Rasch said that storms were preferred.

Mr. Frost felt the south elevation should also be considered primary with those windows.

Mr. Rasch said if the south were considered to be primary there were two items that might require an exceptions: a yardwall attached and on Unit B a portal on the front.

Chair Woods asked for his opinion.

Mr. Rasch said if they had a date that was historic on that wall, maybe. But there were no character-defining windows on the south elevation so he would prefer to call west the primary.

Mr. Barrow asked if there weren't more details on south of A and B and C than on west elevation of A.

Mr. Rasch showed the features of west elevations for Unit A and B.

Mr. Barrow asked if each structure could be considered separately.

Mr. Rasch said they could.

Mr. Barrow thought the viewshed down the alleyway could be a primary feature.

Ms. Shapiro asked if he was going to replace all windows of non-primary elevations.

Mr. Purvis agreed. He said the old garage doors were stored inside and they were proposing to reinstall them. Maybe 30 years old. Then there was a closet behind so it would be fixed in place. He added that attaching at the south elevation wouldn't be a big deal at all to be not attached.

Ms. Shapiro asked for the height.

Mr. Purvis said it was 8' and was to look like a solid wall. He said if the wall were held away a couple of inches, it would not be an exception. So they would keep this façade the same. He said that in the second location, they proposed a small portal over the entry for shelter from the elements.

He said the windows of the garage were on another building and they could not change the north façade and didn't want to change the west so the south elevation was just for light in there.

Mr. Newman noted the proposal included to increase the height of the garage and asked why that was necessary.

Mr. Purvis said they could not get the ceiling up to code at 8' and wanted to keep the floor level there.

Mr. Newman was concerned that it would begin to change the character of the west elevation. He asked why not step down into it.

Mr. Purvis said even that was not enough. He explained that the parapet needed to hide the skylight. He said he understood the concern but it was still six inches below existing.

Mr. Barrow asked if the infill belonged to A or B.

Mr. Purvis said it joins them. He said he could not find any details about the infill. He noted it was made of concrete blocks and a lot of the woodwork was badly rotted.

Mr. Rasch said that however the Board looked at them the structures could have individual primary elevations.

There were no speakers from the public regarding this case.

Chair Woods asked about the windows on non-primary facades that Mr. Rasch suggested not replacing.

Mr. Purvis said the client wanted to replace them so he asked for it.

Mr. Barrow asked if the Board needed to establish the primary façade ahead of a motion.

Mr. Rasch was concerned that such action would have a bearing on the actions. He did agree that sometimes the Board disagreed with staff on primary elevations.

Chair Woods said it was up to the maker of the motion.

Mr. Frost referred to page 8 and said, looking at the second from bottom at lines of the building then looking down at the bottom with just a hole there, he thought the character of the original building was better.

Mr. Purvis said he saw the point but you could not see this elevation. From the road, it retained some of the same character and those elements needed to be preserved in some way.

Ms. Shapiro was worried about the eight-foot wall. You could see the south elevation with all these changes and then unit at the back. By putting the 8' wall there, you won't see any of that. She said she understood what he was trying to do there. But the relationship with the street would be totally changed.

Mr. Purvis agreed but if he put it in the back you would see all the way to the back but because it was a garage at one point and now would have French doors, it needed something to stop the view into the house.

Ms. Shapiro asked if he would consider lowering the wall to four feet.

Mr. Purvis said maybe six feet so you could perceive the buildings over the top. He thought they could use the grills at a six-foot wall.

Chair Woods asked when the garage went from being a garage to a residence and noted that the driveway was no longer a driveway.

Mr. Purvis said it was always a residence with attached garage. The windows were probably from 1970's; the roof drops steeply toward the back but you could not see it from outside. He didn't know how the garage and residence related.

Chair Woods asked about the contemporary long skinny window to one side of the door.

Mr. Purvis said they could take it out and it would probably benefit.

There were no speakers from the public regarding this case.

Mr. Barrow moved to approve Case #H 07-058 B designating as primary façades on units: Garage = west, Unit A = south, Unit B and Unit C = west elevation and he moved to approve certain items and deny others: Approve the garage door transformation as designed, deny the application to raise the garage as shown but lower it half and raise it half; retain all windows in Unit A on the south, Based on information on the interior courtyard wall, it should stay in place so deny installing the wall across the driveway and approve all other modifications. On Unit B, the sidelight window by the door would be deleted. Mr. Frost seconded the motion and added that the existing windows that were historic be retained. Mr. Barrow agreed.

Mr. Newman asked that some sort of wall be allowed.

Mr. Barrow said he was in agreement as long as there was some transparency and the design be brought to staff for review and approval. The motion passed by unanimous voice vote.

Mr. Purvis clarified that the motion said to add half of the proposed increase in height and the rest by lowering the floor. Mr. Barrow agreed.

Mr. Purvis clarified that the perpendicular wall would go to staff with some transparency.

Chair Woods agreed.

- 4. Case #H-07-64.** 438 Acequia Madre. Downtown & Eastside Historic District. Mark A. Hogan, agent for Dan & Terri Guy, proposes to re-construct a 96 sq. ft. shed to a height of approximately 9', install wooden gates in an existing opening in a historic yard wall, and construct a 285 sq. ft. pergola to 9' high and an 8' high exedra on a Significant property.

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

BACKGROUND & SUMMARY:

"438 Acequia Madre, known as the Katherine Stintson Otero House is a single-family residence with casita that was constructed before 1930 in the Spanish-Pueblo Revival style. The residence and casita are listed as significant to the Downtown & Eastside Historic District.

"The applicant proposes to remodel the property with the following four items:

1. "A 72 square foot garden shed will be constructed on the rear, south elevation of the existing carport wall where an existing concrete slab shows evidence of a previous shed. The shed will be approximately 7¾' high and built with stained wood details. The shed will feature a header with carved details at the ends and a brick floor.

"An 18 square foot trash enclosure will be attached to the west elevation of the shed at approximately 5½' high. The enclosure will feature wooden construction,

like the shed, with a tin covered shed roof.

2. "A pair of wooden gates will be installed between an existing approximately 10' wide opening in the adobe yard wall that connects the main residence to the casita. The gates will be 5½' high and feature panels below and spindles above. A support/attachment post at the west side will mimic the post and hanging lantern on the other side of the casita.
3. "A 280 square foot pergola will be constructed at the east end of the garden on the south side of the acequia to a height of 9' on an existing stone-paved slab. The pergola will feature 10" diameter viga posts, carved corbels, and 8" beams.
4. "An exedra will be constructed at the west end of the garden on the south side of the acequia to a height of approximately 7½'. The exedra will be stuccoed to match the existing type and color of the other buildings. The central nicho will feature a tile panel or decorative ironwork.

STAFF RECOMMENDATION:

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

Mr. Rasch pointed out the shed location and the trash enclosure.

Mr. Barrow said on the picture with the concrete slab it jutted out.

Mr. Rasch said he didn't know how much was covered with landscaping.

Present and sworn was Mr. Mark Hogan 424 Acequia Madre, who said since the owners purchased this property they have gone to extraordinary measures to restore. It was a treat to walk through the house. Recently completed renovation of the casita were next door and the Board awarded them for renovation of the casita. He said they now were doing the landscaping and Julie Berman was here to answer questions on that.

Ms. Shapiro asked if the colors and finishes on the shed, pergola and other wood parts were to match existing.

Mr. Hogan agreed.

Ms. Shapiro asked if there would be copper roof edges on the shed.

Mr. Hogan said the shed would have a metal roof and trash enclosure, probably corrugated. He said they looked for other tin roofs around compound and standing seam seemed out of character.

Ms. Shapiro asked if it would be shiny.

Mr. Hogan said no one would be affected. He explained that the coyote fences screened them at 7-8 feet high and they would take off the shiny.

Mr. Barrow felt gates were unusual with the concrete jutting out. He asked if the applicant had any of the history when Stinson had the house.

Mr. Hogan said when he started 28 years ago with Harvey Delano, there was a shed there built of 4x4s on the dirt and it was falling down. He was not sure when the wall stuck out there but their intention was not to try to replace the structure but just the function.

Mr. Barrow had concerns about gates on Plaza Chamisal itself. He noted it had a very formal landscape and the transition, which the Board visited regularly was a very rapid movement to formality from a very informal setting. Walls, etc. Much of this was not in public view. The gate was disturbing because it closes off where there was a view. By reproducing what was a historic gate, the Board was taking a piece that was authentic and reproduced in non-authentic. He asked if it was really necessary.

Mr. Hogan thought they were concerned about those points. He said the gate leafs were not symmetrical to keep informality. It was not intended to duplicate but be consistent. He added that the screen at the top was very open. It was only five feet high and the spindles were set far apart to see landscape.

PUBLIC COMMENT

Present and sworn was Mr. Terry Guy 438 Acequia Madre, who wanted to address the gate and agreed with Mr. Hogan. He said it was somewhat for security. He recounted being in the back yard and suddenly people appeared because the acequia runs through the back of the property. He said it was very disconcerting that when he asked them to leave, they wouldn't.

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

Mr. Barrow said there were minor things to distinguish the gate and asked if it were

possible to have more transparency.

Mr. Hogan said they wanted the proportion to read well. It was 1/3 to 2/3. He thought it looked awkward to lower it more. The age of material would show the difference. He said they were not trying to duplicate and the size and proportion were other factors.

Mr. Newman moved to approve Case #H 07-064 per staff recommendation. Mr. Frost seconded the motion and it passed by unanimous voice vote.

5. **Case #H-07-60.** 623 A & B Garcia. Downtown & Eastside Historic District. William Deuschle, agent for Lynn R. Johnson & Jackie Johnson, proposes to construct a 4' high CMU wall and pedestrian gate, a coyote fence ranging in height from 4' to the maximum allowable height of 6' and to construct a stone retaining wall in a historic compound.

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

BACKGROUND & SUMMARY:

"623 A & B Garcia Street is a single-family residence, previously a duplex, which was constructed in the Spanish-Pueblo Revival style at approximately 1930. The building is located within the historic Alire Compound. The building is listed as contributing to the Downtown & Eastside Historic District and the south and east elevations are considered to be primary.

"The HDRB granted conditional approval to remodel the building on June 7, 2005. The previous owner removed a slight retaining rubble rock 'wall' for construction access and the new owner constructed a long expanse of coyote fence and planted a forest of aspens in linear rows without approval or a building permit and a notice of violation has been issued. Now, the applicant proposes to remodel the property with the following three items.

1. "The previous retaining wall will be removed and replaced with an irregular sandstone block retaining wall that will be several inches above grade on the south side and approximately 2½' high on the north side.
2. "A 6' high coyote fence with the stringers improperly facing outward will be removed from the east elevation. A stuccoed 4' high wall will be constructed with two 3' wide low stained-wood pedestrian gates flanked by 8" stepped

massing in the wall. Construction details for the gates were not provided.

3. "A 6' high coyote fence with the stringers improperly facing outward will be remodeled along the north, west, and south property lines.

"The north fence will be lowered to 4½' high with irregular latillas tops.

"There is no request to alter the west 6' high fence as built with irregular latillas tops. Although it does not have the stringers on the inside face.

"The south fence will be lowered to 4' high where it is adjacent to the building to the south. The easternmost 15' of the fence will be removed for visual access to the contributing building. The remainder of the fence will be 6' high with irregular latillas tops.

STAFF RECOMMENDATION:

"Staff recommends approval of this application with the condition that fence stringers be installed on the interior faces of the fences. Otherwise, this application complies with Sections 14-5.2 (C) Regulations of Contributing Buildings and (E) Downtown & Eastside Historic District design standards."

Chair Woods asked what the irregular sandstone block was.

Ms. Barrett said they should ask the applicant.

Mr. Frost said the Board had said red-tagged cases would be at end of the agenda.

Present and sworn was Mr. William Deuschle, Coronado Street, Santa Fe, who said he was not the party responsible for the violations but was brought in by owners who live in Kansas. He said they purchased from Dennis Branch and were told they could proceed with the wall.

He said he was unaware of any wall being removed. There was no wall at this time. Staff reviewed the photo he provided. He said they wanted to remedy the violations and build the retaining wall required for drainage and install a stucco masonry wall. He explained that the coyote wall to the west was separate and not a part of the compound but from another property where there would be another house built. He said it would prevent people from walking in and it was a zero lot line. The illegal coyote on south elevation, he proposed to remove the part that allowed a "visual." He said a low 4-foot wall was proposed. All other properties were higher than this

property so he felt it would not impede the view into the area.

He said it was a historic compound and open but there was still a need for privacy and security.

Chair Woods asked him what the stone was.

Mr. Deuschle said it was natural stone.

Ms. Barrett asked if the applicant's testimony was in conflict with the report.

Mr. Deuschle thought Ms. Barrett said they were removing a wall and reconstructing a new wall.

Ms. Barrett said that staff met with Mr. Branch and it was not really a wall but the retaining wall that was required for drainage. They couldn't get a permit until that was done.

Mr. Frost referred to the garden of Aspen trees and said most of them were not found in rows but occur in clumps. He felt they should be planted in a more natural way.

Mr. Deuschle said he had no problem in suggesting that to the owner. The trees were actually delivered the day he was brought in. He said they delivered a hundred trees as he was standing there. He said his client was a friend and he asked Lynn about it and they decided to plant 40 to save them and sent 60 of them back. He explained that the first row were temporarily planted and they would be spread throughout the property. He said he would hate to have to replant all of them but some of them to make it more natural looking would be okay.

Ms. Shapiro asked for details on the gates.

Mr. Deuschle said he probably could describe it but asked if he could bring it to staff. He said the colors would match existing.

There were no speakers from the public regarding this case.

Ms. Shapiro moved to approve Case #H 07-060 per staff recommendations with the conditions that the trees be replanted in random fashion and the gate details be brought to staff for approval. Mr. Newman seconded the motion and it passed by unanimous voice vote.

6. **Case #H-07-61.** 826 Dunlap. Westside-Guadalupe Historic District. Ed & Ellen Reid, agents/ owners, propose to construct approximately 365 sq. ft. of additions to a height of 12' where the maximum allowable height was 14' 2" to a Contributing building and to replace a 5' 5" high wood slat fence with a 5' 5" CMU stuccoed wall.

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

BACKGROUND & SUMMARY:

"826 Dunlap Street is a residential duplex that was originally constructed as several free-standing structures between 1934 and 1940 in a vernacular style. The building is listed as contributing to the Westside-Guadalupe Historic District. The primary elevations are unknown at the time of staff report writing.

"The applicant proposes to remodel the property with the following items:

1. "Additions equaling approximately 365 square feet will be added to the east, south, and west elevations. There will be portals with carved corbels and what appears to be corrugated tin shed roofs on both the east and west elevations. The additions will be 12' high where the maximum allowable height is 14' 2" as determined by a linear calculation.

"There appear to be skylights visible from the public way. This should be clarified.

2. "All historic windows will be repaired and maintained.
3. "The building will be restuccoed with cementitious 'Kokanee.'
4. "The wooden fence along the street frontage will be removed and replaced with a stuccoed wall to the existing height. The driveway entrance will be altered to a pedestrian entrance with wooden gates that is set back from the street.

STAFF RECOMMENDATION:

"Staff recommends approval of this application with the condition that the skylights be not visible from a public way. Otherwise, this application complies with Section 14-5.2 (I) Westside-Guadalupe Historic District design standards."

Mr. Ed and Ms. Ellen Bradbury Reid were previously sworn, and expressed gratitude to the Chairperson for accepting another term on the Board.

Ms. Reid said the skylights would not be visible.

Mr. Barrow expressed concern that there was not a gate there now. It would look the same but have operational gate. You could see the gate on the other side. When the two were so close, He wondered if it could be lowered.

Ms. Reid asked if he meant so that there was a clear distinction from the back wall.

Mr. Barrow agreed or so that you cannot see two gates.

Ms. Reid said maybe they could raise the front gate. She said someone would have to open the gate and drag out the garbage cans.

Ms. Shapiro said what bothered her was the difference in materials. If there was some way they could look like they belonged together with something other than slats.

Mr. Reid said they would have 3-4 containers.

Ms. Shapiro said she saw what look like raised skylights.

Ms. Reid said they would not be visible.

Chair Woods pointed out that on a pitched roof, no matter what you do, they would be seen.

Ms. Reid said they were existing and had no plans to change them.

Mr. Barrow didn't think this was going to work and having 4-5 garbage cans would definitely not work.

Mr. Frost said his own house had 6 of them for one house.

Chair Woods thought this was out of their jurisdiction and they should comment on what they saw, not what was going in there.

Ms. Reid said she would like to put nicer gates and they would have to be high enough to hide the trash cans. She asked if they could bring them to staff.

Mr. Barrow recommended they do some research so they didn't have to come back again.

There were no speakers from the public regarding this case.

Mr. Newman moved to approve Case #H 07-061 per staff recommendations, particularly on the skylights and that a redesigned trash enclosure be brought to staff for its review. Mr. Frost seconded the motion and it passed by unanimous voice vote.

7. **Case #H-07-59.** 976 Acequia Madre. Downtown & Eastside Historic District. Graciela Tome, agent for Rebecca Crutchfield, proposes to remodel a Contributing building by attaching an existing carport to the main residence with a 300 sq. ft. portal and constructing a 100 sq. ft. portal on the attached guest house. Exceptions were requested to construct additions onto primary elevations (14-5.2 D,2,c) and to construct an addition at less than 10' back from a primary elevation (14-5.2 D,2,d).

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

BACKGROUND & SUMMARY:

"976 Acequia Madre is a single-family residence with an attached guest house that was originally constructed as two structures before 1940 in the Spanish-Pueblo Revival style. The buildings were attached in 1970 in an unidentified manner. The building is listed as contributing to the Downtown & Eastside Historic District. The west, north, and east elevations are considered to be primary.

"The applicant proposes to remodel the building with the following items:

1. "An approximately 300 square foot portal will be constructed on the east, primary elevation. It will also attach to the existing carport. The portal will feature viga posts, carved corbels, exposed headers and viga rafters under a stuccoed parapet. An outdoor fireplace will be constructed against the existing building wall. The parapet will match the existing adjacent height. The existing picket fence will be removed and a new picket fence mimicking the original will be constructed in the reduced width. A date of the existing fence was not provided.

"Two exceptions are request4ed to construct an addition onto a primary elevation (Section 14-5.2 D, 2, c) and to construct an addition at less than 10' back from a primary elevation (Section 14-5.2 D, 2, d) The required exception responses are attached.

2. "An approximately 100 square foot portal will be constructed on the west elevation of the guest house. The portal is designed in a similar fashion to the previously described portal.

"An exception is requested to construct an addition onto a primary elevation (Section 14-5.2 D, 2, d) and the required exception responses are attached.
3. "A 2' high river rock planter will be constructed in front of the north elevation.
4. "All historic windows will be repaired and maintained. The building will be reroofed without modifications to the parapet height. The building will be restuccoed with cementitious material to match existing color.

STAFF RECOMMENDATION:

"Staff recommends denial of the exceptions needed for this project unless the Board has a positive finding of fact to grant the two exceptions requested. Otherwise, this application complies with Section 14-5.2 (E) Downtown & Eastside Historic District design standards."

Chair Woods asked what the applicant could do to not lose its status.

Mr. Rasch said that since two portals were being built on primary elevations and one was not stepped back and would attach the carport to this structure, his biggest concern was the largest portal attaching the carport to the other primary elevation.

Chair Woods asked if they set it back ten feet from the primary elevation, would it maintain its status.

Mr. Rasch said it would.

Present and sworn was Ms. Graciela Tomé, 374 Calle Loma Norte, Santa Fe.

She said she met with Mr. Rasch and was told that the north and west were primary. But the east elevation was where the big portal was proposed.

Chair Woods said the reason was that it comes out to hit the primary elevation.

Ms. Tomé understood what Mr. Rasch explained.

She said that part of the portal would cover the façade that was moderated and the

windows showed deterioration so it would protect it by having it up to north elevation. She said that would not be seen from the street.

Mr. Rasch explained that connecting to the carport would change the massing.

There were no speakers from the public regarding this case.

Mr. Frost moved to approve Case #H 07-059 granting the exception of the rear portal with the condition that it be stepped back from north wall ten feet. Ms. Shapiro seconded.

Mr. Rasch explained that the Board needed to include a positive finding fact that all six criteria have been met.

Chair Woods do you agree with that.

Mr. Frost and Ms. Shapiro agreed that the responses of the applicant met the six criteria for the granting of the exception. The motion passed by unanimous voice vote.

3. **Case #H-07-62.** 729 W. Manhattan, Unit 2. Westside-Guadalupe Historic District. Will McDonald, agent for Mr. Frost Hunt, proposes to remodel a Non-Contributing building by replacing a window, adding new windows, constructing an overhang and replacing a wood slat fence and pedestrian gate with a CMU wall and wood pedestrian gate to the maximum allowable height of 6'.

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

BACKGROUND & SUMMARY:

"729 West Manhattan Street, Unit 2, is part of a multi-family residential building that was originally constructed in a simplified Spanish-Pueblo Revival Style in the 1970s. Four additional units were constructed on the rear at an unknown date. The building is listed as non-contributing to the Westside-Guadalupe Historic District.

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

1. "The existing wood fence will be removed and replaced with a stuccoed CMU wall to 6' high. The existing wood gate will be removed and replaced with a clear finish mesquite gate flanked with stuccoed pilasters that will be capped with red

brick.

2. "A cornice will be constructed over the entry doors with supporting carved corbels and brick coping.
3. "The east elevation window will be trimmed with wood casing.
4. "Two long narrow windows will be installed in the south elevation wall of the front courtyard.
5. "The existing triple window on the west elevation will be removed and infilled with wall. A new square window opening will be cut in the wall, further to the north of the infill.

STAFF RECOMMENDATION:

"Staff recommends approval of this application which complies with Section 14-5.2 (I) Westside-Guadalupe Historic District design standards."

Mr. Barrow asked staff to please characterize what the Westside Guadalupe Historic District features were in relation to walls and gates.

Ms. Barrett said there was a real mixture. Some people have a wall and rarely did it have the openness of Downtown.

Present and sworn was Mr. Will McDonald 488 C Arroyo Tenorio, who said he thought it was straightforward.

Mr. Barrow said the impression was that when they take away these anomalies and interesting features, it lost something. He said that while he recognized the wooden gate had some problems, he would maintain that the wooden quality was a feature in the district that continued the style there.

Chair Woods asked if the proposal met the ordinance.

Ms. Barrett said it did follow the code and visibility was also minimal.

Mr. Frost asked if on Unit 2, the owners planned to repair and patch.

Mr. McDonald said Unit 1 was at the back and Unit 3 was at the front. He pointed out their locations and said the wooden fence was just part of it. They were mirror

images of each other. He said that by having a stuccoed wall at Unit 2 it created more of the heterogeneity.

There were no speakers from the public regarding this case.

Ms. Shapiro moved approve Case #H 07-062 per staff recommendations. Mr. Frost seconded the motion and it passed by unanimous voice vote.

8. **Case #H-07-63.** 520 José, Unit 2. Westside-Guadalupe Historic District. Will McDonald, agent for James Destefano, proposes to remodel a Contributing building by replacing windows and constructing approximately 366 sq. ft. of additions to match the existing height of 10' 4". Exceptions were requested to exceed the 50% footprint Section (14-5.2 D,2,d) and to construct an addition less than 10' back from a primary elevation Section (14-5.2 D,2,d).

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

BACKGROUND & SUMMARY:

"520 José Street, Unit 2, is an adobe single-family residence that was constructed between 1935 and 1940 in a vernacular style. The building is listed as contributing to the Westside-Guadalupe Historic District. The primary elevations are unknown at the time of staff report writing.

"The applicant proposes to remodel the property with the following items:

1. "Two wood-frame additions are proposed that total approximately 366 square feet, which exceeds the 50% footprint rule by 67 square feet. An exception to Section 14-5.2 D, 2, d is requested and the exception responses are attached.

"The largest addition will be constructed on the west elevation for a study and dining room. The addition will match existing height and it will be set back from the north, presumably primary elevation by only two feet rather than the required 10' or more. An exception to Section 14-5.2 D, 2, d is requested and the exception responses are attached.

"The smaller addition will enlarge the room on the south elevation.

2. "A non-historic window on the north elevation will be removed and replaced with a window that appears to be slightly smaller in size; this should be clarified

by the applicant.

3. "All new windows and doors will match existing in operation and light pattern. The building will be restuccoed to match existing type and color, apparently cementitious 'Driftwood' and the exposed wood and windows will be painted white.

STAFF RECOMMENDATION:

"Staff recommends denial of the exceptions needed for this application unless the Board has a positive finding of fact to grant the two exceptions requested."

Chair Woods asked what the applicant could do so as not to lose its status.

Ms. Barrett said that exceptions could always alter the status. The more exceptions, the more risk. The biggest concern she had was the square footage and wondered if there was a way to not exceed the 50%.

Chair Woods said they also looked at the window.

Ms. Barrett thought it looked historic and could have storm.

Mr. McDonald said he thought Ms. Barrett implied they were doubling the size but it would go from 598 to 864 square feet. He explained that the owner was getting married.

Present and sworn was Mr. Jim Destefano, who said this house was abandoned in 1989 and he found the owner in Virginia. Because there were two windows broken, he said he asked her if he could rent it and clean it up. He said he took the windows out and took them to Empire where they told him the window was barn sash and he replaced them. He said it took very little money and lots of love. He said he bought it in 1992 and he met his girlfriend in 1992. He said his next door neighbor has just allowed his girl friend to rent next door. He pointed out that all the houses in that compound were like his. He said he was told where he could build and added that he had lived there a long time and taken good care of it.

Mr. Newman asked how he would remove the 67 square feet.

Mr. Destefano said he would do whatever it takes. He said he was older now at 55 and knew the house was not for an older person. It was very, very small and they had not lived together because it was so small. He said it would be made out of adobe and

would be beautiful.

Mr. Newman said he understood the problem and was thinking about taking it out of the addition on the west side of the house. If you shifted it to the south he felt it would work.

Mr. Destefano said he was the only person who was not an absentee owner on that street.

Chair Woods said what he had done was great and suggested that he work on it.

There were no speakers from the public regarding this case.

Mr. McDonald shared a handout of late thought by Mr. Destefano on the south side to put in double French doors. [attached as Exhibit C].

Mr. Frost moved for approval of Case #H 07-063 with the condition that the additions be reduced by 67 square feet. Ms. Shapiro seconded the motion with the added condition that the window on the north side be at same header height and width and be a double hung window. The motion passed by majority voice vote with all voting in favor except Mr. Newman who voted against.

Mr. Frost moved to reconsider the motion. Mr. Barrow seconded the motion and it passed by unanimous voice vote.

Ms. Barrett pointed out that the Board needed to establish a positive finding of fact for the setback of two feet instead of the required ten feet back from primary elevation.

Mr. Frost went through the six criteria responses and found them addressed adequately.

Mr. Frost moved his previous motion, granting the set back exception, finding that the responses to the six criteria for an exception had been met. Ms. Shapiro seconded the motion and it passed by majority voice vote with all voting yes except Mr. Newman who voted no.

Mr. McDonald requested that staff and Board deal with a problem where there were inconsistencies in the code.

Chair Woods asked that he write it out and submit to staff. She said they were collecting them all.

Mr. McDonald thanked the Board.

MATTERS FROM THE BOARD

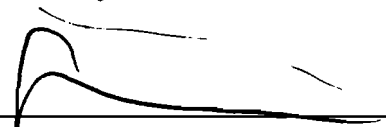
None.

ADJOURNMENT

Mr. Frost moved to adjourn the meeting. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

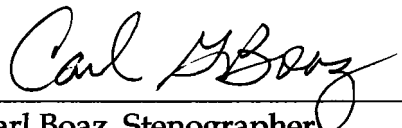
Having completed the agenda and with no further business to come before the Board, the meeting was adjourned at approximately 9:30 p.m.

Approved by:



Ms. Sharon Woods, Chair

Submitted by:



Carl Boaz, Stenographer