



# Agenda

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## HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, JUNE 12, 2007 – 12:00 NOON

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

## HISTORIC DESIGN REVIEW BOARD MEETING

TUESDAY, JUNE 12, 2007 – 6:00PM

CITY COUNCIL CHAMBERS

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF AGENDA**

**D. APPROVAL OF MINUTES**

April 24, 2007

May 8, 2007

**E. COMMUNICATIONS**

**F. BUSINESS FROM THE FLOOR**

**G. ADMINISTRATIVE MATTERS**

1. AN ORDINANCE CREATING A NEW SECTION 14-6.2(F) SFCC 1987 ESTABLISHING REQUIREMENTS REGARDING ELECTRIC FACILITIES AND MAKING SUCH OTHER CHANGES AS ARE NECESSARY.

**H. OLD BUSINESS TO REMAIN POSTPONED**

**I. OLD BUSINESS**

1. Case #H-06-63-B. 1615 Cerro Gordo. Downtown & Eastside Historic District. Sandra Goodwin, agent/owner, proposes to construct and replace a garage door and construct rock retaining walls, coyote fence, and a split-rail fence to a height of 5' 7" where the maximum allowable height is 4' 8".
2. Case #H-07-45. 519 Camino Don Miguel. Downtown & Eastside Historic District. Doug Cook, agent for Cosima & Peter Bryant, proposes to increase sections of the parapet on a Non-Contributing building approximately 1' 8" to a height of 21' 4" where the existing height is 23'.
3. Case #H-07-50. 1260 Upper Canyon. Downtown & Eastside Historic District. Elisabeth Wagner, agent for Roy Trice, proposes to amend a previous remodel approval and to meet required conditions on a Non-Contributing property.

4. Case #H-04-184-B. 625 Garcia. Downtown & Eastside Historic District. Christopher Purvis, agent for Dennis Branch, proposes to replace historic windows on primary elevations of a Contributing building. An exception is requested to replace historic material Section 14-5.2(D,5,a).
5. Case #H-06-27. 832-F Dunlap. Westside-Guadalupe Historic District. Ed Reid, agent for ACCS, LLC, proposes to construct a 1,410 sq. ft. single-family residence to a height of 14' 6" where the maximum allowable height is 12' 5" and to construct a yard wall at 8' high. Height exceptions are requested for both building and wall (Section 14-5.2,D,9).

**J. STATUS REVIEW**

1. Case #H-07-67. 220 Closson. Westside-Guadalupe Historic District. Staff proposes a historic status review for two Non-Contributing buildings.

**K. NEW BUSINESS**

1. Case #H-07-65. 830 Acequia Madre. Downtown & Eastside Historic District. John Gary Boyle, agent/owner, proposes to re-stucco a Non-Contributing two-story residential building with elastomeric material and surfacing a 1,500 sq. ft. parking courtyard with brick.
2. Case #H-07-66. 412 Sosaya Lane. Downtown & Eastside Historic District. AJC Design, agents for Sarah & Doug Brown, propose to remodel a Non-Contributing building by constructing an approximately 50 sq. ft. portal, altering openings, altering a deck, reconfiguring a yard wall and pedestrian gate and re-stuccoing.
3. Case #H-07-68. 621 Garcia, Lot 1. Downtown & Eastside Historic District. Richard Horcasitas, agent for Emanuel Place, LLC, proposes to construct an approximately 2,448 sq. ft. single-family residence to the maximum allowable height 14' 10", yard walls to a height of 4', and coyote fence to a height of 6'.
4. Case #H-07-69. 621 Garcia, Lot 6. Downtown & Eastside Historic District. Richard Horcasitas, agent for Emanuel Place, LLC, proposes to construct an approximately 2,523 sq. ft. single-family residence and attached garage to a height of approximately 14' 10" where the maximum allowable height is 15' 11", an approximately 338 sq. ft. trellis and yard walls to a height of 4'.
5. Case #H-07-71. 605 Camino del Monte Sol. Downtown & Eastside Historic District. Jim McGorty, agent for George Pelletier, proposes to construct an approximately 978 sq. ft. detached garage to a height of 13' 6" where the maximum allowable height is 14' 7" on a Non-Contributing property.
6. Case #H-07-73. 638 Old Santa Fe Trail. Downtown & Eastside Historic District. Rosanna Vazquez, agent for Michelle Gaugy and B. Terre Cowden, proposes to enclose a stairwell and alter openings on a Non-Contributing building.
7. Case #H-07-70. 341 Magdalena & 339 Bishop's Lodge Road. Downtown & Eastside Historic District. Jennifer Rudnick, agent/owner, proposes to remodel Contributing and Non-Contributing buildings with replacement of windows and doors. An exception is requested to replace primary elevation windows (Section 14-5.2, D,a,i).

**L. MATTERS FROM THE BOARD**

**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 June 12, 2007 Historic Design Review Board Field Trip, please notify the Planning Division by 9:00 am on Tuesday, June 12, 2007 so that transportation can be arranged.

3. New Mexico law requires the following administrative procedures to be followed by zoning boards conducting “quasi-judicial” hearings. In “quasi-judicial” hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and be subject to cross examination. Witnesses have the right to have an attorney present at the hearing. The zoning board will, in its discretion, grant or deny requests to postpone hearings.

**\*\*An interpreter for the hearing impaired is available through the City Clerk’s Office upon five days notice. Please call (505) 955-6521. \*\***

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

Santa Fe, New Mexico  
June 12, 2007

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

**JUNE 12, 2007 - 6:00PM**

**CALL TO ORDER**

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A regular meeting of the City of Santa Fe Historic Design Review Board was called to order 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:**

Sharon Woods, Chair  
Robert Frost  
Charles Newman  
Deborah Shapiro

**MEMBERS ABSENT:**

Jake Barrow  
Jane Farrar  
Cecilia Rios

**OTHERS PRESENT:**

Marissa Barrett, Historic Planner  
David Rasch, Historic Planner Supervisor  
Carl Boaz, Stenographer

**APPROVAL OF AGENDA**

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Mr. Rasch said that on Case 2 of Old Business, Case 07-045, had a typographical error at the end of the caption. Instead of 23' it should say 22' 8". And the first case of New Business is postponed until June 26, 2007 (Case 07-65).

**Mr. Newman moved to approve the agenda as amended. Mr. Frost seconded the motion and it passed by unanimous voice vote.**

## **APPROVAL MINUTES**

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**April 24, 2007**

Ms. Shapiro requested the following correction to the minutes:

Page 15, top sentence should read, "Ms. Shapiro said they observed that in the northeast area, the coyote fence was relocated and asked how the courtyard was being redesigned."

Mr. Newman requested the following corrections to the minutes:

Page 15, 8<sup>th</sup> paragraph 2<sup>nd</sup> sentence: "the other was a gate with piers at the entrance."

Page 33, 2<sup>nd</sup> paragraph should read, "Mr. Newman said he was not sure of the current code - required height." He asked that the next sentence be deleted. And the following sentence should read, "He stated that the railing height should meet code."

Page 35 in the motion under #2, should read, "the new windows on the north elevation be three casements with the center panel fixed." and that condition #3 should read, "that there be no up lighting and if a fixture was required by the City..."

**Ms. Shapiro moved to approve the minutes of April 24, 2007, as corrected. Mr. Frost seconded the motion and it passed by unanimous voice vote.**

**May 8, 2007**

Ms. Shapiro requested the following corrections to the minutes:

Page 13 third from bottom. Second sentence should read, "She said the Board allowed sills to be dropped, which was not damaging to historic status, but the headers needed to stay in their original location."

Page 30, 6<sup>th</sup> sentence should read, "Ms. Shapiro asked if a new room was proposed for the south elevation. Was there less than a ten foot setback."

Mr. Newman requested the following corrections to the minutes:

Page 19, 5<sup>th</sup> paragraph should read, "Mr. Newman noted the applicant testified that the doors were just covered with sheet metal which was to be removed."

Page 29, 4<sup>th</sup> paragraph, insert, "The information packet said the north and south were primary."

Chair Woods requested the following correction to the minutes:

Page 14 , fifth paragraph down should read, " And she did not see the building contributing to the character of the district."

**Ms. Shapiro moved to approve the minutes of May 8, 2007 as corrected. Mr. Frost seconded the motion and it passed by unanimous voice vote.**

## **COMMUNICATIONS**

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Mr. Rasch announced that tomorrow, staff would have training from the legal department on findings of fact. And at the next regular meeting, there would be a summary for the Board. He said he thought Ann Lovely would do the training.

Chair Woods asked if the finding of fact citing the ordinance was for all motions.

Mr. Rasch said it was and explained that the City was tightening up the appeals process.

Chair Woods asked if staff report would have citations.

Mr. Rasch agreed.

## **BUSINESS FROM THE FLOOR**

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None.

## **ADMINISTRATIVE MATTERS**

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### **1. AN ORDINANCE CREATING A NEW SECTION 14-6.2(F) SFCC 1987**

**ESTABLISHING REQUIREMENTS REGARDING ELECTRIC FACILITIES AND MAKING SUCH OTHER CHANGES AS WERE NECESSARY.**

Mr. Rasch introduced Greg Smith current PLUD Director. He said they have been working on a packet of regulations for Planning Staff's role in electric facilities which has been absent from the Code forever. He said they were also working on a revised franchise agreement with PNM.

Mr. Smith explained that the portion of regulations included in the Board packet and on which the Board may want to make recommendations to the Planning Commission, clarified the authority of the Board over facilities within historic districts and the procedures to be followed. He said he could go through the bullet point section or Mr. Rasch, Robert Griego and he could just answer questions.

Chair Woods asked Mr. Smith to go through them and he did.

Chair Woods noted that the only material specified was stucco and that could go over a lot of things. She asked if they were talking block walls; not telegraphing joints, etc.

Mr. Smith said that was a good point.

Mr. Rasch pointed out that the picture being shown had one just painted.

Mr. Frost said he understood you could just stack the blocks with rebar inside.

Ms. Shapiro wondered about the style, noting the one shown was Territorial. She asked if they would file the design.

Mr. Rasch agreed.

Ms. Shapiro asked about gates or entrances.

Mr. Rasch said they would need to look at that. He asked what was done currently.

Mr. Smith said there were staff from PNM in the back who might answer that.

Present and sworn was Ms. Laurie Moye from PNM, Alvarado Square, Albuquerque.

Chair Woods asked her how lighting and gates or entrances get addressed.



Ms. Moyer said these facilities had no lighting except in emergencies. She said the walls were typically built as a split seam CMU wall and staff felt stucco would be needed. Gates were typically steel, usually one inch tubular steel, swinging inward.

Ms. Shapiro asked if one could see through the gate.

Ms. Moyer said yes and it was for safety reasons.

Mr. Frost noted that on some of the walls there was barbed wire on top. He asked if they intended to do that.

Ms. Moyer said no because the City ordinance prohibited use of barbed wire.

Chair Woods asked if the Board needed to make a motion on this.

Mr. Rasch said he wanted the Board to take action as a recommendation and could include conditions such as language.

**Mr. Frost moved to recommend approval of the amendment to the Governing Body with the conditions that the underlying wall be of a nature that no block seams were showing and nothing would be put on top of the wall, no lighting and gates be see-through wrought iron. Ms. Shapiro seconded the motion.**

Mr. Newman thought they needed to say dry stack block wall.

Mr. Smith said he thought staff could draft language to cover that. A part might be cast such as retaining walls but staff would make it part of the recommendation.

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

#### **OLD BUSINESS TO REMAIN POSTPONED**

None.

Chair Woods announced to the public that anyone wishing to appeal a decision of the Board had a limited amount of time to file the appeal with the Governing Body and should contact staff as soon as possible. She also noted that people wishing to testify needed to state their name and address and be sworn in.

## **OLD BUSINESS**

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1. **Case #H-06-63-B.** 1615 Cerro Gordo. Downtown & Eastside Historic District. Sandra Goodwin, agent/owner, proposes to construct and replace a garage door and construct rock retaining walls, coyote fence, and a split-rail fence to a height of 5' 7" where the maximum allowable height was 4' 8".

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

### **BACKGROUND AND SUMMARY:**

"In the Spring of 2006 the owner of 1615 Cerro Gordo was red tagged by the Historic Inspector for replacing windows and constructing a fence to a contributing property without a building permit. All work ceased and the owner immediately contacted city staff to start the review process. The Historic Design Review Board downgraded to historic status of the building from contributing to non-contributing and approved window and door alterations and a small porch addition on August 22, 2006 on the condition that all walls and fences go back to the Board for approval.

"This application proposes the following changes:

"Remove the 6 foot high chain link fence and replace with a coyote fence to a height of 5' 7" where the maximum allowable height is 6'0" along the north and east property lines. The coyote fence will have irregular latilla ends. The chain link fence along Cerro Gordo (south elevation) will be replaced with rock wall pilasters and coyote fencing with irregular latilla ends to a height of 5 feet 7 inches, where the maximum allowable height is 4' 9" (if the Board grants a 20% increase can go to 5' 7"). A coyote vehicular gate will be constructed at the southeast corner along Cerro Gordo for access to the utility and sewer easement.

"The chain link fence along Paseo De Florencio (west elevation) will also be replaced with rock wall pilasters and coyote fencing as well as two similar vehicular gates to a height of 5 feet 7 inches, where the maximum allowable height is 4' 9" (if the Board grants 20% increase, it can go to 5'7").

"Rock retaining walls are also proposed and range from 6 inches to 6 feet. All rock work will be similar to the existing rock retaining walls and rock work on the property and in the area.

"A split rail fence, with four horizontal rails, to a height of 5 feet 7 inches, where the maximum allowable height is 4' 9" (if Board grants 20% increase can go to 5' 9") is

proposed along a small portion of Cerro Gordo in order for the building to be publicly visible.

“Replace the non-historic white garage door with an anodized aluminum window door garage door and pedestrian door. Although both doors meet the 30-inch rule and are less than 40% glazing for the façade, the design is not traditional for the Downtown and Eastside Historic District.

“Lastly proposed is the installation of seven, 1700 gallon underground cisterns. The cisterns will not be publicly visible.

#### **STAFF RECOMMENDATIONS:**

“Staff recommends approval of this application on the condition that no walls exceed the maximum allowable height unless the board grants the 20% height increases, in which the walls along Paseo Dave Florencio and Cerro Gordo may not exceed 5'7" and must meet the triangle visibility rule. Staff also recommend that the garage door and pedestrian door fenestration is reduced. Otherwise, this application complies with Section 14 – 5.2 (E) Downtown and Eastside historic district design standards.”

She said when the building was downgraded, the garage might be contributing on the Official Map.

Mr. Newman clarified that if the garage was contributing, would the door need to change.

Ms. Barrett agreed.

Present and sworn was Mr. Karl Sommer, P.O. Box 2476, Santa Fe. He said Ms. Sandra Goodwin, owner of the property who has worked on this for quite some time, was present. He said the only issue they had was on the glazing. That façade could not be seen from any public way and was built in 1984. She understood that last year when it was downgraded, that all the property was downgraded. The letter from staff said the property of 1615 Cerro Gordo was downgraded to non-contributing. She also said her uncle, Peter Goodwin, also affirmed it was built in 1984 using stone from the property.

He said the materials and style of the garage door was not found in the Code and it could not be seen from any public way.

Chair Woods said that unless he had something in writing from Peter Goodwin it could not be accepted into the minutes.

Present and sworn was Ms. Sandra Goodwin, 1615 Cerro Gordo, who said that at the hearing in August 2006, Vigil Martínez, the brother of the owner testified to the Board about the construction date of the garage. She said she also brought aerial photographs that showed the garage not there. She said Peter Goodwin also testified.

Chair Woods asked if the proposal needed to be postponed because she was not on the Board at the time of those hearings. She felt the Board should know whether the garage was contributing or not.

Ms. Barrett suggested the Board table the case while staff went to pull the minutes from that meeting.

Ms. Goodwin said that was fine with her and apologized that she had not brought all of the aerial photographs she had. She said she had them all from 1958.

Mr. Boaz asked what date the meeting was.

Mr. Sommer said it was August 22, 2006.

Ms. Barrett said she had the staff report for the status review.

Mr. Sommer asked if the neighbor could give his testimony since he had to leave.

Present and sworn was Mr. Tom Bond 1656 Cerro Gordo. He said he was the neighbor across the street and had no issues with this proposal. He confirmed that one could not see the garage door or rock work. He said they were happy with the changes that would take place and thought it would be a service to the neighborhood and community to have that work completed. He said they were in support of it.

**Mr. Newman moved to table Case #H 06-63-B. Mr. Frost seconded the motion and it passed by unanimous voice vote.**

2. **Case #H-07-45.** 519 Camino Don Miguel. Downtown & Eastside Historic District. Doug Cook, agent for Cosima & Peter Bryant, proposes to increase sections of the parapet on a Non-Contributing building approximately 1' 8" to a height of 21' 4" where the existing height was 22' 8".

Ms. Barrett presented the staff report for this case.

## **BACKGROUND AND SUMMARY:**

"The two-story, single-family Spanish Pueblo Revival style residence located at 519-521 Camino Don Miguel was first constructed in 1938 according to the 1992 Historic cultural Property Inventory (HCPI). The building has received major remodeling which includes connecting two separate buildings together before the 1950s, the addition of a second story, replacement of windows with non-compliant units, and an entry and portal addition. The HCPI suggests that the additions were done in the late 1980s and the applicant states that the second story addition was done in 1987. The Official Map lists the building as non-contributing to the Downtown and Eastside Historic District.

"On April 24, 2007, the HDRB approved minor remodeling of the building which included extending approximately 270 square feet of a second story addition. The applicant would like to make an amendment to the previous H-Board approval by adding the installation of eight flat plate solar collectors.

"The solar collectors will be 2' x 10', low profile custom built units by Cedar Mountain Solar. The collectors will be placed in two different locations on the roof. Five units will be placed on the one story section of the building (eastern end) and the parapet (currently 8" above roof surface) will be increased by 1' 8" to a height of 15' 8" in order to conceal the units. The raised parapet is lower than the adjacent heights of 17' 6" and 20'.

"The remaining three units will be placed on the second story section (northern end) of the building and the parapet will be increased approximately 1' to a height of 22' 4". The raised parapet is lower than the adjacent height of 22' 8".

The new parapet will be constructed of frame and will be stuccoed with cementitious stucco to match the existing building in texture and color.

## **STAFF RECOMMENDATIONS:**

"Staff recommends approval of the application on the condition that the collectors are not publicly visible. Otherwise, this application complies with Section 14-5.2 (D) General Design Standards for All H-District and Section 14-5.2 (E) Downtown and Eastside Historic District design standards."

Present and sworn was Mr. Doug Cook, 1506 Escalante.

Ms. Shapiro asked how he calculated the height of the parapet so he wouldn't see them.

Mr. Cook said they had the manufacturer bring out a mock collector and put it on the roof and went around to see how high it would have to be

There were no speakers from the public regarding this case.

**Mr. Newman moved to approve Case #H 07-45 per staff recommendations one of which was that the solar collectors not be publicly visible. Ms. Shapiro seconded added the condition that staff check to make sure they were not publicly visible. Mr. Newman agreed and the motion passed by unanimous voice vote.**

3. **Case #H-07-50.** 1260 Upper Canyon. Downtown & Eastside Historic District. Elisabeth Wagner, agent for Roy Trice, proposes to amend a previous remodel approval and to meet required conditions on a Non-Contributing property.

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

**BACKGROUND & SUMMARY:**

"1260 Canyon Road is a single-family, two-story residence that was constructed before 1951 in a vernacular style. Major remodeling occurred in 1968 with non-compliant elements. The building is listed as non-contributing to the Downtown & Eastside Historic District as supported by 1983 and 2007 historic cultural properties inventories.

"On April 24, 2007, the HDRB approved remodeling of the existing residence and construction of a free-standing guest house and a free-standing garage. Among the conditions of approval, there were several items that were required to be resubmitted to the Board, including exterior light fixtures, gates, and wall pilaster details.

"Now, the applicant proposes to amend the previous approval with the following four items:

"1. The garage height has been reduced from 14' 6" to 12' 6".

"2. The new yardwall is proposed at 6' high with 7' high flanking pilasters are proposed with caps which appear to be flagstone. This non-traditional style item should be discussed and clarified. Wrought iron 18" high light fixtures will be installed on the pilasters. Between the pilasters, 11' wide x 6' high bi-fold vehicular gates will be installed. The materials and operation of the gates were

not submitted and should be clarified.

"3. The west elevation of the main residence will be altered slightly. The exterior chimney will be removed and the fireplace relocated so that the chimney extends above the roofline. The approved 9-over-9 double-hung window will be changed to what appears to be three 8-light casements or fixed windows with 4-light transoms above.

"4. The 'Driftwood' stucco color will be changed to 'Buckskin.'

**STAFF RECOMMENDATION:**

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

Present and sworn was Ms. Elisabeth Wagner, 1402 C Cerro Gordo Road.

Chair Woods asked her what material would be used for the gates.

Ms. Wagner said the wall part would be stucco with flagstone caps, tubular steel for the gates, painted black or dark green, and the mechanisms would be concealed behind the wall with the gates swinging inward.

Mr. Frost noted that the flagstone was not typical and asked if she would consider no flagstone.

Ms. Wagner said she would.

There were no speakers from the public regarding this case.

**Mr. Newman moved to approve Case #H 07-50 per staff recommendations with conditions that:**

- 1. Flagstone caps on entry piers be eliminated and topped with stucco,**
- 2. That the final detail of gate be brought to staff for approval.**

**Mr. Frost seconded the motion.**

Mr. Frost thanked her for dropping the garage height.

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

1. **Case #H-06-63-B.** 1615 Cerro Gordo. Downtown & Eastside Historic District. Sandra Goodwin, agent/owner, proposes to construct and replace a garage door and construct rock retaining walls, coyote fence, and a split-rail fence to a height of 5' 7" where the maximum allowable height was 4' 8".

**Mr. Frost moved to take Case #H 06-63-B from the table. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.**

Mr. Sommer clarified that the minutes did make mention of Ms. Goodwin's testimony but the motion was not transcribed in a way that was specific to the garage.

Ms. Barrett clarified that it was the main house that had been red-tagged and reviewed by staff but added that there was testimony at that meeting that the garage was built in 1985. She said they could conclude that both were downgraded although the Board action was not specific in the record.

Chair Woods asked if staff accepted that the garage was non-contributing.

Ms. Barrett said they did.

Mr. Sommer said what they were trying to do was to replace with something that was better; it met the specific requirements under the Code and, in every respect other than garage door, they agreed with the staff report.

Ms. Goodwin showed the color of the anodized aluminum to be used.

Chair Woods asked if the exposed I beam above the garage door would remain.

Ms. Goodwin said it was not an I beam but a laminated structure from chips of wood products. She said it would be enclosed in the same anodized sleeve.

Mr. Newman asked if the vertical pier between the two doors would be the same.

Ms. Goodwin said it would.

Mr. Newman asked if these windows had a horizontal muntin.

Ms. Goodwin said yes, to meet the 30" rule.

Mr. Sommer explained that Ms. Goodwin was a photographer and would like to use



the garage as a studio.

Chair Woods noted that there were three vehicular gates and it required a site triangle. She asked if there was any way that could be reduced to one gate. She said they were having a hard time getting even one through.

Mr. Sommer said they met with Dan Esquibel who referred them to Pete Ortega, with whom they went out to the site. Mr. Sommer went to the site map and showed how a gate there would exacerbate the problem. They (Eddie Garcia and Pete Ortega) felt it better to move the gate back for traffic safety. He thought this was the best and safest configuration.

Chair Woods asked if they could tighten up the circular drive.

Mr. Sommer explained that there were a lot of trees there.

Ms. Goodwin said the teardrop shape was all piñon and juniper and she didn't want to cut down any trees. She said she had a lot of problems with the property when she bought it because there was lots of trash and lots of dead trees on it along with paint cans and oil. When she piled up all the trash, the neighbors added to it. They put their Christmas trees on it. She said that now with a serial rapist on the loose, as a single woman she wanted to be safe.

Regarding the gate at the easement, she said there were a lot of lots sold up there and teens would go up to smoke pot and then drive down that easement.

Mr. Newman asked if she would consider a gate that was more transparent.

Ms. Goodwin said she would with the utility easement but for the driveway, she wanted a little privacy.

Mr. Newman said that conflicted with the heavily wooded statement.

Ms. Goodwin explained the site problems.

Mr. Newman noted that the split rail fence extended out beyond the coyote fence.

Mr. Sommer showed how a retaining wall had been built outside the property to hold it up.

Mr. Newman asked about the application for license to build on city property.

Mr. Sommer clarified that the fence was already on city property.

Mr. Frost agreed with Mr. Newman about it being heavily treed. The two vehicular gates and all the coyote fencing made it extremely heavy. He thought they should have gates that were more open.

Chair Woods said the coyote fence and gate were well within the ordinance.

Ms. Shapiro asked for the location of the fence on the site map.

Ms. Goodwin said she had a six-foot high chain link fence there now. It would provide privacy for me. The trees were not along the chain link fence area. She felt 4'9" would not provide the privacy she needed.

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

Mr. Sommer added that the height was important to her because of looking down from the road. Ms. Goodwin would be willing to provide more visibility through the easement gate but not at main entry because it has a straight shot up to her house. He said they would work with staff to provide a material that lightened it up or might make one of the gates look more like a fence.

Mr. Newman moved to approve Case #H 06-63-B with these conditions:

1. That no walls be above the maximum allowable height of 4' 9" (no 20% allowed),
2. That all gates be steel frame with open fretwork the design to be submitted to staff for approval. Mr. Frost seconded the motion and it passed by unanimous voice vote.
4. Case #H-04-184-B. 625 Garcia. Downtown & Eastside Historic District. Christopher Purvis, agent for Dennis Branch, proposes to replace historic windows on primary elevations of a Contributing building. An exception was requested to replace historic material Section 14-5.2(D,5,a).

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

**BACKGROUND & SUMMARY:**

"Single-family residence with a basement located at 625 Garcia St is Spanish Pueblo

revival style and part of the of the Alire Family Compound. The building was constructed in 1950 and in 2005 the historic design review board upgraded its historic status to contributing in the Downtown and Eastside Historic District. During an on site visit to the building it was determined that the north, east, and west elevation's our primary.

"On May 23, 2006 the HDRB approved the remodeling of this building which included the construction of 300 square feet of additions and restuccoing.

"The application now comes before the Board seeking approval to remove the steel casement windows and replace with aluminum clad wood windows of the same dimension and light pattern. An exception is requested to replace historic material from the primary elevations, section 14-5.2 (D. 4, a). As required, the applicant has responded to the following required criteria section 14 - 5.2 (C, 5, c, I-vi).

#### **STAFF RECOMMENDATIONS:**

"The staff recommends denial of this application unless the board has a positive finding of fact to grant the exceptions."

Chair Woods asked if it would retain its historic status if the windows were changed.

Ms. Barrett said it would.

Chair Woods asked if there was any precedent.

Ms. Barrett quoted three of them.

Present and sworn was Mr. Chris Purvis, 227 E Palace, who said there were three primary elevations on this building and one of them faced the compound. The other issue was aluminum clad windows. He said Mr. Branch wanted wood window that were more in keeping with the other windows in the compound.

Ms. Shapiro asked if he had explored options like adding storm windows.

Mr. Purvis said that last winter, the steel frame was weeping. After plastering the inside, there was massive condensation destroying the plaster.

Ms. Shapiro asked if it would with windows on the outside.

Mr. Purvis said the answer was that they didn't know. The detail would not allow easily for a wood inset but these windows don't get any relief from the temperature.

Mr. Frost asked if the wood would be painted.

Present and sworn was Mr. Dennis Branch 511 Camino Piñones, who said that right now they were painted white. It was okay. But last winter the cold just destroyed the plaster. They were mounted to a wood frame on the adobe. It was now rusted on the inside and they had to paint it twice already.

Mr. Purvis said they proposed to paint the wood windows white.

There were no speakers from the public regarding this case.

Mr. Frost moved to approve Case #H 04-185B with aluminum being changed to wood and painted in the existing white color. Pertaining to the exception. He reviewed each of the criteria and found that they were met. Ms. Shapiro seconded the motion.

Chair Woods cited the findings of fact based on Section 14-5.2 D, 4 a and Section 14-5.2 (C, 5 c, I-vi). The motion passed by unanimous voice vote.

5. Case #H-06-27. 832-F Dunlap. Westside-Guadalupe Historic District. Ed Reid, agent for ACCS, LLC, proposes to construct a 1,410 sq. ft. single-family residence to a height of 14' 6" where the maximum allowable height was 12' 5" and to construct a yard wall at 8' high. Height exceptions were requested for both building and wall (Section 14-5.2,D,9).

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

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

"832-F Dunlap Street is a vacant area within the recently approved Assisi Compound. The Assisi Compound consists of four vernacular style residences with two of the four buildings listed as contributing to the Westside-Guadalupe Historic District.

"On May 9, 2006, the HDRB approved the construction of a 1,410 square foot single-family residence in the Spanish Pueblo Revival style. An exception to increase the building height was denied and the building height was set at the maximum allowable height of 12' 5" as determined by a linear calculation. Exceptions to the maximum

allowable streetscape yard wall height of 4' was approved at 8' high and the maximum allowable interior lot yard wall height of 6' was approved at 7' high.

"Due to the loss of a previous zero-lot line agreement, the project required substantial redesign and the applicant requests approval of these changes now.

"While the 'U'-shaped footprint has been retained, the uneven massing of rooms on the south and north elevations has become more evenly distributed. Window and door opening dimensions and locations have been altered, but the general character of each elevation remains intact.

**STAFF RECOMMENDATION:**

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

Mr. Ed Reid and Ms. Ellen Reid were sworn. They said they had nothing to add. Ms. Reid briefly explained why the redesign was needed.

There were no speakers from the public regarding this case.

Mr. Frost asked about the place where the planter boxes were on top of the wall.

Ms. Reid said they sit on both sides the wall. It was very noisy there and the wood dampens the noise.

Ms. Shapiro noted the boxes were on the south but St. Francis was on the west.

Ms. Reid said they have talked with noise abatement people and determined that the noise comes up from Alameda and it does help although it may not make sense.

Ms. Shapiro said it did stretch the idea.

Ms. Reid said they were not trying anything illegal.

Ms. Shapiro asked about the water feature.

Ms. Reid said it was in every house.

Mr. Newman asked staff if this was a way to get around what the Board denied.

Mr. Rasch said if they were not attached, they were not permanent structures.

Mr. Reid said they put bolts in the wall but had not used them.

Ms. Reid noted that Andy's liquorette was right there and they had lost lots of tools.

There were no speakers from the public regarding this case.

Chair Woods clarified that the wall was not part of this application.

**Ms. Shapiro moved to approve Case #H 06-27, according to staff recommendations. Mr. Frost seconded the motion and it passed by unanimous voice vote.**

## **STATUS REVIEW**

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1. **Case #H-07-67.** 220 Closson. Westside-Guadalupe Historic District. Staff proposes a historic status review for two Non-Contributing buildings.

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

### **BACKGROUND AND SUMMARY:**

"The multi-residential buildings located at 220 Closson St consist of two structures and seven units. The front building which contains units 1-3 and 6 was first constructed by 1942 and became a multi-residential building by the late 1940s according to research conducted for the 2006 Historic Cultural Properties Inventory. The directories suggest that in the 1950s the rear building units 4, 5, and 7, went by the address to 220 ½ Closson St. Both buildings appear on the New Mexico Department of Transportation 1958 aerial photograph in the relative same footprint that is present today.

The Official Map lists the front building, units 1-3 and 6, as non-contributing and the rear building, units 4, 5, and 7, as not having a historic status within the Westside - Guadalupe Historic District.

"The front building, units 1-3 and 6 is Spanish Pueblo Revival in style which includes low gable roof hidden by a flat parapet, metal canales, exposed vigas (southeast corner), exposed beam and carved corbel portals and a massive stepped exterior chimney on the north elevation. Alterations include a portal addition in the

1970s, window alterations in the 1980s, and a modern attached storage addition. However, the building does retain most of its historic footprint and many original windows.

“The rear building, units 4, 5, and 7, is vernacular and style which includes shed roof concealed by a parapet, overhang eaves, and exposed roof joists. Alterations include the replacement of windows with aluminum sliders in the 1980s. Some original doors and windows remain.

### **STAFF RECOMMENDATIONS:**

“Staff recommends that 220 Closson St units 1-7 are upgraded to contributing historic status based on age, retention of original material and massing, sensitive additions, and that the architectural and historic integrity are intact.”

Present and sworn was Mr. Mark López 11 Five Jays Lane. He said the owners planned to do some of the remodeling. The rear units were most in need of repair. These three units (4, 5, and 7) do not have a historic designation. 1, 2, 3, 6 do have a non-contributing status currently.

He said they would like to maintain the non-contributing status of the rear units and would accept the front units to be upgraded to contributing and basically be left alone.

Mr. López explained that units 3 and 6 were not directly visible from Closson Street. The units in the back, labeled 4, 5, 7 were currently shown. These were the units they wanted to remodel.

Chair Woods said they could give time to respond to Ms. Ragin's report.

Mr. López said it showed that there were significant alterations (he quoted some of them) to the ones in the back.

Chair Woods said they were not 50 years old in 1985.

Mr. Frost noted Ms. Ragins also said that despite these alterations, the units warranted designation as contributing.

Present and sworn was Mr. Joe Barelas, who said he and his wife were owners and his wife was the daughter of the previous owner. He said that Mr. Catanach just got tired of maintaining them. He was 80 years old now and was tired of doing it. He said his wife actually lived in one of the units as a little girl and they were in dire need of

repair. He said the wiring and plumbing needed to be brought up to code. They use the old fuses now. The plumbing has lot of problems. A pipe burst in one of the units and flooded it. The roof units were old and in need to repairs. Some vigas have rot.

Chair Woods said everything he listed could be repaired with contributing status.

Mr. Barelas said that on the back units, there was no place for stormwater to go.

Chair Woods said the only way it could not be historic was if he showed each change and when it happened. She said the Board could approve the front ones and postpone the ones in the back to allow time to prove it should not be contributing. She thought the Board would postpone those.

Mr. Barelas said that would be great.

There were no speakers from the public regarding this case.

**Mr. Newman moved to partially approve Case #H 07-67 by upgrading units 1, 2, 3, and 6 to contributing status and postponing the decision on units 4, 5, 7 to give time for applicants to work with staff. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.**

## **NEW BUSINESS**

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1. **Case #H-07-65.** 830 Acequia Madre. Downtown & Eastside Historic District. John Gary Boyle, agent/ owner, proposes to re-stucco a Non-Contributing two-story residential building with elastomeric material and surfacing a 1,500 sq. ft. parking courtyard with brick.

This case was postponed under Approval of the Agenda.

2. **Case #H-07-66.** 412 Sosaya Lane. Downtown & Eastside Historic District. AJC Design, agents for Sarah & Doug Brown, propose to remodel a Non-Contributing building by constructing an approximately 50 sq. ft. portal, altering openings, altering a deck, reconfiguring a yard wall and pedestrian gate 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 412 Sosaya Lane was constructed after 1960 according to the 1991 Historic Cultural Properties Inventory. Alterations include the enclosure of a portal on the street facing east elevation and window alterations in the late 1980s and 1990s. An existing six-foot high yard wall on the east property line blocks a direct view of the building. The official map lists the building as non-contributing to the Downtown and Eastside Historic District.

"This application proposes the following:

"Construct an approximately 50 square foot portal on the east elevation. The portal will have wood corbels and posts and will be painted white.

The wood door and noncompliant transom window on the east elevation will be replaced with a divided light door. A new window is proposed on the east elevation, for the bathroom, which is not set 36 inches from the corner. This window is not in compliance with Section 14-5.2 (E), 2, b and needs to be altered to comply with the historic ordinance. Perhaps a skylight may be considered to gain light into the bathroom.

"A new divided light window is proposed on the non-publicly visible north elevation as well as the replacement of divided light French doors with a divided light door and side light. Also proposed is the application of decorative tin panels to a garden storage door.

"Wood pediments and surrounds will be constructed around all existing and proposed doors and windows adding a Territorial Revival style element to the building. The wood trim and windows will be painted white.

"The raised approximately 2 feet 8 inches high wood deck, faced with trellis, at the non-publicly visible west elevation of the building will be removed and replaced with a balcony area. A rock stem wall will be constructed and a single word rail will be installed. Two windows will be removed and a divided light door will be installed. A tile mural with exterior lighting is also proposed for this elevation.

"The building will be stuccoed within El Rey Buckskin in a sand brocade finish to match existing. Exterior light fixtures will be simple Mexican anodized tin and glass fixtures from Artesanos and the existing floodlights will have a similar covering placed over them. Photos of the fixtures are available in the packet.

"Lastly proposed is the relocation of the pedestrian gate from the south elevation to

the southeast corner of the property. And new wood gate will be installed. The wall height will remain at 6 feet.

**STAFF RECOMMENDATIONS:**

“Staff recommends approval on the condition that publicly visible windows meet the 36 inch window rule. Otherwise this application complies with Section 14-5.2 D. General Design Standards for all Historic Districts and Section 14 - 5.2(E) Downtown and Eastside Historic District design standards.”

Ms. Barrett handed out the gate design [exhibit A].

Present and sworn was Ms. Susan Westbrook, who said they were not opposed to changing to a skylight on the window staff had a problem with. She thought it was nicely presented and corrected the report by saying the finish would be sand, not brocade.

Mr. Newman asked her to explain the rationale for adding a Territorial element.

Ms. Westbrook said it was an attempt to soften the contemporary windows there. Sosaya Lane was a mixed bag of both styles. She said they just saw it as a chance to mask those windows.

Mr. Newman said he got it.

Ms. Westbrook suggested they could paint the windows a different color. They just looked very contemporary now.

Mr. Newman said regarding the new gate, that from the elevations, it looked like it was on a diagonal.

Ms. Westbrook agreed that it was in the corner.

Mr. Newman said it seemed like the dimension of the lintel was a little too close to the edge. He asked her to think about that.

Ms. Westbrook said they designed it that way to have a better traffic pattern.

Chair Woods asked if she was not replacing windows and noted they already had true divided lights.

Ms. Westbrook said they were leaving the existing windows as is. They didn't want

to tear them out.

Chair Woods asked if she was going to paint over anodized aluminum and understood the maintenance involved.

Ms. Westbrook agreed.

Chair Woods said she had bullnosed windows so she asked how they would attach the trim.

Present and sworn was Mr. Joe Silva, who said they planned to diamond cut the bullnose out and fit the pediment trim in. It would look very traditional and would stick out half to three quarters of an inch.

Mr. Newman asked if the restucco would have a color coat.

Mr. Silva agreed.

There were no speakers from the public regarding this case.

Chair Woods noted the applicant was willing to get rid of the window that didn't comply.

**Mr. Newman moved to approve Case #H 07-66 per staff recommendation with the condition that the window not meeting the 36" rule be eliminated and the skylight installed be non-visible. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.**

3. **Case #H-07-68.** 621 Garcia, Lot 1. Downtown & Eastside Historic District. Richard Horcasitas, agent for Emanuel Place, LLC, proposes to construct an approximately 2,448 sq. ft. single-family residence to the maximum allowable height 14' 10", yard walls to a height of 4', and coyote fence to a height of 6'.

Mr. Rasch presented the staff report as follows.

### **BACKGROUND & SUMMARY:**

"621 Garcia St, Lot 1, it is an 8,057 square foot vacant lot next to the historic Alire Compound located within the Downtown and Eastside Historic District.

"The applicant proposes to construct an approximately 2448 square foot single-family residence in the Spanish Pueblo Revival style. The building will be 14'10" high, the maximum allowable height as determined by a radial calculation.

"The design features tapered parapets with canales, exposed windows and door headers, and portals with exposed beams, no corbels, and viga posts.

"The windows and doors will be true divided light. The front door will be an antique hand carved wooden door. The garage door will be steel. All exposed wood will be natural and the stucco will be cementitious buckskin.

"The front, south elevation will have a 4 foot high stuccoed yard wall with an antique wooden pedestrian gate. The gate details were not submitted. The west, north, and east lot lines will be enclosed with an uneven top six-foot high coyote fence.

#### **STAFF RECOMMENDATION:**

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

Mr. Horcasitas shared a rendering of the master plan of which this meeting would consider two of the six buildings [exhibit B]

The Board decided to consider both cases together.

Present and sworn was Mr. Richard Horcasitas, 421 St. Michael's Drive, who said they were comfortable with staff recommendations.

He said that steel garage doors were not correct. He said they would have for the wood trim the natural finish as shown on the headers, cementitious stucco and white windows aluminum clad. He said the garage door would be carriage style with windows like one on Alameda. He passed around the photos and drawings of fixtures and color samples.

Mr. Frost said one of the Board's concerns today driving down the west side, was that they didn't see any coyote fences at all. He said the concern was that it would introduce something that did not fit in.

Mr. Horcasitas told about the entire project and said they could do stucco. Lot number 6 was down in a deep hole. #4 and #3 were very high.

Ms. Shapiro noted on the east side there was a five-foot setback from the lot line and then a drainage ditch there. She asked for some idea about the height of unit 2.

Mr. Horcasitas said Unit 2 was much higher.

There were no speakers from the public regarding this case.

Chair Woods noted the applicant was willing to do stucco and asked for the color.

Mr. Horcasitas said that Jay Parks used L & P and had a stucco color that was used on Arroyo Tenorio. He said this manufacturer calls it Fawn.

Chair Woods suggested that the colors come back or have staff approve it.

Ms. Shapiro asked about the gate detail.

Mr. Horcasitas asked to bring the gate detail back to staff.

Mr. Frost moved to postpone Case #H 07-68, pending specific gate detail, stucco wall, new drawing showing the correct garage door and colors clearly specified. The motion died for lack of a second.

**Mr. Newman moved to approve Case #H 07-68 with staff recommendations and the following conditions:**

- 1. That the gate details be brought to staff,**
- 2. That correct colors be brought to staff,**
- 3. That the fence become a stuccoed wall and drawings be brought to staff,**
- 4. That the garage door details be brought to staff.**

**Ms. Shapiro seconded the motion and it passed by unanimous voice vote.**

- 4. Case #H-07-69.** 621 Garcia, Lot 6. Downtown & Eastside Historic District. Richard Horcasitas, agent for Emanuel Place, LLC, proposes to construct an approximately 2,523 sq. ft. single-family residence and attached garage to a height of approximately 14' 10" where the maximum allowable height was 15' 11", an approximately 338 sq. ft. trellis and yard walls to a height of 4'.

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

**BACKGROUND AND SUMMARY:**

"621 Garcia Street, Lot 6 is an approximately 0.281 acre vacant lot located along the east side of Garcia Street and west of the Historic Alire compound in the Downtown and Eastside Historic District. Lot 6 is one of six vacant parcels proposed for residential development.

"This application proposed the following:

"Construct an approximately 1,921 square foot single family residence which will include an approximately 518 square foot attached garage and 84 square feet of portals. The total footprint for the structure is 2,523 square feet and will be to a height of 14' 10" where the maximum allowable height is 15' 11".

"The Spanish Pueblo Revival style building will have true divided light wood windows and French doors in a sage green color. Exposed wood headers finished with a natural stain are proposed over all doors and windows. The entry door will be made of carved wood and finished with a natural stain. The garage doors, proposed on the north elevation, will be carriage style with true divided lights in a sage green color.

"The north elevation portal will have exposed wood beams, posts, and carved corbels. The south elevation will include an approximately 338 square foot open trellis and will mimic the north elevation portal in style. All wood will be finished with a natural stain.

"The building will be stuccoed with cementitious in a 'Cimarron' color. Two skylights are proposed for the building. Exterior light fixtures were not submitted.

"A 4' high yard wall and antique wood gate on the north elevation where the maximum allowable height is 6'. It is not clear in the plans or in the letter if the gate is pedestrian or vehicular. This needs to be clarified.

"Lastly proposed is a coyote fence to the maximum allowable height of 6' along the east and south property lines. A 6' high coyote fence is also proposed along the west property line along Garcia Street where the maximum allowable height is 5' 2". Elevation drawings for walls and fences were not submitted.

#### **STAFF RECOMMENDATIONS:**

"Staff recommends approval on the condition that no skylights are publicly visible, that the coyote fence on the west elevation not exceed the maximum allowable height of 5' 2", that the gate use is clarified and details are brought to staff, and that exterior light

fixtures are brought to staff for approval."

Mr. Horcasitas said that skylights would not be visible, low profile and behind the parapet. The coyote fence would be 5' 2", the maximum allowable. He pointed out where the coyote fence would be located.

Chair Woods asked if he would be willing to do stucco here too.

Mr. Horcasitas agreed. Regarding the lighting he said they would choose a different light for each house with lighting just at the door and garage door.

Ms. Shapiro said that since this was down low, how would he hide the skylight.

Mr. Horcasitas said it was a good question and maybe they couldn't.

Ms. Shapiro suggested they could bring it back to staff for approval.

Mr. Newman said he didn't see how the Board could approve this since they didn't have the details. He said they went down there today and there were no coyote fences there. He said his only concern was what was on Garcia Street.

He said there just seemed to be some discrepancies from the proposal to site plans. He said they needed a final proposal for what would be done along Garcia Street. He didn't think coyote was it. He added that the Garcia Street streetscape needed to be approved before any were sold.

Mr. Horcasitas said they would do that before the last home comes before the Board.

Chair Woods agreed with Mr. Newman's concerns along Garcia Street.

Mr. Rasch suggested they could conditionally approve the house and have the wall brought back with the next submittal on this property.

There were no speakers from the public regarding this case.

Chair Woods summarized that the Board discussed the skylight, asking that all walls be brought back to see how they relate to each other, and the gate design. She told the applicant that next time, he had to have things complete and matching.

Mr. Horcasitas apologized.

Chair Woods said they would postpone it next time.

Mr. Frost added that he could always ask to be moved to the next meeting.

**Ms. Shapiro moved to approve Case #H 07-69 with staff recommendations and the following conditions:**

- 1. That any skylight will be brought to staff,**
- 2. That the gate detail be brought to staff,**
- 3. That at the next review, the applicant bring the wall details for the lot and for Garcia Street.**

**Mr. Frost seconded the motion.**

Chair Woods said the wall detail needed to be brought to staff within the next two weeks.

Mr. Rasch agreed and said it would be for the July 10<sup>th</sup> meeting.

Mr. Newman said he wanted to be sure the way this motion was stated would raise sufficient concern with the developer to respond.

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

- 5. Case #H-07-71. 605 Camino del Monte Sol. Downtown & Eastside Historic District. Jim McGorty, agent for George Pelletier, proposes to construct an approximately 978 sq. ft. detached garage to a height of 13' 6" where the maximum allowable height was 14' 7" on a Non-Contributing property.**

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

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

"605 Camino del Monte Sol is a single family residence that was first constructed in the 1930s with major additions in 1947 and remodeling, additions, and a new guest house in 1992. The building is listed as non-contributing to the Downtown and Eastside Historic District.

"This application proposes no alterations to the existing structure.

"Proposed is the construction of an approximately 978 square foot (3-car) detached



garage, in the Spanish Pueblo Revival style, to a height of 13' 6" where the maximum allowable height is 14' 7".

"The garage will be constructed from adobe and will have white clad true divided light windows. Canales are made from wood and will be lined with galvanized tin. The building will be stuccoed using STO 'Suede' to match the existing structure and all woodwork will be painted brown. The garage doors are on the south elevation and will match the design and color of the existing garage doors and the concrete apron will also be brown to match the existing driveway.

"Nine skylights are proposed and will not be publicly visible as they will be concealed by the parapet. Exterior lighting will either be bronze in color with translucent glass or clay ceramic.

"Lastly proposed are extension or remodeling of 'site' walls that range in height from 18" to 2' 6" where the maximum allowable height is 6'. The walls will be stuccoed to match the garage.

#### **STAFF RECOMMENDATIONS:**

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

Present and sworn Mr. Jim McGorty, 905 Camino Santander.

Mr. Newman asked about the material of the header over the garage door.

Mr. McGorty said it would all be plastered in there.

Mr. Newman said the thickness worried him. He felt it would not be thick enough to support that opening.

Mr. McGorty said it would be no problem moving it in.

Present and sworn was the owner, Mr. George Pelletier.

Mr. Newman explained that the concern was the amount of wall needed to support the door.

Chair Woods suggested they could put the closet door on the inside, not the outside.

Mr. Frost said he liked the massing that emulated what they already had.

Chair Woods felt it was inappropriate for the Board to redesign it.

Mr. McGorty said they would go with Mr. Newman's suggestion.

**Mr. Newman moved to approve Case #H 07-71 per staff recommendations with two conditions:**

- 1. That the skylights be completely hidden behind the parapet;**
- 2. That the rainwalls be changed to piers on either side of the garage doors and brought back to staff. Mr. Frost seconded the motion and it passed by unanimous voice vote.**

- 6. Case #H-07-73. 638 Old Santa Fe Trail. Downtown & Eastside Historic District. Rosanna Vazquez, agent for Michelle Gaugy and B. Terre Cowden, proposes to enclose a stairwell and alter openings on a Non-Contributing building.**

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

**BACKGROUND AND SUMMARY:**

"The two-story, multi-residential Territorial Revival style building located at 638 Old Santa Fe Trail (address as submitted before application; address could be an error and the building is actually 644 Old Santa Fe Trail. This issue needs to be clarified) was constructed in the late 1980s or early 1990s. The building is not listed on the Official Map. The lot the building is located on is in both the Downtown and Eastside Historic District and the Don Gaspar Area Historic District.

"This application proposes the following:

"Enclose the first and second story approximately 337 sq. ft. exterior roofed stairwell. Three new divided light windows and a wood door with four lights will be installed on the west elevation. An existing window will be replaced with a divided light window and new French doors will be installed on the west elevation as well.

"Two new noncompliant windows are proposed on the north elevation of the enclosure. The proposed windows do not meet the 30-inch window rule, section 14 - 5.2 (E, 1,c). Also proposed for the north elevation is the replacement of the door with divided light French doors and sidelights and a 4-light window will be relocated. The

sidelights do not meet the 30-inch window will, Section 14-5.2 (E, 1, c).

"An existing garage door on the south elevation will be replaced with a noncompliant window which does not meet the 30 inch rule, Section 14-5.2 (E, 1, c). Two windows, one noncompliant, will be replaced with a divided light window and a small four-light window will be with installed on the south elevation as well.

"One window on the east elevation will be replaced with divided light French doors.

"Window and door material was not specified. All proposed doors and windows will include wood pediments and surrounds which will be painted white to match the existing.

"Stucco will match the existing. Type was not specified.

#### **STAFF RECOMMENDATIONS:**

"Staff recommends approval on the condition that all doors and windows meet the 30 inch window will and that the material is clarified, that stucco type is clarified, and that the building address is clarified. Otherwise this application complies with section 14 - 5.2 D. General design standards for all age district's and section 14 - 5.2 {E} Downtown and Eastside Historic District design standards."

Ms. Barrett clarified they use the more restrictive district and here it would be Downtown and Eastside.

Mr. Newman asked how they were we supposed to rule since they had no access to the building during the site visit.

Ms. Barrett said it was at the discretion of the Board.

Mr. Frost agreed. When the gates were locked and they could not see it, he thought they should postpone it.

Rosanna Vasquez said they were unaware the doors were locked. She said one of the owners was here and they didn't know the gates were locked. She said she had not heard that before tonight.

Ms. Vasquez clarified that the address was 644 Old Santa Fe Trail. She said they could not find a record for awhile but it was correctly posted.

She said they would meet the 30" rule on all windows. Regarding window type, it was wood aluminum clad true divided light windows and doors. She said they planned to match the stucco with cementitious. She said she would stand for questions.

Mr. Newman referred to the west elevation where they proposed to enclose the stairwell. He said the quality of documentation was one thing but he understood what was proposed. He said it appeared there were three staggered double hung windows following the stairs and a door in the west elevation with a Territorial pediment and a fan light above it.

Ms. Vasquez said that was correct and the window at the top would be true divided light.

Mr. Newman added that there would be French doors on first elevation. He said he thought the staggered windows should be small 2 over 2 and do away with the fan light.

Chair Woods said that on the south elevation, they looked and saw a non-compliant window above it and the second window was noncompliant.

Ms. Vasquez said they would meet the 30" rule. The pictures were not clear and she said she understood what the Board needed now.

Ms. Shapiro asked if they were enclosing the staircase on the north elevation.

Ms. Vasquez said they were. She showed the west elevation that would be enclosed and agreed with Mr. Newman that it be enclosed on both sides. She said they were also fine with putting in the windows on that end.

There were no speakers from the public regarding this case.

Chair Woods summarized: the west elevation as proposed would not have a fan light and would have two double hung windows.

Mr. Newman clarified that he had said they would be 2x2 lights, stair-stepped.

Chair Woods said on the south, the window below would match the window above and on the north, they would enclose the stairway.

Mr. Newman noted that the proposed elevation showed two windows and he proposed only one on the second floor.

**Mr. Newman moved to approve Case #H 07-75 per staff recommendations with the following conditions:**

- 1. That on the west elevation, the three double hung windows be replaced with staggered 2x2 windows and that fan light over door be eliminated;**
- 2. That on the south elevation the window proposed there be replaced with one identical to the proposed window above on the second floor;**
- 3. That on the north elevation the lower window be eliminated and the upper one be retained.**
- 4. That revised drawings of all window changes clearly indicating what it would look like be submitted to staff.**
- 5. That all windows meet the 30" rule**
- 6. That stucco match existing and a sample be submitted to staff.**
- 7. That windows be true divided light windows.**

**Ms. Shapiro seconded the motion and it passed by unanimous voice vote.**

- 7. Case #H-07-70. 341 Magdalena & 339 Bishop's Lodge Road. Downtown & Eastside Historic District. Jennifer Rudnick, agent/ owner, proposes to remodel Contributing and Non-Contributing buildings with replacement of windows and doors. An exception was requested to replace primary elevation windows (Section 14-5.2, D,a,i).**

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

**BACKGROUND & SUMMARY:**

"325-343 Washington Avenue, now known as Bishops Lodge Road, and 341 Magdalena St is a group of five residential buildings that were constructed by A. C. Henderson or T. C. Gastra before 1935 in the Spanish Pueblo Revival style. Moderate remodeling has occurred, including additions, window changes, and the loss of projecting viga ends. The buildings are listed as contributing at 325 Bishops Lodge Road and 339 Bishops Lodge Road and 341 and 343 Bishops Lodge Road and 341 Magdalena St and the three-car garage on Magdalena Street as non-contributing. For 339, the west and south elevations are primary.

"On November 8, 2005 the HDRB conditionally approved remodeling of the residences and on June 27, 2006 the HDRB conditionally approved remodeling of the freestanding garage. Due to fiscal restraints some of the previously approved work was not begun before the approval expired.

"Now, the applicant proposes to remodel the property with the following two items:

- "1. Two doors on the north elevation and one door on the south elevation of 341 Magdalena St will be removed and replaced with windows and air conditioner units at the same header height and opening with and location. The length of the opening dimensions will be reduced. The new windows will match existing windows.
- "2. Windows on 339 Bishops Lodge Road will be replaced with burgundy colored Pella casement windows to match existing light patterns, opening dimensions, and locations. Most of the windows appeared to be non-historic. This portion of the application was previously approved.

**STAFF RECOMMENDATION:**

"Staff recommends approval of this application with the condition that the window type be clarified as to whether the light patterns will be true divided or simulated divided, but not snapped and muntins. Otherwise, this application complies with Section 14-5.2 (C) Regulation of Contributing Buildings and (E) Downtown and Eastside Historic District design guidelines.

Present and sworn was Ms. Jennifer Rudnick, who said the depth of the wall was 9" and the A/C was 13" so there would be a 4" overhang there.

Mr. Frost asked if any covers were proposed.

Ms. Rudnick said she didn't plan for covers but could match the colors. She said she didn't want to destroy their use.

Ms. Shapiro noted that 341 gets three units and asked if that meant each one does one room.

Ms. Rudnick agreed. She explained that the building tended to overheat in the summer and the roof already had spray foam insulation so she didn't know what to do.

Ms. Shapiro suggested she have an energy audit.

Mr. Frost said he had seen a unit by Mitsubishi that had three units inside that you could run off of one condenser. He thought Carrier made them as well.

Mr. Newman asked if they would be separately metered.

Ms. Rudnick agreed.

Mr. Newman said he was in favor of Mr. Frost's idea. He felt that to approve this was a very dangerous precedent and he was not in favor of this proposal.

Mr. Frost asked her if she would entertain holding up on this to explore that idea.

Ms. Rudnick said she would be willing.

Chair Woods suggested maybe they could just approve the windows and have her come back with the A/C change.

There were no speakers from the public regarding this case.

**Ms. Shapiro moved to approve the windows on 339 Bishop's Lodge Road in Case #H 07-70 and postpone the air conditioning proposal for more information. Mr. Frost seconded the motion and it passed by unanimous voice vote.**

#### **MATTERS FROM THE BOARD**

None.

#### **ADJOURNMENT**

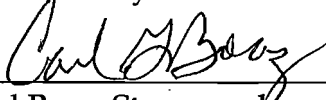
Mr. Frost moved to adjourn the meeting. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

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:

\_\_\_\_\_  
Sharon Woods, Chair

Submitted by:

  
\_\_\_\_\_  
Carl Boaz, Stenographer