



# Agenda

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## HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, AUGUST 14, 2007 – 12:00 NOON

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

## HISTORIC DESIGN REVIEW BOARD MEETING

TUESDAY, AUGUST 14, 2007 – 6:00PM

CITY COUNCIL CHAMBERS

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

July 10, 2007

E. COMMUNICATIONS

1. Lime plaster finish at El Zaguan – 545 Canyon

F. BUSINESS FROM THE FLOOR

G. ADMINISTRATIVE MATTERS

H. OLD BUSINESS TO REMAIN POSTPONED

I. OLD BUSINESS

1. Case #H-06-110. 651-A Camino de la Luz. Downtown & Eastside Historic District. Richard Horcasitas, agent for Jody Gilmore, propose to amend a previous approval to construct coyote fences to 6' high with coyote pedestrian gates and a metal vehicular gate on a non-contributing property.

2. Case #H-07-89. 127 Duran. Westside-Guadalupe Historic District. Andrea Caraballo, agent/owner, proposes to remodel a Non-Contributing building by constructing approximately 1,128 sq. ft. of additions to a height of 14' where the maximum allowable height is 14' 5", construct approximately 84 sq. ft. pergola, alter openings, and construct a yard wall to the maximum allowable height of 5' 4".

3. Case #H-06-52-B. 451 Amado. Westside-Guadalupe Historic District. Jonah Stanford, agent for Nick Heil, proposes to remodel a Contributing building by removing 126 sq. ft. of non-historic additions and to construct 130 sq. ft. of additions, to restore previous opening dimensions, and to increase the height from approximately 10' to 11' 6" where the maximum allowable height is 12' 4". An exception is requested to alter openings on the primary elevation and to exceed the 50% footprint rule (Sections 14-5.2, D,2,d).
4. Case #H-07-67. 220 Closson. Westside-Guadalupe Historic District. Mark Lopez, agent for Closson Compound, LLC, proposes to remodel two contributing buildings by replacing windows and doors, constructing approximately 205 sq. ft. to the front of building, constructing approximately 465sq. ft. to the rear building, increase the height of the front building to not exceed the maximum allowable height of 16' 7" and increase the height of the rear building not to exceed the maximum allowable height of 15'. An exception is requested to construct addition to a primary elevation, Section 14-5.2 (D,2,C).
5. Case #H-06-75. 755 Acequia Madre. Downtown & Eastside Historic District. Margaret Denney & Kenneth Payson, agents/owners, propose to amend a previous approval for a non-contributing building by altering windows and doors and reducing the approved height.

## **J. NEW BUSINESS**

1. Case #H-07-85. 621 Garcia. Downtown & Eastside Historic District. Christopher Purvis, agent for Dennis Branch, proposes to construct a 1,750 sq. ft. primary residence to a height of 13'11" where the maximum allowable height is 15'1", a 1,088 sq. ft. guest house to a height of 12'11" where the maximum allowable height is 15'1", and a 42" high coyote fence on a vacant lot in the historic Alire Compound.
2. Case #H-07-86. 622 Garcia. Downtown & Eastside Historic District. Christopher Purvis, agent for Dennis Branch, proposes to construct a 2,088 sq. ft. residence to a height of 12'11" where the maximum allowable height is 16'11" and a 42" coyote fence with bancos on a vacant lot in the historic Alire Compound.
3. Case #H-07-93. 433 San Antonio. Downtown & Eastside Historic District. Christopher Purvis, agent for Jean Michael and Karla Rendu, proposes to remodel a contributing building by constructing approximately 200 sq. ft. addition, rehabilitating and replacing windows and doors, increasing height to 12'6" where the maximum allowable height is 16', reconfigure a yardwall and hardscaping.
4. Case #H-07-94. 914 Canyon. Downtown & Eastside Historic District. John Malone, agent for Martha Jones, proposes to replace windows on a non-contributing building.

5. Case #H-07-96. Sheridan, Marcy, Palace. Downtown & Eastside Historic District. Mary MacDonald, agent for City of Santa Fe, proposes the conceptual plan for a transit center on Sheridan Street to include arches over the street, a bus shelter, a road and walkway treatments. The maximum allowable height is 29'6".
6. Case #H-07-98. 258 ½ A+B Staab and 221 A+B McKenzie. Downtown & Eastside Historic District. James Gay and Victoria Rogers, agents/owners, propose to remodel a non-contributing building by replacing doors and windows, hardscaping, and replacing a 6' high wood fence with a stucco wall.

**K. 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 August 14, 2007 Historic Design Review Board Field Trip, please notify the Planning Division by 9:00 am on Tuesday, August 14, 2007 so that transportation can be arranged.

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

**TUESDAY, AUGUST 14, 2007**

**CALL TO ORDER**

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

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Roll Call indicated the presence of a quorum as follows:

**MEMBERS PRESENT:**

Ms Sharon Woods, Chair  
Mr. Robert Frost  
Mr. Charles Newman  
Ms. Cecilia Rios  
Ms. Deborah Shapiro  
Ms. Karen Walker

**MEMBERS ABSENT:**

Mr. Jake Barrow

**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.

Chair Woods welcomed Karen Walker as the newest member of the Board.

## APPROVAL OF AGENDA

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Mr. Rasch had no corrections to agenda.

**Ms. Rios moved to approve the agenda as published. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

## APPROVAL OF MINUTES

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**July 10, 2007**

Mr. Frost requested the following changes to these minutes:

Page 35, third line, "Mr. Frost asked if exterior lighting was proposed."

Page 36, 8<sup>th</sup> line, "Mr. Frost asked when ~~was~~ the applique was applied."

Page 39, "Mr. Frost asked if ~~that~~ the applique was part of the primary façade."

Mr. Newman requested the following changes to these minutes:

Page 11, 8<sup>th</sup> paragraph, "Mr. Newman thought she made a compelling case and it was made easier ~~that the next door had a non-operable door~~ by the fact that the adjacent door was not a garage door."

Page 37, paragraph before the motion, "Mr. Newman noted that the masonry texture of the stucco stopped at a point there and wondered if the parapet was rebuilt."

Page 43, 4<sup>th</sup> paragraph, "Mr. Newman liked the idea of re-establishing the streetscape but was not convinced that creating a ruin was the way to do it."

Page 44, 3<sup>rd</sup> paragraph, "Mr. Newman said ~~they~~ the work was all on the other side except the portal."

Ms. Rios requested the following changes to these minutes:

Page 4, first 2 paragraphs, "If you have a house that has an architectural style, it was easy to go with another style if not visible" she be changed to read, "She said if you have a house that has a particular architectural style, it is possible to go with another style, if not visible, that may not be appropriate. Further stating she had confidence in

the present staff but didn't know about staff that might be hired in the future."

In the seconded paragraph, "She thought the Board ~~was being~~ should be very careful with walls because they could be very dominant." She also requested that the last sentence of that paragraph should be deleted.

**Mr. Frost moved to approve the minutes as amended. Ms. Rios seconded the motion and it passed by unanimous voice vote.**

## **COMMUNICATIONS**

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### **1. Lime plaster finish at El Zaguan - 545 Canyon**

Elaine Bergman presented a report on the lime plaster finish at El Zaguan, 545 Canyon Road. She said they were doing work, thinking we would do mud plaster. I just want to go through our process, so you would know what we were doing.

She showed several very old photographs, ca 1920. Among them were pictures that showed the mud plaster, a 1930 picture of Kate Chapman, a contractor and a proponent of traditional methods, including lime plaster, and pictures of a school play around 1932.

She described the rajuelas that were in the lime plaster when they uncovered the hard plaster.

She said she thought mud plaster would be so attractive but they found an important find: lime plaster underneath. They would be testing natural clay to make it light.

Chair Woods thanked her for the presentation.

Mr. Rasch provided a handout on 610 Galisteo [attached as Exhibit A]. He reported that earlier in the day, the City building inspectors went out and determined the property was being remodeled per permit and determined that it did not need to come back to the Board for further review.

Chair Woods said she spoke to the City Attorney today and determined that the Board does not have the authority to bring back a case. She said if something was not in compliance, the City red-tags it and then staff requests the Board to hear it again. She explained that the Board could not bring it back once voted on; only staff could do that.

## **BUSINESS FROM THE FLOOR**

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None.

## **ADMINISTRATIVE MATTERS**

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Mr. Rasch asked the Chair if she wanted the submittal requirements at the next agenda.

Chair Woods said she was not sure, but probably one more draft at the next meeting.

Mr. Rasch said perhaps they would have it on the September 11 agenda.

Chair Woods apologized that the sub group had not been convened and she would call a meeting soon. She felt they could finish with one more meeting.

Ms. Walker asked that as part of the submittal checklist, the Board could make sure that maps had a north arrow on them.

Mr. Newman agreed.

Chair Woods noted that last Sunday in the New York Times, there were three color pages on Santa Fe.

She quoted from the article: "The HDRB has done an admirable job over the years, consistent in preserving Santa Fe." She said the article made her proud.

## **OLD BUSINESS TO REMAIN POSTPONED**

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None.

Chair Woods announced to the public that anyone wishing to appeal a decision of the Board had seven days to appeal it to City Council and should talk with staff about the procedures involved.

## **OLD BUSINESS**

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1. **Case #H-06-110.** 651-A Camino de la Luz. Downtown & Eastside Historic District. Richard Horcasitas, agent for Jody Gilmore, propose to amend a previous approval to construct coyote fences to 6' high with coyote pedestrian gates and a metal vehicular gate on a non-contributing property.

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

### **BACKGROUND & SUMMARY:**

"6510B Camino de la Luz is a 5,132 square foot single-family dwelling with an attached 3-car garage and studio in the Spanish-Pueblo Revival style which was constructed in 2005. The building is listed as non-contributing to the Downtown & Eastside Historic District.

"On September 26, 2005, the HDRB approved this new construction. The neighbors at 651 Camino de la Luz voiced their concerns about several items of the proposal, including the openness between lots due to the lack of a solid wall or fence.

"On October 24, 2006, the Board postponed action on the fence along the north side of the property with the condition that the applicant and neighbor come to an agreement about the needs for the fence. The new owner and the neighbors to the north have agreed upon a proposal.

"Now, the applicant proposes to remove an existing chain link fence and to construct a 6' high coyote fence with irregular tops along the north side of the property. The area near the neighbor's hose will not have a fence to allow for a sense of openness.

"Several coyote pedestrian gates are also proposed to give access to the open area while also protecting the area from disturbance by pets.

"In addition, there is a steel vehicular gate proposed at the driveway. In the previous submittal, the flanking pilasters were shown on a site plan but not in elevation. They have been built and will be stuccoed to match the residence in cementitious material. The gate will be 4' high and 16' wide and finished in Antique Brown.

### **STAFF RECOMMENDATION:**

"Staff recommends approval of this application which complies with Sections 14-5.2



(D) General Design Standards and (E) Downtown & Eastside Historic District design standards.”

Present and sworn was Mr. Richard Horcasitas, 421 St. Michael’s Drive.

Ms. Walker asked if she should recuse herself. She disclosed that her company represented the seller to the current buyer and worked with the current buyer in the purchase. She said she had no financial interest in this project.

No one from the Board or the public objected to her participation in this case review.

Mr. Horcasitas said they reviewed the staff report and were comfortable with the recommendations. He said he was here to answer questions.

Chair Woods noted that the pilasters had been cut down and asked what was happening.

Mr. Horcasitas said they would be capped at 3' and they would lower the gate to a height of three feet also. The design would be the same but one foot shorter.

Chair Woods asked for the reason that was done.

Mr. Horcasitas said it was for site line.

Chair Woods asked if there would be any lights at the gates.

Mr. Horcasitas said there were none.

Ms. Walker asked if it would be see-through or solid.

Mr. Horcasitas said it would be see-through for a sense of transparency.

Ms. Shapiro asked how it would be operated.

Mr. Horcasitas said it was electrical and would roll/slide to the left. It would be hidden by the coyote fence right next to it.

Ms. Rios asked if the pilasters would be plaster or capped.

Mr. Horcasitas said the pilaster tops would be soft rounded and no cap.

Mr. Newman asked what he would think about deleting the scrolls from the gate design.

Mr. Horcasitas said that would be workable. Good suggestion.

Present and sworn was Mr. Roy Wroth, 721 Gildersleeve, who said he was representing the neighbors to the north. He said they did approve of this proposal, but clarified that there was no chain link to take down. That was a construction fence.

Ms. Rios asked the applicant to describe the pedestrian gates.

Mr. Horcasitas said at the northeast corner of the house toward Camino de la Luz, there would be a coyote fence running east with a pedestrian gate and then half-way down by the garage would be a gate to fence off the back part. He said it would be open to Mr. Wroth's parents after good negotiation.

He said the gates would be four feet wide as coyote gates and they were not publicly visible.

**Ms. Walker moved to approve Case #H 06-110 as modified by testimony that gate pattern would have no scrolls, gate and pilasters would be three feet high and no lights at the gate. Mr. Newman seconded the motion and it passed by unanimous voice vote.**

2. **Case #H-07-89.** 127 Duran. Westside-Guadalupe Historic District. Andrea Caraballo, agent/owner, proposes to remodel a Non-Contributing building by constructing approximately 1,128 sq. ft. of additions to a height of 14' where the maximum allowable height was 14' 5", construct approximately 84 sq. ft. pergola, alter openings, and construct a yard wall to the maximum allowable height of 5' 4".

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

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

"This approximately 900 square feet hipped box style single-family residence was first constructed between 1928-1934 according to the 1985 Historic Cultural Properties Inventory (HCPI). The building has received numerous alterations, which include an addition to the rear as well as a portal addition. Original windows were replaced in the 1970s with aluminum sliders and the sliders were replaced in the 1990s with divided light windows. The Official Map lists the building as Non-Contributing to the Westside-

## Guadalupe Historic District.

"This application was heard at the July 24, 2007 hearing and was postponed for redesign. The application proposes the following alterations:

1. "Construct an approximately 115 square foot addition to the publicly visible, Duran Street-facing west elevation to not exceed the existing height of 15' 6" and the maximum allowable height is 14' 9". The addition will continue the pitched roofline.
2. "Enclose an approximately 63 square feet of a portal and construct an additional 32 square feet to the non-publicly visible east elevation. This addition will also continue the pitched roofline and will not exceed the existing height.
3. "Construct an approximately 978 square foot addition to the south elevation which will become Unit 2. The addition will have a pitched roof to match the existing architectural style. Although the pitch calculation does not allow for a pitched roof, all additional are being designed to match the existing style roof and to keep with the architectural harmony of the building. The height of the additional will be below the existing height and the maximum allowable height of 14' 5".
4. "Construct an approximately 84 square foot non-publicly visible pergola on the east elevation of the new addition. The wood pergola will be simple in style to match the existing portal and will be finished with white paint.
5. "All windows will be replaced and some locations will be changed. New windows will be aluminum clad divided lights in a white finish. The new pitched roof will be a corrugated metal roof to match the existing. The building will be stuccoed with two different earth tone colors and swatches will be presented at the hearing. The applicant should clarify what color is proposed for each unit.

"Seven skylights are proposed for the project.

6. "Lastly proposed is the removal of a coyote fence on the west elevation and replacement with a stuccoed yard wall to the maximum allowable height of 5' 4". Stucco color for the wall needs to be clarified.

### **STAFF RECOMMENDATIONS:**

"Staff recommends approval on the condition that no skylights or rooftop appurtenances are publicly visible and that stucco colors are clarified for each unit. Otherwise this application complies with Section 14-5.2 (D) General Design Standards

for All H-Districts and Section 14-5.2 (I) Westside-Guadalupe Historic District design standards.”

Chair Woods asked which skylights were publicly visible.

Ms. Barrett pointed out one that could be visible.

Present and sworn was Ms. Andrea Caraballo, 127 Duran Street, who thanked the Board for letting her come back. She said she had been working on the changes discussed last time and would answer questions.

Ms. Walker asked if the color of the new roof would be the same as existing.

Ms. Caraballo agreed.

Ms. Shapiro asked her to talk about the wall replacing the coyote, materials and surface and if it would be attached.

Ms. Caraballo said it would be of wood and cinder block with stucco, attached to the house. She brought sample colors. She said it was L shaped and the leg would attach to the existing house with a gate.

Ms. Shapiro asked if the other end was open.

Ms. Caraballo said the other end was coyote fence.

Mr. Newman asked if the yellow was in the sample.

Ms. Caraballo agreed.

Mr. Newman asked about the other color.

Ms. Caraballo said she would go with yellow and Pecos color and would try to make a custom color lighter than the Pecos color. The company brought her several samples and they were trying to make it lighter. She added that she just wanted to go with what the Board wanted.

Ms. Rios asked if she agreed that none of the skylights would be visible on west or east elevations.

Ms. Caraballo said there were seven.

Ms. Barrett said only one was on the east.

Ms. Caraballo said she took away that skylight.

Ms. Rios asked for the roof material

Ms. Caraballo said the roof would be metal.

Ms. Shapiro asked if she would have exterior lighting.

Ms. Caraballo said she would have lights only on the entrance doors by the driveway.

Mr. Frost noted that she had 3 colors in the samples and asked how they were going together.

Ms. Caraballo said she only had two colors: Pecos and a lighter Pecos.

Mr. Newman asked about the profile of the skylights.

Ms. Caraballo said the existing skylight was a bubble.

Mr. Newman was concerned that they might be visible at the back.

Ms. Caraballo said they were far away from the street, about 60', and didn't think anyone would see them. She added that the next door house was very close.

Chair Woods said she might have night light pollution with that house so close. She didn't think there should be skylights on a pitched roof in the historic district.

#### Public Comment

Chair Woods reminded the public that Board had no jurisdiction over driveways, parking, zoning issues, or usage issues.

Present and sworn was Ms. Martha J. Baca, 127 Duran, who said her property abutted the subject property on three sides.

She said she didn't know how it got past the Board of Adjustment and got this far. She said when there was previous work done (She said she had been there 4t years.).

She said there was an issue in 2003 before the Board and she understood the Board had approved everything up to this point. She explained that when the other people were building on the west side, certified letters were sent to all the neighbors and had to make sure all of them received the letters. She said she was the primary person that abutted her property in three areas and was just a little concerned because she had not received any notice. She said she would have liked to talk with Ms. Caraballo earlier.

She commented that there were basements on Duran Street. There was one in this house. She also pointed out that there were no other structures shaped like this. She said she was told by the City that there would be a guest house and questioned having two houses on that small of a lot. She said she talked with the applicant who told her that her mother was going to live there and it would connect. She said she saw nothing of that nature in the Guadalupe Historic District. There were basements. There could be a possibility that she would like a basement as a living area. That would give her more room.

She said one of my bedroom windows was partially covered by her current structure although she met the guidelines. She said she asked the applicant if she would consider moving it back a little because it was where her two bedroom windows were. For air circulation and southern exposure she felt they could arrive at some consensus.

Chair Woods asked if they did arrive at a consensus. She said they did not.

She showed where her property was in relation to this property and said she would like some southern exposure there. She said she was going to talk with the applicant about the height today but didn't touch base.

Mr. Rasch said he thought she was trying to say how far the addition extended east.

Ms Baca said that was correct. And if the roof were not so high, she would have southern exposure. Also a possible fire that might jump to her house.

Ms. Rios asked how far the proposed building was from the property line.

Ms. Caraballo said it would be seven feet. She added that the other set back requirement was 15' and she had a setback of 27' so none of her walls came close.

She said she signed off on an agreement that no one could build within 25' from the back property line and said she wanted to be a good neighbor.

Ms. Baca said she would like 2.5 feet back because the second bedroom did create a

shadow. The height as proposed and got okayed, she would like to be a little bit lower.

Chair Woods asked how high the roof was.

Ms. Barrett said the existing was 15' and the proposed would be below the allowable.

Mr. Frost asked if the possibility of light from those east skylights could be eliminated.

Ms. Caraballo agreed.

**Mr. Frost moved to approve Case #H 07-89 as recommended by staff with the following conditions:**

- 1. That skylights on the south slope be eliminated,**
- 2. That the wall be dry stacked rather than mortared and the top of the wall be rounded.**
- 3. That roofing material match existing.**

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

Chair Woods told Ms. Baca she could appeal to City Council.

- 3. Case #H-06-52-B. 451 Amado. Westside-Guadalupe Historic District. Jonah Stanford, agent for Nick Heil, proposes to remodel a Contributing building by removing 126 sq. ft. of non-historic additions and to construct 130 sq. ft. of additions, to restore previous opening dimensions, and to increase the height from approximately 10' to 11' 6" where the maximum allowable height was 12' 4". An exception was requested to alter openings on the primary elevation and to exceed the 50% footprint rule (Sections 14-5.2, D,2,d).**

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

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

"451 Amado Street is a single family residence that was constructed in 1958 in a vernacular manner. The building is listed as contributing to the Westside-Guadalupe Historic District. The west elevation is considered to be primary.

"The 1985 Historic Cultural Properties Inventory lists the building as an estimate of

construction date to be post 1945 or earlier, possibly as early as the late 1930's. The 2006 inventory of the property indicates that the building is 49 years old. Multiple changes have altered the original integrity of the building. After 1970, additional massing, opening dimension changes, and replacement of most, if not all windows occurred. On July 25, 2006, the HDRB denied a request to downgrade the historic status of the building and acted to retain the contributing status.

"Now, the applicant proposes to remodel the building with the following items.

1. "The 126 square feet of non-historic frame additions will be removed on the south elevation.
2. "A 310 square foot addition will be constructed on the south elevation. The front portal will be set back from the primary elevation by slightly more than 10'. An exception to the 50% footprint is requested (Section 14-5.2 D, 2, d) and the responses will be presented.
3. "The existing building height will be increased from approximately 10' to 10' 6", where the maximum allowable height is 12' 4" as determined by a linear calculation. The addition will be approximately 1' lower than the new raised height.
4. "The existing front door on the west elevation will be restored to the historic opening dimension of a window.
5. "All non-historic windows and doors will be removed and replaced with windows and doors that match the adjacent associated structure with 3-over-1 oiled wood.
6. "The building will be restuccoed to match the earth-tone on the adjacent structure. The Board should discuss the existing green-colored brocaded texture in this action.
7. "An open patio with what appears to be a hot tub will be installed on the east side of the property. Details are shown on the proposed floor plan. A 6' high coyote fence and yardwall will be constructed to enclose this area.

#### **STAFF RECOMMENDATION:**

"Staff recommends denial of the exception request unless the Board has a positive finding of fact to support the exception needed for this project. Otherwise, this application complies with Sections 14-5.2 (C) Regulation of Contributing Structures, 14-5.2 (D) General Design Standards, and 14-5.2 (I) Westside-Guadalupe Historic District design standards."



Mr. Rasch said the exception was requested to Section 14-5.2 D,2,d. (The 50% addition to historic footprint rule.)

Mr. Newman said he didn't see a zoning worksheet in the packet.

Mr. Rasch explained that when the Board of Adjustment acts, the packet would not have a preliminary zoning sheet because it had variances approved.

Mr. Rasch clarified that the section on exception criteria was Section 14-5.2 C 5 c I-vi.

Present and sworn was Mr. Jonah Stanford, 921 Osage, who said they would like to propose a slight change to primary elevation such that the existing door remains and a new door on the south elevation become a French door.

Mr. Newman asked for a clarification since the summary said three over one windows and drawings showed two over two windows.

Mr. Stanford said those were the old drawings but the windows were three over one. He said they had submitted new drawings but it seemed they did not make it into the packet.

Chair Woods asked if he was requesting that 3 over 1 windows be considered.

Mr. Stanford said yes and added that they would match what was next door.

Ms. Walker asked if he could give her the lot size

Mr. Stanford said it was 2,100 square feet.

There were no speakers from the public regarding this case.

Ms. Rios asked what the public visibility of French doors was.

Mr. Stanford said it was on the west elevation of the new addition underneath the portal.

Chair Woods asked if that wouldn't make the portal larger.

Mr. Stanford agreed that it would.

Chair Woods said she was getting nervous about it without the drawings.

Mr. Newman thought this should come back and cautioned the applicant that double French doors would be completely out of scale.

Mr. Stanford suggested they could move forward with a single French door.

Mr. Frost said they had not discussed the green color or the texture. He asked if the building next door was same owner.

Mr. Stanford agreed.

Mr. Frost agreed they were trying to make it match like a guest house with next door but thought they needed to keep it a little different.

Mr. Stanford said they were originally owned by one family and then there was a lot split.

Chair Woods asked for the stucco detail.

Mr. Stanford said it would be Adobe by El Rey.

Mr. Newman asked if there was a wood-burning stove.

Mr. Stanford said it was gas fired.

Ms. Rios noted that type of stucco did not exist very often and asked if he would consider keeping the stucco.

Mr. Stanford said he would prefer not to. He clarified that they submitted photographs that this was added after the addition was added. He said that addition was from the 1960's.

**Mr. Newman moved to approve Case #H 06-51-B with the following conditions:**

- 1. That revised drawings be submitted to staff indicating 3-over-1 windows and including the proposed divided light entry door on the west elevation and the retention of the existing door.**

**Regarding the exception criteria (Section 14-5.2 C 5 c I-vi), he found:**

- 1. That granting the lot coverage did not damage streetscape;**
- 2. Preventing hardship or injury - that it was a slight addition of square footage and the existing building was tiny and it could be a hardship;**

3. **Heterogeneous character - adding square footage did make it more habitable and allow residents to reside in the historic district;**
4. **Circumstances peculiar - he found similar to the other responses, this was a size singular to streetscape;**
5. **Due to special circumstances - it was a tiny building and that was not result of action of applicant;**
6. **Least negative impact - the proposal did provide the least negative impact because it was a tiny addition and set back from primary façade.**

**Ms. Rios seconded the motion.**

The Board discussed whether the stucco needed to be addressed in a condition and decided it did not.

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

4. **Case #H-07-67. 220 Closson. Westside-Guadalupe Historic District. Mark López, agent for Closson Compound, LLC, proposes to remodel two contributing buildings by replacing windows and doors, constructing approximately 205 sq. ft. to the front of building, constructing approximately 465sq. ft. to the rear building, increase the height of the front building to not exceed the maximum allowable height of 16' 7" and increase the height of the rear building not to exceed the maximum allowable height of 15'. An exception was requested to construct addition to a primary elevation, Section 14-5.2 (D,2,C).**

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

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

"The multi-residential buildings located at 220 Closson Street 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 220½ Closson Street. Both buildings appear on the New Mexico Department of Transportation 1958 aerial photograph in the relative same footprint that is present today.

"At the June 12, 2007 hearing, the HDRB upgraded the historic status of the front building, units 1-3 and 6, from non-contributing to contributing. At the July 10, 2007 meeting, the Board upgraded the rear building, units 4, 5, and 7 from having no status

to contributing. Both buildings are located in the Westside-Guadalupe Historic District.

"This application proposes the following alterations for the front building, units 1-3 and 6:

"Construct two additions totaling approximately 250 square feet to the non-publicly west and north elevations. The addition will be to a height of 16' 6" where the maximum allowable height is 16' 7".

"Replace all non-historic windows, keeping the dimensions, with simulated divided light windows in the color white. All historic wood windows will be rehabilitated. Doors will be replaced with 6 panel solid wood doors.

"The roof will be removed and the height (measured midpoint on the east, street-facing elevation) will be raised from 10' to 15' where the maximum allowable height is 16' 7".

"All exposed wood will be finished with a natural stain and the building will be stuccoed with El Rey 'Buckskin.' Exterior lighting will be terra cotta downward facing sconces.

"The wall facing the street on the east elevation will be lowered at the northern corner to meet the triangle visibility requirements.

"This application proposes the following for the rear building, units 4, 5, and 7:

"Construct an approximately 465 square foot addition to the primary, east elevation to a height of 14' where the existing is 9' 6" and the maximum allowable height is 15'. An exception is required to construct an addition to a primary elevation, Section 14-5.2 (D, 2, c). As required, the applicant has responded to the exception criteria (Section 14-5.2 C, 4, c, I-vi). Please see the attached letter.

"The addition will have doors and window placed in the same locations as to mimic the primary elevation. Doors will be 6-panel solid wood. And the window will have simulated divided lights.

"All aluminum slider windows will be removed from the west elevation and the opening will be stuccoed over. A new 6-panel wood door and a divided light window will be installed on the south elevation. The north elevation is at the zero lot line.

"All exposed wood will be finished with a natural stain and the building will be

stuccoed with El Rey 'Buckskin.' Exterior lighting will be terra cotta downward facing sconces.

### **STAFF RECOMMENDATIONS:**

"Staff recommends denial of the exception unless the Board has a positive finding of fact to grant an addition to a primary elevation. Otherwise, this application complies with Section 14-5.2 (C) Regulations for Contributing Structures, Section 14-5.2 (D) General Design Standards for All H-Districts, and Section 14-5.2 (I) Westside-Guadalupe District Design Standards."

Chair Woods asked if height was increased and all historic windows were changed would it affect historic status.

Ms. Barrett said the height would but not the windows. She said at the height they were proposing it would affect the status.

Chair Woods said the ordinance required that the building should remain its historic status but the staff report said the application complied with the ordinance. She asked if the proposal did meet the standards if the building

Ms. Barrett said she would revise her report, saying that it met Section D but not C.

Mr. Newman, following that line of questions, noted they were basically demolishing the existing elevation of 4, 5 and 7 and asked if that also would affect the status.

Ms. Barrett said she felt the status shouldn't be retained and disagreed at the last hearing. She noted that there was a section of the building taken down and reconstructed. She added that there were no historic windows and all were aluminum sliders. She felt the applicant did not have any other means for an addition because there was a north zero, the west elevation could not have an addition, and there were limits on south. She said they were not exceeding the 50% footprint and had made an effort for historic preservation on the primary elevation with locations of door and windows.

Mr. Horcasitas said he was representing the owner Joe and Shirley Barela and were comfortable with recommendations and would shed light on the height increase. He shared a handout on it. [Attached as Exhibit B]

He pointed out they had a parking lot and the building was two feet below that lot

and when it rained, the rainwater was getting in the building. He said they wanted to create a new footing six inches above the asphalt parking lot. He explained that the building would "come out of the hole 30." He said, "The existing building has a 4" parapet on it now" so they were proposing to put on a two-foot parapet so they could putting on a new roof with insulation. He said that was the biggest part of it.

Chair Woods commented that there were two builders and an architect on this Board who felt there were other ways to do that.

Mr. Newman asked if the floor level for units 4, 5, 7 was left where it was, if it would reduce height from 6' to 4'.

Mr. Horcasitas said they were adding a 2-foot parapet.

Chair Woods asked if they could do a one-foot parapet.

Mr. Horcasitas said City Code called for a two-foot parapet.

Chair Woods disagreed, saying it did not require a two-foot parapet.

Present and sworn was Mr. Joe Barela who said they could live with a one-foot parapet. He said the elevation needs to be six inches above the parking lot and had additional space for insulation so four feet at the minimum.

Mr. Frost said the drawings did not accurately reflect what would be seen. He said if the building was lifted up two feet, he didn't see where all the additional height was coming from.

Chair Woods said the drawings were not accurate because the doors would be raised too.

Mr. Barela agreed.

Ms. Shapiro said if they used spray foam on the roof, it would only need to be six inches. She felt the Board needed some new drawings with cross section of walls because they were not adding all of it to the top and to show where the floor level was.

Chair Woods cautioned the Board not to vote without seeing what it would look like. There were also other ways of dealing with the drainage issues and the applicant needed to look at ways to minimize the height and then draw it for the Board to see.

Present and sworn was Mr. Mark López, 1105 Five Jays Lane, who said the drawings were accurate. He said the height change for the ceiling was never mentioned.

He noted the added parapet height concealed a shed roof draining to the back. He said they were raising ceiling height two feet and it was a concealing parapet.

He said the numbers showed an existing grade of 98. He said they would work to bring the height down.

Chair Woods said if the drawings were accurate, raising the building two feet would make the total 8'.

Mr. López said on the other units they were adding ceiling height but on these, the finished floor would remain the same. The window and door locations would remain in size and location. Six of the 17 windows would be rehabilitated and some minor additions out of public view (tucked into the back). He restated that they were willing to work on parapet height reduction but were under the maximum allowable height.

Chair Woods agreed but it was contributing and could lose its historic status with this height.

There were no speakers from the public regarding this case.

Chair Woods said this project really concerned her and needed to know how the height could be reduced.

**Ms. Walker moved to postpone Case #H 07-67 and ask the applicant to come back with accurate drawings and accurate reflection of the historic character of the buildings in the neighborhood. Mr. Frost seconded the motion and it passed by unanimous voice vote.**

5. **Case #H-06-75.** 755 Acequia Madre. Downtown & Eastside Historic District. Margaret Denney & Kenneth Payson, agents/owners, propose to amend a previous approval for a non-contributing building by altering windows and doors and reducing the approved height.

Ms. Walker recused herself from this case.

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

## **BACKGROUND AND SUMMARY:**

"The building located at 755 Acequia Madre is Spanish Pueblo Revival in style and was built around 1946. The building was listed contributing until 1992 when it was downgraded due to major non-historic alterations and additions that encapsulate the original building. The Official Map lists the building as non-contributing to the Downtown and Eastside Historic District.

"The HDRB at the September 12, 2006 hearing conditionally approved an approximately 637 square foot studio addition and carport on the north, non-publicly visible elevation to a height of 14' where the maximum allowable height is 14' 2" and the removal of an approximately 415 square foot carport and attached storage shed. The approved application included "Eagle Clad Classic Divided Light" windows in the color "Colonial White" and Santa Fe Heritage doors. All doors and windows were to have a natural stained header to match the existing building. The building was to have stepped rounded parapets to match existing and was to be stuccoed with Sto Buckskin to match the existing building. The carport included natural stained header and posts.

"Also approved by the Board was a CMU stuccoed courtyard wall and coyote fence to the maximum allowable height of 6' along the north and east elevation. The coyote fence was to include a coyote pedestrian gate on the east elevation and the stuccoed wall was to include a wood gate and header on the north elevation. The Board placed the condition on the approval for the latilla tops to be natural and irregular in height.

"In the summer of 2007, the owners of 755 Acequia Madre were issued a stop work order for construction that did not meet the Board's approval. Work stopped immediately and the owners contacted City staff.

"This application proposes the following amendment to the original 2006 HDRB approval:

"Reduce the height of the addition from 14' to 13' where the maximum allowable height is 16' 2". At the time of application, HDRB was using the average of 14' 2" as the maximum allowable height, legally the maximum allowable height is 16' 2".

"All divided light window patterns have slightly changed and do still meet the 30" window rule. The color has been changed from "Colonial White" to "Linen".

"Two windows on the west elevation have been relocated and have switched from casement to awning style.



"A door has been changed to a window on the north elevation and three clerestory windows, which were not part of the Board approved plans but were part of the City of Santa Fe permitted plans, will be relocated to the center of the addition on the north elevation and will be divided light fixed windows. This alteration is more in keeping with the original HDRB approval.

"Eliminate the fireplace on the east elevation.

"The floor plan was reconfigured to add area to the carport to create more storage. Interior storage doors were added to the carport area on the north elevation.

### **STAFF RECOMMENDATIONS:**

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

Ms. Barrett noted two handouts received concerning this case: A letter from Jan Vazzario and Robert Mayer [attached as Exhibit C] and a letter from the Stewart Compound Condominium Association [attached as Exhibit D]. In addition, a handout was distributed which was a letter of support from the Stewart Compound Condominium Association in September 2006 prior to the previous hearing [attached as Exhibit E].

Chair Woods asked if the floor plan change had changed the perimeter.

Ms. Barrett said the square footage did not change. She said that Dan Esquibel reviewed it and concluded that the footprint did not change.

Chair Woods asked regarding the clerestory windows, if any were approved by the Board in September.

Ms. Barrett said there were higher windows but not clerestory. She said they were divided light double-hung windows.

Chair Woods asked if this did meet the ordinance.

Ms. Barrett agreed.

Chair Woods asked that there be no personal attacks and only address what the Board has jurisdiction over. She explained the Board had no jurisdiction over interior

space, of usage, of drainage, of setbacks, of surveys, or parking.

Present and sworn was Mr. Ken Payson, 755 Acequia Madre, who apologized to the Board and any neighbors for proceeding without approval. He said they were told these minor changes could be approved administratively without neighbor's objection. He said he had included the neighbors' original letters of support, agreed with staff regarding the proposal and would answer questions.

Chair Woods said Board members did not have a sheet showing the three versions:

1. What the Board approved,
2. What the permit approved,
3. What was now being proposed.

Ms. Barrett explained that the elevations were on page 24 and the only change was on the north elevation. She said the HDRB approved north elevation was on page 34.

Chair Woods asked what size that window was.

Mr. Rasch said it was 2' high by 4' wide.

Mr. Payson said the permit said three windows that were 18" by approximately 30".

Chair Woods asked what they were now proposing.

Mr. Payson said the 3 windows being proposed were 16" high by 30" wide (x 3).

Chair Woods said that would increase what the Board approved by 3' 6".

Mr. Payson went through the changes. He said on the north the window was 3 x 5 and now was 2' x 4', the door was now a window. On the west elevation, they took out double hung and put in awning windows to match the ones on the right. It was now lower. He said Gary Moquin told them the height was 13' height so they had the contractor lower it. That was 17' 6" wide and now was 15' wide.

Chair Woods asked about the carport and doors.

Mr. Payson said on the north, they had a carport that was open and decided to create a small storage area with matching doors.

Mr. Newman wanted him to review the changes on the east.

Mr. Payson said they used a dotted line to indicate the Board's approval and the darker line to show what they were proposing. He said they made a slight change on the wall at the gate and the storage area and went Pueblo style on the wall. He said the other change was the mechanical door shifted over and went from 3' to 2' 8".

Chair Woods asked about public visibility.

Ms. Barrett said it was not visible from a public road.

Ms. Shapiro asked if they added any lighting outside.

Mr. Payson said it was the same as the original. He said they would have a single light at the doors.

Mr. Frost asked why they saw fit to change it without approval.

Mr. Payson said it was stupidity. He thought since it was smaller, it would be okay.

#### Public Comment

Present and sworn was Mr. Robert Mayer, 755½ Acequia Madre, who read a statement. He said they had a house on a list to be considered contributing and had a kiva room, once occupied by Patricia Stockton. They felt this project had damaged that architectural feature by masking it somewhat.

He said they specifically were concerned with the substitution of the closed wall to the ceiling where there had been a low wall in the carport that affected the view line. He said on the north, they added more windows that contributed to light pollution and lack of privacy in their main living area.

Present and sworn was Mr. Philip Smith, President of the Stewart Compound, directly to the east of the subject property and lived at 767 Acequia Madre # 2.

He said this project raised many issue not under the Board's purview and needed to be remanded to other bodies. However, from standpoint of Stewart Compound, they were troubled that the applicants were not building what was approved in 2006 by the HDRB. He said they respected the Board and the rules of the City and were troubled by the modifications made, particularly the windows on the north side and the partially enclosed carport that would create a barrier. It was different project from what the Board approved.

He said they recommended that it be returned to the original configuration approved a year ago and also that the other bodies of the City need to review it very carefully.

Ms. Rios asked both of the public speakers if they had no objections to the application that was approved by the HDRB in 2006.

Mr. Smith said he went to City offices and looked at the plans and approved those plans. He said it was satisfactory to the Stewart Association.

Mr. Payson said there was one small change they were reviewing with Mr. Griego and the rest had been approved by other departments of the City.

Mr. Newman said it was strange that neighbors objected to the reduction of the mass of a building so the neighbors were saying it was okay to build it 14' high and several feet wider.

Mr. Mayer said the footprint kept was that from 2001. He said they were uninformed of the extent of these significant changes.

Mr. Newman said the Board had letters from both speakers in 2006 supporting the 14' height.

Ms. Shapiro said it seemed part of this was the problem with the storage area in the carport and asked if he would be willing to remove those.

Mr. Payson said he would consider that. We thought this was an innocuous way to hide their rakes and other tools.

Ms. Shapiro commented that a carport was something you were supposed to see through.

Mr. Payson said he would if the Board felt they should.

Mr. Frost noted there were two other objections from neighbors. The original had a partial wall instead of full wall in the carport.

Mr. Payson said they would consider the partial wall.

Mr. Frost said the other was the visual intrusion on the view into the neighbor's

house.

Present and sworn was Ms. Margaret Denney who noted that the neighbors have an additional coyote wall on top of their masonry wall without a permit and obscuring her view.

Chair Woods said she understood it was a difficult situation with unhappy neighbors but it was their duty to stay within the ordinance.

Ms. Rios said to the neighbors and applicant that there was a lesson to be learned here. Things needed to be done in the proper way to avoid these circumstances.

**Mr. Newman moved to approve Case #H 06-75 per staff recommendation. Mr. Frost seconded the motion. The vote resulted in a tie vote with two voting in favor, one voting against and one abstaining. Chair Woods voted affirmatively, breaking the tie vote. The motion passed.**

Ms. Walker returned to the bench.

## **NEW BUSINESS**

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1. **Case #H-07-85.** 621 Garcia. Downtown & Eastside Historic District. Christopher Purvis, agent for Dennis Branch, proposes to construct a 1,750 sq. ft. primary residence to a height of 13'11" where the maximum allowable height was 15'1", a 1,088 sq. ft. guest house to a height of 12'11" where the maximum allowable height was 15'1", and a 42" high coyote fence on a vacant lot in the historic Alire Compound.

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

### **BACKGROUND & SUMMARY:**

"621 Garcia Street is a 7,751 square foot vacant lot in the historic Alire Compound located off from the publicly-visible streetscape in the Downtown & Eastside Historic District.

"The applicant proposes to construct a 1,750 square foot primary residence to 13' 11" high and a 1,088 square foot guest house to 12' 11" high. The maximum allowable height for this lot is 14' 1" high as determined by a radial calculation.

"The buildings are designed in the Territorial Revival style with brick coping at the parapets and chimneys and wooden window and door surrounds including triangular pediments.

"Multiple skylights are proposed: 6b in the primary residence and 4 in the guest house. They do not appear to rise above the parapets. In addition, solar collectors will be installed behind the highest parapets.

"The buildings will be stuccoed in cementitious 'Fawn' and the trim and woodwork will be white. A sample brick is submitted for approval.

"A 42" high coyote fence will be constructed along the back lot line.

**STAFF RECOMMENDATION:**

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

Present and sworn was Mr. Christopher Purvis, 227 E. Palace Avenue, who said they were discussing solar panels but dropped that idea because the parapets were too low but still needed the parapet heights to hide the rooftop equipment.

Ms. Shapiro asked him to show the Board where the unit would be.

Mr. Purvis said it was over the master bedroom area. He pointed out its location.

Mr. Frost asked if the skylights would be visible to the future homes to be built above it.

Mr. Purvis said he didn't think so. People wouldn't see over this.

There were no speakers from the public regarding this case.

**Ms. Rios moved to approve Case #H 07-085 with the following conditions:**

- 1. That no solar panels be installed,**
- 2. That no rooftop equipment be publicly visible.**

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

2. **Case #H-07-86.** 622 Garcia. Downtown & Eastside Historic District. Christopher Purvis, agent for Dennis Branch, proposes to construct a 2,088 sq. ft. residence to a height of 12'11" where the maximum allowable height was 16'11" and a 42" coyote fence with bancos on a vacant lot in the historic Alire Compound.

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

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

"622 Garcia Street is a 14,072 square foot vacant lot in the historic Alire Compound which is located off from the publicly visible streetscape in the Downtown & Eastside Historic District.

"The applicant proposes to construct a 2,088 square foot primary residence with attached guest house to approximately 14' 4" high. The maximum allowable height for this lot is 16' 11" high as determined by a radial calculation.

"The building is designed in the Spanish-Pueblo Revival Style with inset and projecting portals that feature wood posts, carved corbels, and exposed header beams.

"The building will be stuccoed in a blend of cementitious 'Buckskin' and 'Adobe,' the trim will be green, and the woodwork will be stained clear.

"A 42" high coyote fence will be constructed along the back lot line. Two bancos will be constructed to define the southeast corner of the lot.

#### **STAFF RECOMMENDATION:**

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

Mr. Purvis was still sworn and said he understood there was discussion regarding the bancos today. It seemed to him that part of the compound could use definition on what was private and what was not. There was one out in Tesuque. He said they didn't want to put walls to separate homes from the circulation pattern.

Mr. Frost asked if he would consider a couple of nice trees.

Chair Woods felt it would be a driving hazard at night. Landscaping would be better.

Mr. Purvis said he was fine with that.

Ms. Rios asked how high they would be.

Mr. Purvis said they would be 36" but maybe the tree was a better solution. He thought he would take some time to redesign that rather than trying to figure it out now.

Mr. Newman asked where this stain sample was going.

Mr. Purvis said it was for the exposed header.

Ms. Shapiro noted there was no lighting plan.

Mr. Purvis said the only exterior lights would be up under portals and he would bring any that showed to staff.

There were no speakers from the public regarding this case.

**Ms. Rios moved to approve Case #H 07-86 per staff recommendations and the conditions that no rooftop be visible, that any exterior lighting be brought to staff and that bancos be eliminated. Mr. Frost seconded the motion and it passed by unanimous voice vote.**

3. **Case #H-07-93.** 433 San Antonio. Downtown & Eastside Historic District. Christopher Purvis, agent for Jean Michael and Karla Rendu, proposes to remodel a contributing building by constructing approximately 200 sq. ft. addition, rehabilitating and replacing windows and doors, increasing height to 12'6" where the maximum allowable height was 16', reconfigure a yardwall and hardscaping.

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

**BACKGROUND AND SUMMARY:**

"The approximately 2,693 square foot Spanish Pueblo Revival style single-family residence located at 433 San Antonio Street was constructed in the 1940s with additions and remodeling in 1984. Remodeling included an approximately 221 square foot addition to the east elevation, an approximately 280 square foot portal on the south elevation, enclosure of a portal at a date uncertain, and the addition of courtyard walls. The official map lists the building as contributing to the Downtown and Eastside



## Historic District.

"This application proposes the following alterations:

"Construct an approximately 228 square foot addition on the south elevation of the 1984 addition to a height of 12' 6" where the maximum allowable height is 16'. Part of the existing portal (dates 1984) will be removed, the addition constructed in its place, and the remaining approximately 52 square feet of the portal will be rebuilt using wood beams, posts, and carved corbels.

"Raise the existing portal on the west elevation to a height of 8' 6" where the maximum allowable height is 16'. The joists will be replaced with vigas used from the remodeled bathroom. The outdoor fireplace will be reconfigured.

"Replace all windows, except for the primary west elevation, with aluminum clad simulated divided lights to match the existing fenestration pattern. The windows will be blue to match the paint under the existing windows. A new window will be re-installed on the non-publicly visible north elevation where it was stuccoed over and will match all other window replacements.

"Two windows on the south elevation will be replaced with a unit that keeps the header height but lowers the sill height. Also a small window and adjacent door on the south will be replaced with divided light French doors. The entry door and sidelight on the south elevation which was altered when the portal was enclosed will be reconfigured.

"The original wood windows on the primary west elevation will be rehabilitated and a new storm sash at the exterior will be added.

"Insulate and re-stucco the building to match the existing. Careful detail will be given to all window reveals so not to change their appearance. The west, street-facing elevation will only be re-stuccoed in order to keep the purity of the primary elevation. The stucco will be El Rey cementitious in a custom color of 'Fawn' and 'Buckskin' to match the original as closely as possible.

"Re-roof using brai and replace all canales in-kind. The roof will also receive 6" ridge foam insulation and the height of the parapet will increase approximately 6" to a height of approximately 11' 8" where the maximum allowable height is 16'.

"Remove an interior courtyard wall and replace with a coyote fence to the maximum allowable height of 6'. The wall on the east elevation facing San Pasqual will be

reconfigured.

"Add three new flagstone steps between the entry gate and the building entrance. The courtyard will be repaved with flagstone, gravel, and plantings.

"Lastly proposed is the placement of wood decking on the south elevation at the addition which is set at a lower grade. The decking will hit the height of the north step. A 30" stone wall will be constructed above grade where the maximum allowable height is 6'.

#### **STAFF RECOMMENDATIONS:**

"Staff recommends approval of this application as it complies with Section 14-5.2 (C) Regulations for Contributing Structures, 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."

Ms. Barrett added that the picket fence was to be removed.

Chair Woods asked if it would retain its status.

Ms. Barrett agreed.

Ms. Rios asked if the west elevation was the only primary façade.

Ms. Barrett said yes because the rest have been altered. She clarified that the height was 11' 4".

Ms. Rios asked if foaming the building was increasing it six inches.

Ms. Barrett said the west elevation would not be foamed. The rest would.

Mr. Purvis said the reason for the six inches was not because of foaming the walls but because the roof had no insulation. He said they would keep the undulation of the current parapet.

Ms. Shapiro asked if there was dirt on the roof now.

Mr. Purvis said no. He said they wouldn't change the vigas or joists except the new addition.

Mr. Frost asked about the canales.

Mr. Purvis said they would bevel the foam to zero at canales.

Chair Woods asked if he could restore the windows on Camino del Monte Sol.

Mr. Purvis said those would be reinstalled and most were not visible. The first two could be seen from the street and they would be kept.

Mr. Frost asked if he was changing the windows at the back.

Mr. Purvis said no.

Chair Woods asked what he could do to save them in this structure.

Mr. Purvis said he wanted to change the north ones and would save the first two, the one on the west elevation and the first two on the south elevation.

Chair Woods asked if there were five windows, then that could be saved.

Mr. Purvis said yes, plus the one on the west. He said the ones on the west were painted shut but could be made functional. He said the one from the west was in the worst condition. He elaborated on the windows being kept or replaced.

Ms. Shapiro suggested he work with Mr. Rasch on the design and construction of the rock wall.

Ms. Walker shared an article on the Villagra Building where they were using a thin film on the windows.

Mr. Purvis said the film makes it like low E glass.

Ms. Shapiro asked about rooftop equipment.

Mr. Purvis there was no equipment but would have skylights. There was one in the bathroom.

There were no speakers from the public regarding this case.

**Ms. Shapiro moved for approval of Case #H 07-93 per staff recommendations and with conditions that:**

1. That the applicant refurbish all historic windows and work with Mr. Rasch on it,
2. That the stone wall be done with Mr. Rasch's help,
3. That there be no visible rooftop appurtenances.

Mr. Frost seconded the motion and it passed by unanimous voice vote.

4. Case #H-07-94. 914 Canyon. Downtown & Eastside Historic District. John Malone, agent for Martha Jones, proposes to replace windows on a non-contributing building.

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

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

"The Spanish Pueblo Revival style, single-family residence located at 914 Canyon Road has an unspecified date of construction but has received additions and alterations which include window replacement in the 1970s and 1980s.

This application proposes to replace all windows on the north and west elevations. All window dimensions will remain the same. Two windows on the north elevation and one window on the west elevation that have non-compliant window patterns will be altered to meet the 30" window rule.

"Windows will be Pozzie, aluminum clad in the color white. The building will be re-stuccoed to match the existing in color, type and texture.

#### **STAFF RECOMMENDATION:**

"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."

Ms. Rios asked if the stucco would be cementitious

Ms. Barrett agreed.

Present and sworn was Mr. John Malone 914 Hillcrest, who said they needed to replace a couple of canals on the north elevation.

Ms. Rios asked if they would be lined.

Mr. Malone said the lining would be galvanized.

Mr. Frost asked if he would put the bars back on.

Mr. Malone said he would not.

Ms. Walker asked why he chose that color.

Mr. Malone said it was what the owner wanted.

There were no speakers from the public regarding this case.

**Mr. Frost moved to approve Case #H 07-94 per staff recommendation and the condition that the canals if replaced be replaced in-kind with galvanized lining. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

5. **Case #H-07-96.** Sheridan Avenue. Downtown & Eastside Historic District. Mary MacDonald, agent for City of Santa Fe, proposes the conceptual plan for a transit center on Sheridan Street to include arches over the street, a bus shelter, a road and walkway treatments. The maximum allowable height was 29'6".

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

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

"Sheridan Street runs north-south from Marcy Street to Palace Avenue in the Downtown & Eastside Historic District. It is essentially an alley since most or all buildings fronting the street present their rear elevations to it.

"The City proposes to create a transit center at this location. Preliminary designs show two archways over the street along with a passenger shelter and road/sidewalk surface treatments. The archways are proposed at 16-18' high, where the maximum allowable height is 29' 6" high as determined by a linear calculation.

"The one-way traffic pattern will be maintained and the project design intends to make the transit center more pedestrian friendly.

#### **STAFF RECOMMENDATION:**

"Staff recommends conceptual approval of this project. However, the initial design drawings present several violations of code including cantilevered roofs and non-traditional architectural style that do not comply with Sections 14-5.2 (D) General Design standards and (E) Downtown & Eastside Historic District design standards."

Mr. Rasch handed out new elevations [Attached as Exhibit F].

Chair Woods asked about the painting that was mentioned.

Mr. Rasch said the artist was here for conceptual review.

Present and sworn was Mr. Jon Bulthuis, Santa Fe Transit Director, P. O. Box 909, who said the Transit Division has wanted for some time to make changes and improvements to Sheridan. He said they were also looking at improvements at the transportation center as the Rail Runner comes into town. He said they wanted to create an environment where pedestrians could move about safely.

The improvements tonight were the ramada structure and they could discuss the public art element, which was at a very conceptual level. He said they had other staff present as well as the consulting architect and artists to answer questions. He said they wanted initial feedback before moving forward.

Chair Woods asked if they could present it all because the Board was confused. She asked if they would line both sides of the street.

Mr. Bulthuis said it would be open to vehicle traffic but linked the Civic Center with the downtown area. He said they would remove parking from the street, expand the sidewalks, and the design would continue for much of the length of that corridor. The raised areas where the passengers board the bus and were fully ADA compliant. He said it would include some improved lighting that they now sorely lacked.

Chair Woods asked what part were pergolas and what part was roofed.

Present and sworn Mr. John Girard, Albuquerque, who referred to the conceptual drawings. He said, for the most part, the portals would be confined to the areas between the two arches. The two arches would span across Sheridan at both ends to define the transit area. The portals would be within those two archways to define this area as a unique place. It was the main link between the Civic Center and the Plaza.

Ms. Walker asked in what way these were for safety.

Mr. Bulthuis said it would make clear what part was for pedestrians and what part for vehicles.

Ms. Walker suggested that could be done with trees and not the Arc de Triomphe.

Mr. Bulthuis agreed that could be done. It was to set apart this part of the street. He said it was unique from any other place in the City.

Ms. Walker felt a wider sidewalk and trees would be unique.

Mr. Frost noted that a few trees on the street had actually been removed from the design. He said he knew there had to be covers for passengers but this looked like two rows of chicken houses.

Chair Woods asked what was roofed and what was pergola.

Ms. Shapiro said she was concerned about the materials they had chosen for building this structure, steel and synthetic wood.

Mr. Girard said they chose steel posts and wood trellis members because if it were totally wood, they would have concerns for maintenance.

Chair Woods asked what was to be roofed.

Mr. Girard said it was the area where the buses stopped. This was just a concept and the details must be worked out.

Ms. Rios asked if he had consulted with any preservation groups.

Mr. Girard said they reviewed the guidelines.

Ms. Rios explained that this was in the Downtown & Eastside Historic District where simplicity was the focus. She said that people know what the function of that street is. She said she was sure he heard the gasps on this Board and said it should be done in a more subtle way.

Ms. Shapiro said this design seemed overdone and didn't appear to be very pedestrian friendly.

Mr. Girard said a lot of the portal was to give scale to the west side. The Georgia O'Keefe building was plain without fenestration. He said they needed a covered area

for the bus, itself and felt the portal was an appropriate solution. It also directed people down from the Civic Center and identified it as pedestrian space. It was a Territorial design with those elements.

Mr. Newman said the underlying idea to create a more pleasant connection between Civic Center and Plaza was a good idea. He agreed with his colleagues that simpler was better. He supported widening the sidewalks and it appeared they would have just one travel lane and then a place where buses would pull over.

Mr. Girard agreed. He said it was one-way south and 20' wide.

Mr. Newman said it would be nice to look at a shelter for drop off and pick up of passengers. He referred the architect to Blockman Mayner for participation by the Georgia O'Keeffe Museum in creating the shelter for the bus.

Present and sworn was Ms. Debra Garcia y Griego, Senior Planner, City Arts Commission, who said the Arts Commission was asked to get involved to create a more aesthetic element. She explained that they kept a cadre of consulting artists and had a committee assigned. She noted the artist was here tonight. She said they would move in step and slightly behind the architecture and were hoping to get some direction from the Board. She felt they were already helping with that.

She said they wanted to create art in harmony with Santa Fe art forms and history. Some of the materials she was thinking about were earth-toned concrete, sun glazed brick, sidewalk areas primarily. Maybe some on the buildings. She said they had only preliminary sketches and didn't think what they had should even be shown.

#### Public Comment

Present and sworn was Ms. Marilyn Bane, 622½ B Canyon Road.

She suggested that anything she would have to say would be superfluous but had concerns to share. One was the guiding principle: to stand out and be so distinctive. She said the Old Santa Fe Association would like to extend to the architect and any of the rest of the project team, help with the concept.

She said they didn't know what the actual building would be and were very concerned about the arches. She urged the Board to give them as much direction as possible.

Chair Woods said she didn't vote unless the Board made her vote, but suggested



conceptually, there were directions that could work but didn't think this one would work. She felt it was way overdone.

She recommended the Board postpone the case and establish a subcommittee to work with the applicant on it. She did not think the Board could redesign it here. She felt it was a big deal and a great opportunity.

Mr. Frost said it needed to be softer. It was too hard right now. He said it felt a little like Indian Market.

**Ms. Rios moved to postpone Case #H 07-96 and have the Chair appoint a subcommittee to work with the applicant. Mr. Frost seconded the motion and it passed by unanimous voice vote.**

Mr. Frost, Mr. Newman, and Ms. Rios volunteered to serve on it.

Mr. Newman agreed that the involvement of OSFA was important.

Ms. Walker nominated Fabian Chávez (City staff) to work with the subcommittee because he knew trees.

Mr. Rasch agreed to help set a meeting up.

6. **Case #H-07-98.** 258 ½ A+B Staab and 221 A+B McKenzie. Downtown & Eastside Historic District. James Gay and Victoria Rogers, agents/owners, propose to remodel a non-contributing building by replacing doors and windows, hardscaping, and replacing a 6' high wood fence with a stucco wall.

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

**BACKGROUND AND SUMMARY:**

"The Vernacular style multi-family residential building located at 258½ A & B Staab and 221½ A & B McKenzie Street was built after 1971 according to the Historic Cultural Properties Inventory and the 1971 plat. The building is listed as non-contributing to the Downtown and Eastside Historic District.

"This application proposes the following:

"Replace all non-compliant aluminum windows and doors on the non-street facing

west and east elevations north and south elevations have no openings, with wood aluminum clad divided lights (no snap in muntins). All header heights will remain and all proposed windows and doors will meet the 30" window rule. Four window sills, two on the west and two on the east, will be lowered to create openings for divided light sliding doors. Windows and doors are to be finished in Hunter Green, Desert Sand, or Black.

"The building will be re-stuccoed using El Rey 'Fawn'

"Replace the gray gravel parking lots on both the Staab Street and McKenzie Street frontage with soft brown gravel. (Sample has been provided.)

"Replace the concrete walkways and patio, as well as the pre-fab brick composite areas with brick paving in a 'tradition pattern'. A sample of the brick has been provided, however, a sample of the paving pattern has not.

"Remove a 6' high wood slat fence on both the Staab Street facing and McKenzie Street facing elevations with a stuccoed yard wall to the maximum allowable height of 6'. The walls will be stuccoed to match the building. Wrought iron pedestrian will be installed in each wall. The iron material will be reused from the existing iron window and door grills.

"All existing exterior light fixtures will be replaced. A photo example has been provided.

#### **STAFF RECOMMENDATIONS:**

"Staff recommends approval of this application on the condition that window and door trim is finalized and the pattern for the brick paving is approved by staff. Otherwise, this application 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."

Ms. Rios asked what the public visibility of the glazing would be.

Ms. Barrett it would not be publicly visible because of the wall.

Present and sworn was Ms. Victoria Rogers, who noted that there was a picture of the pattern included in the packet.

Chair Woods asked if she was willing to do no sliding glass doors.

Ms. Rogers said they chose it to match existing. One of the problems was with space.

Chair Woods suggested they could use one that opens up against itself.

Ms. Rogers said there was a sliding glass door there now. The one where there was not a portal would swing in.

Ms. Rogers said it might be better than sliding doors and she liked French doors.

Mr. Frost asked if she had thought about a simple post and portal over the end to soften the streetscape and a covered walkway from the parking lot.

Ms. Rogers liked the idea. She said they thought about planting and sculpture.

Mr. Frost thought that would help.

Ms. Shapiro noted the wall was out of blocks with a wrought iron gate and asked if she had a design.

Ms. Rogers said the gates already existed and they wanted to just use them. There were pictures in the packet.

Present and sworn was Mr. James Gay, who said one reason why the sliding door was only one that made sense was that there was only about three feet in the hall way. There was not room for it. He pointed it out. It was a very narrow corridor in there.

There were no speakers from the public regarding this case.

**Ms. Rios moved to approve Case #H 07-098 per staff recommendation. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.**

## **MATTERS FROM THE BOARD**

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None.

## **ADJOURNMENT**

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Ms. Walker moved to adjourn the meeting. Ms. Shapiro seconded the motion and it

passed by unanimous voice vote.

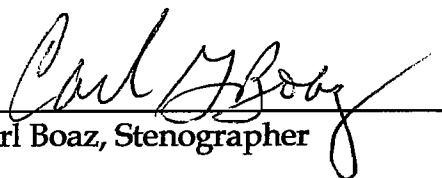
Having completed the agenda and with no further business to come before the Board, the meeting was adjourned at approximately 9:34 p.m.

Approved by:

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Ms. Sharon Woods, Chair

Submitted by:



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Carl Boaz, Stenographer