



Agenda

Amended

HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, AUGUST 28, 2007 – 12:00 NOON

PLANNING DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD MEETING

TUESDAY, AUGUST 28, 2007 – 6:00PM

CITY COUNCIL CHAMBERS

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

June 12, 2007

July 24, 2007

E. COMMUNICATIONS

F. BUSINESS FROM THE FLOOR

G. ADMINISTRATIVE MATTERS

1. ADA Detectable Warnings- Joseph Lujan, ADA Coordinator

H. OLD BUSINESS TO REMAIN POSTPONED

I. OLD BUSINESS

1. Case #H-07-34. 645 Camino del Monte Sol. Downtown & Eastside Historic District. Christopher Purvis, agent for Robert and Kelli Glaizer, proposes to amend a previous approval of a contributing building with windows and door alterations, reconstruction of the garage and construct an approximately 850 sq. ft. guesthouse to a height of 13'6" where the maximum allowable height is 16'2".

J. STATUS REVIEW

1. Case #H-07-105. 800 San Isabel. Don Gaspar Area Historic District. Staff proposes a historic status review of this non-contributing property.

K. NEW BUSINESS

1. Case H-06-103. 718 Gregory Lane. Don Gaspar Area Historic District. Monica Montoya, agent for Hart Family Construction Corp, proposes to construct an approximately 2,173 sq. ft. single family residence with an approximately 319 sq. ft. attached garage to a height of 13'6" where the maximum allowable height is 15'11", construct yardwalls to a height of 5'6" where the maximum allowable height is 6', and construct a yardwall to the height of 4' where the maximum allowed height is 4'4".
2. Case H-06-104. 714 Gregory Lane. Don Gaspar Area Historic District. Monica Montoya, agent for Hart Family Construction, proposes to construct an approximately 2,192 sq. ft. single family residence with an attached 314 sq. ft. garage to a height of 13'6" where the maximum allowable height is 15'11", construct yardwalls to a height of 5' and 5'6" where the maximum allowable height is 6', and construct a yardwall to a height of 4' where the maximum allowable height is 4'.
3. Case #H-07-107. 803 ½ Acequia Madre. Downtown & Eastside Historic District.
 - A. Will McDonald, agent for Catherine Clemens, proposes a historic status reviews for this non-contributing property.
 - B. Will McDonald, agent for Catherine Clemens, proposes to construct approximately 304 sq. ft. of additions to a non-contributing building, raise the building height to 12'4" where the maximum allowable height is 15', rehabilitate windows, replace windows and doors, re-stucco and construct a coyote fence and yardwall to the maximum allowable height of 6'.
4. Case #H-07-101. 442 Galisteo. Downtown & Eastside Historic District. Michael Duty, agent for Juniper Partners, proposes to remodel a contributing building by removing non-historic 1,242 sq. ft. and constructing a 1,569 sq. ft. addition with pergolas on a non-primary elevation and to construct a 187 sq. ft. dumpster to a height of 5'10".
5. Case #H-07-95. 111 Callejon Tisnado. Westside-Guadalupe Historic District. Fred Wesley, agent for Cuatro Compadres, LLC, proposes to remodel a non-contributing property with removal of a carport, construction of a storage room and a courtyard with fireplace, yardwalls, and planters and minor alterations to the residence.
6. Case H-07-106. 535 Camino Cabra. Downtown & Eastside Historic District. I.M Blade, agent/owner, proposes to remodel a non-contributing property by increasing the height to the maximum allowable height of 14', replace all doors and windows, construct approximately 315 sq. ft. of portals, construct approximately 13 sq. ft. mechanical room, construct an approximately 277 sq. ft. detached garage to a height of 10', where the maximum allowable height is 14', and construct yardwalls not to exceed the maximum allowable height of 6'.
7. Case H-07-103. 400 Canyon. Downtown & Eastside Historic District. Ronald Whatley, agent for John and Mary Schroeder, proposes to construct an iron fence to 6'6" high on a significant property where the maximum allowable height is 5'6" to match an existing fence on the adjacent property.

8. Case H-07-102. 540 E. Palace. Downtown & Eastside Historic District. Richard Horcasitas, agent for Jack and Donna Rust, proposes to construct approximately 400 sq. ft. arbor-covered carports to 10'4" high on new construction next to a contributing structure.
9. Case H-07-104. 424 Arroyo Tenorio. Downtown & Eastside Historic District.
 - A. Staff proposes a historic status review for this contributing property.
 - B. Carlos Kinsey, agent for Gary and Jane Swanson, proposes to remodel a contributing building by replacing non-historic windows and doors, re-stucco to match existing color, alter trim color, and to construct an outdoor fireplace and alter yardwalls and gates.
10. Case #H-07-100. 729 Alto Street. Westside-Guadalupe Historic District. Denise Garcia, agent/owner, proposes to remodel a non contributing building by constructing an approximately 185 sq. ft. second story addition to a height of 20'3", where the maximum allowable height is 17'9", and repair a yardwall and increase to the maximum allowable height of 6'. An exception is requested to exceed the maximum allowable height section 14-5.2 (D,9,C, II, F).
11. Case #H-07-99. 1321 Cerro Gordo. Downtown & Eastside Historic District. Rebecca Abrams and Nathan Benn, agents/owners, propose to address a violation notice for installing a publicly-visible skylight, remodeling projecting viga ends without approval, installing a non-compliant window, constructing coyote fences at or under the maximum allowable height of 6' without a permit, and to install a storm window on a historic casement window on a contributing property. An exception is requested to retain the visible skylight (Section 14-5.2 D,3,b).

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 August 28, 2007 Historic Design Review Board Field Trip, please notify the Planning Division by 9:00 am on Tuesday, August 28, 2007 so that transportation can be arranged.

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HISTORIC DESIGN REVIEW BOARD

Santa Fe, New Mexico

August 28, 2007

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MINUTES OF THE
CITY OF SANTA FE
HISTORIC DESIGN REVIEW BOARD

TUESDAY, AUGUST 28, 2007

CALL TO ORDER

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

ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms Sharon Woods, Chair
Mr. Jake Barrow
Mr. Charles Newman
Ms. Deborah Shapiro
Ms. Karen Walker

MEMBERS ABSENT:

Mr. Robert Frost
Ms. Cecilia Rios

OTHERS PRESENT:

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

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

APPROVAL OF AGENDA

Ms. Shapiro moved to approve the Agenda as published. Ms. Walker seconded the motion and passed by unanimous voice vote.

APPROVAL OF MINUTES

June 12, 2007 July 24, 2007

Mr. Newman requested the following changes to the minutes:

On page 33, #7 should read, "because the true divided lights were simulated."

Ms. Shapiro requested the following changes to the minutes:

On page 15, it should say, "She asked if the steel frames would continue to weep with the storms on the outside."

Mr. Newman moved to approve the minutes of June 12, 2007 as amended and of July 24, 2007 as submitted. Ms. Walker seconded the motion and it passed by unanimous voice vote.

COMMUNICATIONS

Mr. Rasch said the next meeting was cancelled and there would be 2 meetings in October and probably at the public library.

BUSINESS FROM THE FLOOR

Stephanie Beninato stated to the Board that the property at 610 Galisteo was still being destroyed. She noted that at the last HDRB meeting she provided a petition signed by 28 people about the issue.

She said that at the present time, about 70% of the structure was gone on the main house. She said she believed Mr. Hiatt now understood the complexity of this problem, the seriousness of it. She asked Chair Woods to speak with Mr. Hiatt about bringing the project back to the Board.

She said she would like a public accounting of what happened to this hundred-year old building. "We want to know why it happened.

She said she would like the Board to reconsider its contributing status, given that 70% of the building was gone. She said it was a one hundred year old adobe building and that was their petition. She asked for an open process. "No deals by Karl Sommer and Frank Katz behind closed doors." She said the historic status was also jeopardized by moving the block foundation back from its original footprint.

ADMINISTRATIVE MATTERS

1. ADA Detectable Warnings- Joseph Luján, ADA Coordinator

Mr. Rasch introduced Mr. Joseph Luján, ADA Coordinator for the City of Santa Fe who came to the meeting to educate the Board about detectable warnings.

Mr. Luján said the HDRB requested that red detectable warnings be removed within the historic district. He noted that it might be in conflict with the ADA requirements to have contrasting colors for the visually impaired. He said there were several red ones and some yellow ones in the historic district. The purpose is not intended to be an action item but to extend a courtesy for the Board to follow the ADA requirements in historic districts. He said that yellow stood out in low light and sundown more than any other color.

Ms. Walker asked if there was a choice of colors they could look at.

Mr. Luján said he didn't have those with him but almost any color was available at a premium cost though. Standards colors were yellow and red.

Mr. Rasch said if the Board directed staff if the Board wanted a palette or some other direction.

Chair Woods asked if it was an action item then. Mr. Rasch agreed.

Mr. Barrow moved that the City provide a small palette for the Board to review and they could select a number of colors it felt were sympathetic to the City and give those back to the ADA Coordinator who could chose among them. Ms. Walker seconded the motion and it passed by unanimous voice vote.

Mr. Luján said he understood the motion and they could present the colors but

asked the Board to remember that it was based on contrast.

Chair Woods said the Board wanted to do what would help and if he could supply those colors they would make the choices. She said they wanted to approve colors that would not impair the visually impaired.

Mr. McQuarie said he was a member of the New Mexico DOT ADA Committee and chair of Mayor's Committee with extensive experience with these two colors. He highly recommended them noting they would contrast with concrete. He said the cost of the yellow was \$500 and any other colors would be 3-5 times as much. His suggestion was to accept the yellow and have concrete be earth toned.

He said the northeast corner of the Plaza, had red with grey concrete and red brick beyond it. He thought it looked like Disneyland.

Ms. Shapiro moved to reconsider the previous motion. Mr. Barrow seconded the motion.

Ms. Walker asked why they should reconsider it.

Ms. Shapiro said she didn't think the contrast was achievable between other colors.

Mr. Newman thought the consistency was important also. He understood the desire within historic districts to have muted colors but believed they had an obligation to consider it.

The motion to reconsider passed by unanimous voice vote.

Mr. Newman moved that all detectable warnings in the historic districts be yellow in earth-toned concrete.

Ms. Shapiro seconded the motion and it 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 seven days to file the appeal and it would be heard by City Council.

Ms. Walker asked if it was 7 business days or calendar days.

Mr. Rasch said it was calendar days.

OLD BUSINESS

1. **Case #H-07-34.** 645 Camino del Monte Sol. Downtown & Eastside Historic District. Christopher Purvis, agent for Robert and Kelli Glaizer, proposes to amend a previous approval of a contributing building with windows and door alterations, reconstruction of the garage and construct an approximately 850 sq. ft. guesthouse to a height of 13'6" where the maximum allowable height was 16'2".

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

"The 1945 square-foot Stamm building located at 645 Camino Del Monte Sol is Spanish Pueblo Revival style and was built by 1949 according to the 2005 Historic Cultural Properties Inventory. The building has had moderate alterations which include construction of an approximately 384 sq. ft. sunroom in 1959, an approximately 24 square-foot addition on the primaries South elevation and alterations to Windows on the north and south elevations of the 286 sq. ft. living room. Dates of the addition and living room alterations are unknown. The HDRB reviewed the status of this building at the January 23, 2007 hearing and upgraded this be historic status from non-contributing to contributing.

"At the April 10, 2007 hearing the board conditionally approved remodeling of the building which included removal of non-historic portions, additions, window replacement, and height increase to be low the maximum allowable height of 14'9". The board did not approve the proposed guest house and wall that was to be placed in front of the existing contributing building. Scratch that, but rather condition that the applicant to look into possible new locations for the guest house and bring it back to the board.

"This application proposes the following amendments to the previous board approval of the contributing building:

"Remove the existing structurally failing block garage and pour a new concrete footing with reinforced steel and rebuild the block garage to a height of 11 feet where the maximum allowable height is 14'9". The height increase of 2 feet was approved at the April 10, 2007 hearing.

"The entry door on the primary south elevation will be lengthened and the floor level will drop 14 inches. This opening was part of the later addition to the primary

elevation.

"The chimney will be removed from the living room.

"Two windows on the non-primary east elevation will be deleted and a pair of steel French doors will be installed.

"All windows on non-primary elevation's were approved at the April 10, 2007 hearing to be replaced with aluminum clad windows to match the existing fenestration pattern. The applicant would like to replace those windows as well as the new windows on the additions would steel windows. The fenestration pattern and dimension size will remain as was approved.

"The applicant has looked into different locations for the guest house and proposes the following.

"The location of the guest house has been relocated to the north of the existing contributing building. The guest house will no longer block the view to the contributing structure.

"The guest house is proposed to be approximately 850 sq. ft. to a height of 13'6" where the maximum allowable height is 16'2". Windows and French doors will be divided light steel painted white. The building will be stuccoed using El Rey Buckskin. Plans indicate that three skylights are proposed.

STAFF RECOMMENDATIONS:

"Staff recommends approval on the condition that any exterior light fixtures are brought to staff for approval and that there are no publicly visible rooftop appurtenances. Otherwise this application complies with Section 14-5.2(C) Regulations for Contributing Structures, 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."

She added that the original windows were steel casement windows.

Ms. Walker asked if there was any inquiry into the choice of Buckskin.

Ms. Barrett said no.

Present and sworn was Mr. Chris Purvis, 227 E Palace, who said he brought a

sample of the stucco from the garage that they removed.

Mr. Newman noted that when they were out there today this plan was frankly not what they expected to see with this house. He said he removed all of the roof over the entire house.

Mr. Purvis said the vigas were in place but the rest was full of mold.

Mr. Newman asked if the only portion to be increased in height was the garage.

Mr. Purvis agreed.

Mr. Purvis said they took the windows out and stored them so they would not be hurt during the process.

There were no speakers from the public regarding this case.

Chair Woods asked if the windows were white and stucco was to be the color of the sample shared.

Mr. Purvis didn't remember the windows being white. He said they would be green to match existing.

Ms. Barrett said the staff report said dark brown windows.

Mr. Newman moved to approve Case #H 07-34 per staff recommendations including the conditions:

- 1. That there be no exterior lighting**
- 2. That there be no roof top appurtenances,**
- 3. That the stucco sample color be approved as shown,**
- 4. That the windows be dark brown as originally approved.**

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

Mr. Barrow thanked the applicant for moving the guest house.

Mr. Purvis said staff were concerned about the green screen on the fencing. He said his client said they did it in California and he had approached all his neighbors and they had no concern.

Mr. Newman said it was proliferating.

Mr. Purvis said he would have the owner take it down.

STATUS REVIEW

1. **Case #H-07-105.** 800 San Isabel. Don Gaspar Area Historic District. Staff proposes a historic status review of this non-contributing property.

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

BACKGROUND AND SUMMARY:

"800 San Isabel St is a single-family residence and associated freestanding garage that is located at the end of the street in the Don Gaspar Area Historic District.

"The Main residence was constructed between 1948 and 1951 in the Ranch style. Additions to the north and east elevations occurred after 1958 which significantly changed the blocked massing of the original building. Historic three over one single hung wood windows remain. Six light fixed and casement windows appeared to be recycled historic windows on the post historic additions.

"The garage was constructed in the 1970s according to the current owner. However, a building of similar size with a driveway from Houghton Street appears on historic aerial photographs. Therefore, a major remodeling has apparently occurred.

"The 2007 Historic Cultural Properties Inventory suggests maintaining the nine contributing status for the residence and infers non-contributing status for the garage.

STAFF RECOMMENDATION:

"Staff recommends non-contributing historic status for both the residence and garage buildings based upon non-historic alterations to the residence and a non-historic construction date for the garage."

Staff, after the site trip, recommended contributing status for the residence and deferred to the Board regarding the garage because of inadequate information about it.

Chair Woods asked about the front portal.

Mr. Rasch said it was clearly non-historic but could be reversed and was simple.

Mr. Barrow asked him to help clarify the types of features required for contributing.

Mr. Rasch said there were basically two for the upgrade: 1) massing and non-historic massing; 2) quality and integrity of historic windows or historic materials.

Ms. Walker asked about seeing a similar garage.

Mr. Rasch said he didn't think there was a lot line adjustment. The contractor found a driveway from Houghton that was not there now.

Public Comment

Present and sworn was Ms. Beverly McCrary who said that this was a tiny dirt street. She said they just didn't want someone to come in and tear down and build something big.

Chair Woods told her that they could not demolish a contributing building.

Ms. McCrary asked what would happen if it was not contributing.

Chair Woods said it still would be difficult to demolish and staff could help her with that.

Present and sworn were Ms. Elaine Rodriguez and Mr. John Rodriguez, co-trustees for the subject property.

Ms. Rodriguez said their intent primarily was to be able to sell the property. They did find some discrepancies in the map. She pointed out that a part of it was not part of the property.

Mr. Rodriguez showed it to Mr. Rasch and Mr. Rasch explained that it was a little addition on the west, rear of the garage.

Mr. Rodriguez asked the Board, how the boundaries were determined (of historic district)

Mr. Rasch explained that there was a study in the 1980's and the Governing Body approved official boundaries at that point. He said they were working with a digital version of those lines to make sure they followed the lot lines and did not go through the property.

Mr. Rodriguez said the property at 806 was in the grey area.

Mr. Rasch said in looking at the map, that the boundary cut through this property. He said the ordinance said if the lot was cut by the boundary, it might be determined to be in the historic district.

Mr. Rodriguez said that 806 was much older than their property and asked if it was up for review.

Chair Woods said it might come up later but was not on this agenda.

Mr. Rasch explained that, according to the ordinance, a member of the public could call for a status review.

Mr. Rodriguez said that staff recommended a non-contributing and then changed it here. He asked for further clarification.

Mr. Rasch said the main residence had a historic date of construction but had additions that were about 50 years old and if not historic, they were sensitively done. The contractor was unclear about the garage so he deferred to the Board about the garage. It appeared to have integrity and age.

Ms. Rodriguez said they were not asked about a structure next to it.

Chair Woods said they could postpone this case and get written clarification from family or neighbors about the building.

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

Mr. Barrow moved to postpone Case #H 07-105 for further information. Ms. Walker seconded the motion and it passed by unanimous voice vote.

Chair Woods reminded the owners to please understand that they could not do anything to it while it was being considered. She said it could be sold it but that would need to be disclosed to the buyer.

Mr. Rasch added that both the residence and garage could have their own status.

NEW BUSINESS

1. **Case H-06-103.** 718 Gregory Lane. Don Gaspar Area Historic District. Monica Montoya, agent for Hart Family Construction Corp, proposes to construct an approximately 2,173 sq. ft. single family residence with an approximately 319 sq. ft. attached garage to a height of 13'6" where the maximum allowable height was 15'11", construct yardwalls to a height of 5'6" where the maximum allowable height was 6', and construct a yardwall to the height of 4' where the maximum allowed height was 4'4".

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

BACKGROUND AND SUMMARY:

"The approximately 4,829 sq. ft. vacant lot located at 718 Gregory Lane. Lot 8 is proposed for construction of an approximately 2,173 sq. ft. single-family residence with an attached approximately 319 sq. ft. garage. The Spanish Pueblo Revival style building, which contains Mission style shingles on the south elevation portal, will be to a height of 13'4" where the maximum allowable height is 15'11".

"The building will have double hung wood windows with at least a 2 ½ inch reveal and rounded edges. Window finish will be bone white and the building will be stuccoed with cementitious stucco in the color Adobe Brown. All wood doors and accents, including the protruding square beams over the garage and the garage door will be stained for a natural finish.

"To skylights are proposed.

"Also proposed for this project is a CMU stuccoed yard wall on the west elevation to a height of 5'6" where the maximum allowable height is 6 feet. A 5 foot high yard wall is proposed on the north elevation and a portion to a height of 4 feet on the south elevation where the maximum allowable height is 6 feet. Lastly a CMU stuccoed wall and a wood pedestrian gate is proposed on the east elevation to a height of 4 feet where the maximum allowable height of 4'4". All walls will be stuccoed to match the new residence and the wood gate will be stained for a natural finish.

STAFF RECOMMENDATIONS:

"Staff recommends approval of this application on the condition that no skylights or rooftop appurtenances are publicly visible and that exterior light fixtures are approved by staff. Otherwise the application complies with Section 14-5.2 (D) General Design Standards for all H Districts and Section 14-5.2 (H.) Don Gaspar Area Historic District

Design Standards."

Mr. Newman found it misleading to have the 714 considered separately since it was a zero lot line. He asked that they be considered together.

Chair Woods reminded the Board it still required separate motions.

2. **Case H-06-104.** 714 Gregory Lane. Don Gaspar Area Historic District. Monica Montoya, agent for Hart Family Construction, proposes to construct an approximately 2,192 sq. ft. single family residence with an attached 314 sq. ft. garage to a height of 13'6" where the maximum allowable height was 15'11", construct yardwalls to a height of 5' and 5'6" where the maximum allowable height was 6', and construct a yardwall to a height of 4' where the maximum allowable height was 4'.

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

BACKGROUND AND SUMMARY:

"The approximately 4,777 sq. ft. vacant lot located at 714 Gregory Lane lot nine is proposed for construction of an approximately 2,192 sq. ft. single-family residence with an attached approximately 314 sq. ft. garage. The Territorial Revival style building, which includes brick coping at the parapet, will be to a height of 13'4" where the maximum allowable height is 15'11".

"The building will have wood windows and some will have wood surrounds and pediments. All window finishes will be bone white and the building will be stuccoed with cementitious stucco in the color Sand. All wood doors including the garage door will be stained for a natural finish. The wood beams and posts at the portal would be painted white. The north elevation also includes an outdoor fireplace and divided light doors.

"Five skylights are proposed.

"Also proposed for this project is a CMU stuccoed yard wall on the west elevation to a height of 5'6" where the maximum allowable height is 6 feet. A 4' - 5' high yard wall is proposed on the north elevation and the south elevation where the maximum allowable height is 6 feet. Lastly, a CMU stuccoed wall and a wood pedestrian gate is proposed on the east elevation to a height of 4 feet where the maximum allowable height is 4'4". All walls will be stuccoed to match the new residence and the wood gate will be stained for a natural finish.

STAFF RECOMMENDATIONS:

“Staff recommends approval of this application on the condition that no skylights or rooftop appurtenances are publicly visible, that exterior light fixtures are approved by staff, and that window surrounds and pediments are used throughout. Otherwise this application complies with Section 14-5.2 (D) General Design Standards for all H Districts and Section 14-5.2 (H) Don Gaspar Area Historic District design standards.”

Present and sworn was Ms. Monica Montoya who introduced Mr. Rudy Fajardo as the architect.

Ms. Montoya said she had a streetscape to show how they came together. She said there was a slight difference. She showed the elevation to the Board.

She noted that the garages were no longer shown together there. One of them was Territorial and the other Pueblo design. She offered to bring the samples to the Board.

Ms. Shapiro asked what was across the street to be a reflection of that.

Ms. Montoya said they had not designed those yet.

Ms. Shapiro said all the rest had the garages together.

Mr. Newman explained that they were trying to get a sense of the whole site.

Ms. Montoya said they did have color samples.

Chair Woods asked if she were proposing Navajo White.

Mr. Barrow asked if this was the whole development.

Ms. Montoya showed what was across the street that was already built.

Mr. Barrow asked if, at present, no other was planned.

Ms. Montoya said that was correct.

Chair Woods asked for the color of windows.

Ms. Montoya said the Territorial window color was *standard white” and stucco

would be Adobe Brown and Sand.

Ms. Walker asked if they were single-family residences Ms. Montoya agreed.

Ms. Walker asked why she proposed zero lot lines

Ms. Montoya explained that these lots were created in 1937 and in order to design livable space, the ordinance allowed zero lot lines.

Ms. Walker asked if there was any way to stagger them.

Present and sworn was Mr. Rudy Fajardo who said one could not see it very clearly because they did not submit the site plan for both together. He said they did have it though. He showed it by putting the site plans together.

Ms. Shapiro asked if the front of the houses were lined up with garages that were offset.

Mr. Fajardo said they tried to create as much as they could and it was the maximum allowed. He said the only other thing they could do would be to reduce the size.

Chair Woods suggested that without a site plan, the Board might decide to postpone. Their concern was that it did not look like a natural street.

Ms. Walker noticed the elevations appeared to have some 1950's picture windows.

Mr. Fajardo said originally they had two single hung windows and they could put a space between them.

Ms. Walker said it was not very attractive.

Chair Woods noted that in Mr. Hart's letter it was stated they wanted to put in what it might have looked like as if built at that time period but noted that plate glass would not have been available at that time. She said it also said the house would be Pueblo and Navajo White with white trim.

Ms. Barrett said that Ms. Montoya clarified it would be Sand.

Mr. Barrow said he understood these were special sized lots but looking at the height calculation map, they could only imagine what it would look like and what the density would be.

He asked, if this were built out this way, would it mirror density and lot coverage, and streetscape.

Mr. Rasch thought they would agree that this part would appear more dense than the existing part.

Mr. Barrow reminded them that this concern came up in the first application and they tried for an open carport or something to have some openness. He thought she came back to ask that it be closed in for security. The problem was that it would be as a solid mass.

Ms. Walker was surprised at the homogeneity of it all.

Ms. Shapiro asked to see the samples of brick.

Ms. Montoya showed them to the Board and arranged the three courses for the Board.

Mr. Newman asked for further clarification.

Ms. Montoya said the 3 bricks were 3 options for them. They could create a pattern as they did on lot 7. She said they tiered the brick and it looked nice.

Regarding the massing, she said- the size of the lots was much smaller even than lots on Don Cubero or Gregory Lane. Zoning permits zero lot lines and 70% lot coverage and they reduced it to 52%.

Mr. Fajardo noted that directly across from Lot 9 was a much larger house and that would give the neighborhood a much more open feeling.

Chair Woods summarized the things needed. She said they needed to do a site plan with a different color for each house. Put it together and show the streetscape that was accurate. They needed to address the muntin pattern in the windows. Address the Mission style shingles. The elevation was in conflict with the floor plan. They needed details of the garage doors. She encouraged them to get the drawings done. She said the Board had no idea what the cement cap on the wall might look like.

There were no speakers from the public regarding this case.

Ms. Walker moved to postpone Case #H 06-103 for the reasons cited above. Mr.

Barrow seconded the motion and it passed by unanimous voice vote.

Ms. Walker moved to postpone Case #H 05-104 for the reasons stated above. Mr. Barrow seconded the motion and it passed by unanimous voice vote.

3. Case #H-07-107. 803 ½ Acequia Madre. Downtown & Eastside Historic District.

A. Will McDonald, agent for Catherine Clemens, proposes a historic status reviews for this non-contributing property.

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

BACKGROUND AND SUMMARY:

“The approximately 1,103 square foot single-family residence located at 803½ Acequia Madre was constructed before 1953 and is Spanish Pueblo Revival in style according to the 2003 Historic Cultural Properties Inventory (HCPI). Architectural details include double posts at porch and lug sills. The building also retains many of the original 3/1 double hung wood windows. The HCPI also indicates that there are no known modifications. The Official Map lists the building as non-contributing to the Downtown and Eastside Historic District.

STAFF RECOMMENDATIONS:

“Staff recommends that the building is upgraded to contributing status based on the age, retention of original material, and no known modifications.”

Chair Woods said it was very pristine with few modifications.

Ms. Barrett agreed and said the applicant was going to provide further information on the doors. She did not think the doors would affect the status.

There were no speakers from the public regarding this case.

Mr. Barrow moved that Case #H-07-107 be upgraded per staff recommendations to contributing status. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

B. Will McDonald, agent for Catherine Clemens, proposes to construct approximately 304 sq. ft. of additions to a non-contributing building, raise the

building height to 12'4" where the maximum allowable height was 15', rehabilitate windows, replace windows and doors, re-stucco and construct a coyote fence and yardwall to the maximum allowable height of 6'.

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

BACKGROUND AND SUMMARY:

"This background application proposes the following alterations to the approximately 1103 sq. ft. single-family residence:

"Construct and approximately 304 sq. ft. addition to the non-publicly visible north and east elevations. The addition on the east elevation will be set back 10 feet from the south primary elevation and will be to a height of 12'11" where the maximum allowable height is 15 feet. The addition will have divided light French doors on the south and east elevations as well as three over one double hung wood clad windows to match the existing pattern.

"Raise the existing height of the building from 10 feet to 12'4" where the maximum allowable height is 15 feet. The portal on the south primary elevation will be raised from 9'6" to 10'4" where the maximum allowable height is 15 feet. The canals on the south elevation of the portal will be removed and relocated to the west elevation of the portal. Although the proposed drawings do not indicate the canals all metal canals will be removed and replaced with wood canals lined with galvanized metal.

"All windows on the south elevation will be rehabilitated and one door will be replaced with a window. The header height of the door will remain while the sill will be raised and if possible, an existing window from the north, east, or west elevation will be rehabilitated and inserted. All other windows on non-primary elevations will be replaced with thermal windows matching the existing operation and fenestration pattern.

"The building will be re stuccoed in a light earth toned brown and all windows and trim will be painted in a cream color.

"Also proposed are a stuccoed CMU wall to the maximum allowable height of 6 feet along the northern property line and a coyote fence to the maximum allowable height of 6 feet along the eastern property line.

STAFF RECOMMENDATIONS:

"Staff recommends approval of this application on the condition that stucco type and color are specified, that any exterior light fixtures are approved by staff, and that there are no publicly visible rooftop appurtenances. 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.

Chair Woods asked, if this building were raised two feet and had replacement of all windows, would it retain that status.

Ms. Barrett said if the proportions would remain, perhaps, two feet might be too much.

Chair Woods asked if she was not comfortable saying it would retain the status if everything was done. Ms. Barrett said that was correct.

Mr. Barrow said it was adobe.

Ms. Walker said when the application had a preliminary zoning worksheet that did not have a legal lot of record, why did the Board even hear it.

Ms. Barrett said it had to pass the zoning.

Present and sworn was Mr. Will McDonald 488 Arroyo Tenorio, who said it was adobe, despite the hard edges that looked like pentile.

Mr. Barrow said it appeared the existing wood windows had an applied storm window. They appeared to be in good condition and the stucco also appeared to be in good condition. And it seemed there was some kind of crawl spaces.

Mr. McDonald said the floor was up about 8" and he didn't know about crawl space.

Ms. Shapiro noted in the back was a beautiful old apricot tree. She asked if that would remain.

Mr. McDonald said they did have space there but had not addressed it.

Ms. Shapiro said that anything over 6" they try to save.

Mr. McDonald thought it would be nice to keep.

Ms. Shapiro asked if he could lower the floor instead of raising the ceiling.

Mr. McDonald said he had not considered it. He said he understood the concern about removing the roof and all of a sudden the walls might come down. But he thought they could preserve the walls during construction and was confident they could get a new solid bond beam. At ten feet from ground to parapet, thought there was no insulation in the building. So they would like insulation and a roof that worked to preserve it into the future.

Chair Woods said it was a really pristine building, untouched. And they found in several cases that raising the roof, affected the structural integrity. She said adding 20% to the height of the building would have to have an impact.

Ms. Shapiro asked for the existing height of the parapet was from the roof.

Mr. McDonald thought it was about three inches above the high point of the roof.

Ms. Shapiro said that could not be because the bottom of the canale and the top of parapet in the picture looked like a foot.

Mr. McDonald said the roof of the portal was lower than the parapet of the main building.

Chair Woods asked if they needed to verify that.

Mr. McDonald said the applicant told him it was about 3".

There were no speakers from the public regarding this case.

Mr. McDonald read from Section 14-5.2.01 about two-story additions in the code. Raising the parapet of a contributing structure was allowed in the code.

Chair Woods read from the Code that it was up to the Board to interpret the code and decide if these changes would allow it to retain its status.

Mr. Barrow thought there were ways to achieve this without raising the roof so he thought they should deny the case.

Chair Woods clarified that the applicant had proposed to raise the height, replace all historic windows except for the south façade, change out one door on the front, and put an addition on the back.

Mr. Barrow thanked her for that clarification. He said, in his opinion, it was not necessary to raise the roof. He thought the door was okay but the windows on the south needed to be retained. He didn't find the addition would negatively affect the status.

Chair Woods said there were different things to consider in making this motion.

Mr. Barrow asked if the other windows were visible.

Ms. Barrett said the west elevation windows were visible.

Ms. Shapiro asked the applicant if he would like to take this back and postpone it.

Mr. McDonald said he thought so. He said he would at least like to get code insulation in the roof and they had an ethical obligation to reduce the carbon footprint in Santa Fe so he would want to come back anyway.

Ms. Barrett reminded him they might be able to get tax credits as a contributing structure.

Chair Woods asked if it was possible to step it down -

Chair Woods clarified that they did not need a motion since the applicant requested that it be postponed.

4. **Case #H-07-101.** 442 Galisteo. Downtown & Eastside Historic District. Michael Duty, agent for Juniper Partners, proposes to remodel a contributing building by removing non-historic 1,242 sq. ft. and constructing a 1,569 sq. ft. addition with pergolas on a non-primary elevation and to construct a 187 sq. ft. dumpster to a height of 5'10".

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

BACKGROUND AND SUMMARY:

"442 Galisteo Street is a commercial building, known as A-1 Communications Supply that was constructed with CMU block in a vernacular manner between 1952 and 1955. The original L-shaped plan was filled in to create a box-like square floor plan sometime after 1958. Steel casement windows and a divided light wooden door appear to be original. The original primary entrance from Cerrillos Road has been blocked by a lot split and construction of a coyote fence. The Galisteo Street entrance is located far

into the lot and away from the perceived streetscape in the Downtown and Eastside Historic District. The west elevation is considered primary.

"The historic status of the property was upgraded from non-contributing to contributing on September 13, 2005. An appeal of that status upgrade was denied by the Governing Body.

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

1. "The 1,242 sq. ft. non-historic addition will be removed from the southeast corner.
2. "A 1569 sq. ft. addition will be constructed on the east side of the remaining structure. This is 1 ft.² less than the allowable 50% footprint rule Section 14-5.2 D, 2, d. The addition will be connected to a non-primary elevation to a hallway. The addition is designed to in the territorial revival style with window and door surrounds and parapet coping. It will be approximately 1 foot higher than the existing building in the maximum height of 14 feet, where the maximum allowable height is 15'5" as determined by a radio calculation.

"The southeast corner pedestrian door is closer than 3 feet to the outside corner and therefore does not comply with Section 14-5.2 E, 2, b.

3. "A ramada will be constructed along the southern and part of the east side of the addition to less than 10 feet high.
4. "The existing historic garage doors will be removed from the north end of the east non-primary elevation and replaced with windows in the existing width dimension.
5. "An infill wall on the primary west elevation will be restored to window opening and steel casements will be installed. All other windows will be repaired and retained and doors will be replaced in kind.
6. "The existing parapets will be heightened in areas to match the existing height of 13 feet to shed roof overhang on the south elevation will be removed and the parapet constructed to match the height.
7. "Stuccoed yard walls will be constructed to between 3 feet and approximately 5 ½ feet high with caps to match the parapets on the east and south sides. A pedestrian gate will be installed in the wall under the ramada.
8. "A 187 sq. ft. trash enclosure will be constructed in the parking area to 5'10" high.

Gates will be black steel with wood inserts.

9. "The structures will be stuccoed with El Rey cementitious Fawn and the ramada and trim will be painted white.

STAFF RECOMMENDATION:

"Staff recommends approval of this application with the condition that the southeast pedestrian door be at least 3 feet from the building corner. Otherwise, this application complies with Sections 14-5.2 (C) Regulation of Contributing Structures and (E) Downtown and Eastside Historic District design standards."

Mr. Newman asked what the contributing elevations of the existing building were.

Mr. Rasch pointed them out on the site plan.

Chair Woods asked if the height of the parapet would match existing.

Mr. Rasch said there were steps in the parapet.

Present and sworn was Mr. Michael Duty, 1323 Paseo de Peralta, who said he had nothing to add and accepted the three foot setback.

Chair Woods asked if on the historic part to raise the parapets, he would be taking off the roof.

Mr. Duty said he was not aware of a change to the parapet. He referred to page A-5, and said they were preserving the parapet heights on the historic portions of the building.

Mr. Newman said on the southwest elevation was where it was changed.

Mr. Duty explained that was to be a new parapet. There was drainage onto the neighbor's property and the new parapet was to handle the drainage.

Chair Woods was concerned about the amount of the pergola being added.

Mr. Duty said this was being renovated for rental. They might have two renters. The pergola played an important role in pedestrian traffic. He said the dimensions were on the elevations. He estimated they were adding about 88 feet.

Mr. Barrow said the pergola looked rather stout. And asked if it was just to provide architectural definition and shade and how it was to be constructed.

Mr. Duty said it would be made of heavy timbers. Probably at least a 4x8 on top. It would be bigger than just dimensional lumber and columns would be 6x6. He added that about 24 feet would be public.

Ms. Shapiro asked what color it would be.

Mr. Duty said it would be white.

Ms. Shapiro asked if he had any rooftop mechanicals.

Mr. Duty said the current plan was to use interior equipment and updraft heating. The parapet didn't give them much to screen and they wanted to have higher ceilings.

Ms. Shapiro asked about exterior lighting.

Mr. Duty said they would have wall mounted, downward facing sconces.

Ms. Shapiro asked about the flooring under the pergola.

Mr. Duty said they would like to do it in brick but might do concrete because of budget. Probably brick.

Mr. Barrow asked staff about historic precedence for the pergola.

Mr. Rasch preferred to use the Spanish term, ramada. He said they didn't see many of them painted as permanent structures. Portals were very traditional. Pergola was a blending of portal without a solid roof to give shadows like protruding vigas. They didn't see it historically but it was an evolution of historic elements.

There were no speakers from the public regarding this case.

Ms. Shapiro moved to approve Case 07-101 per staff recommendation and conditions:

- 1. That the SE door be 3' from that lighting be wall mounted down lighting,**
- 2. That no rooftop equipment.**
- 3. That the pergola be painted white**
- 4. That the floor be brick or concrete.**

Ms. Walker seconded the motion.

Mr. Newman proposed an amendment:

5. That the parapet details of the addition be brought to staff including detail of the coping and,
6. That the framing of the pergola be reduced in scale more in keeping with trim associated with Territorial.

Ms. Shapiro accepted and the motion passed by unanimous voice vote.

5. **Case #H-07-95.** 111 Callejon Tisnado. Westside-Guadalupe Historic District. Fred Wesley, agent for Cuatro Compadres, LLC, proposes to remodel a non-contributing property with removal of a carport, construction of a storage room and a courtyard with fireplace, yardwalls, and planters and minor alterations to the residence.

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

BACKGROUND AND SUMMARY:

"111 Callejon Tisnado is a single-family residence it was constructed in 1999 in the Spanish Pueblo revival style. The building is listed as non-contributing to the West side-Guadalupe Historic District.

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

1. "The existing carport will be remodeled by removing the east and north walls in the front West portion of the roof.
2. "A small storage room will be constructed under the Northwest corner of the remaining carport roof.
3. "A courtyard will be constructed behind the storage room with stuccoed walls, 18 to fireplace, and a relocated pedestrian gate. The courtyard will be paved with flagstone.
4. "The existing North portal will be extended along the courtyard.
5. "French doors and a security screen door will be installed in the North elevation at the courtyard.
6. "The coyote fence along the north lot wind will be relocated.
7. "Streetscape improvements and alterations include lowering the grade of the gravel

driveway, modifying low stone retaining walls, constructing 24 inch high stone planters, low stone curbs, and stone sidewalks.

8. "All proposed finishes will match existing finishes.

STAFF RECOMMENDATION:

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

Present and sworn was Mr. Fred Weslem who had nothing to add except for commenting that he thought their house fit in well with the neighborhood but there were not many carports and by bringing the wall forward with a portal, made it more compatible with the neighborhood.

Chair Woods asked about the 2x6 storage area.

Mr. Weslem explained that they were moving the back wall forward and a portion of it would become storage.

Chair Woods asked where the metal security door was.

Mr. Weslem showed the French Doors under the portal and explained it was just a security screen door painted white.

Mr. Newman noted that the openings were 8x8 and there was nothing in them.

Mr. Weslem said they just wanted a little bit of light coming in there.

Chair Woods explained that there were more traditional ways of doing that. One would be with latillas or with ironwork.

Mr. Weslem said he studied using an opening with some sort of pieces there but it looked busy there. He said he could work it out with staff.

There were no speakers from the public regarding this case.

Mr. Newman moved to approve Case #H 07-095 with staff recommendations and the following conditions:

- 1. That the 8x8 openings in the garden wall be replaced with something more traditional and**

2. That a drawing of same be brought to staff for approval.

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

- 6. Case H-07-106.** 535 Camino Cabra. Downtown & Eastside Historic District. I.M Blade, agent/ owner, proposes to remodel a non-contributing property by increasing the height to the maximum allowable height of 14', replace all doors and windows, construct approximately 315 sq. ft. of portals, construct approximately 13 sq. ft. mechanical room, construct an approximately 277 sq. ft. detached garage to a height of 10', where the maximum allowable height was 14', and construct yardwalls not to exceed the maximum allowable height of 6'.

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

BACKGROUND AND SUMMARY:

"The approximately 1,831 sq. ft. simplified Spanish Pueblo Revival style single-family residence located at 535 Camino Cabra was constructed after 1978 as per submittal by the applicant of a 1978 subdivision plat indicating no structures present at the time. The official map listed the building as non-contributing to the Downtown and Eastside Historic District.

"This application proposes the following alterations:

"Construct an approximately 169 sq. ft. portal and 12 sq. ft. mechanical room to the north elevation. Construct an approximately 147 sq. ft. portal on the south elevation. The portals will be simple in style and the word will be painted with Diamond Vogel Mushroom Beige.

"Replace all doors and windows. Locations and dimensions will be altered. Windows and doors are proposed to be aluminum clad wood in the color Desert Sand. Many windows and doors do not meet the 30 inch window will.

"Increase the height of two sections of the building to not exceed the maximum allowable height of 14 feet height measured midpoint on the south elevation which carries the primary entrance.

"The building is proposed to be stuccoed with El Rey Cottonwood.

"Construct an approximately 277 sq. ft. detached garage to a height of 10 feet where the maximum allowable height is 14'. The vehicle entrance will be located on the east

elevation. Garage door material and finish were not specified. The garage is proposed to be stuccoed with El Rey Cottonwood.

"All in existing publicly visible rooftop appurtenances will be removed. To skylights are proposed and will not be publicly visible.

"Raise the height of some existing courtyard walls to the maximum allowable height of 6 feet and create new courtyard walls ranging in height from 6 feet to 8 feet where the maximum allowable height is 6 feet. Wood pedestrian gates will be installed in the walls and will be finished in Diamond Vogel Mushroom Beige. The walls will be stuccoed to match the buildings.

STAFF RECOMMENDATIONS:

"Staff recommends approval on the condition that all windows not under portals meet the 30 inch window rule, that the garage door material and finish are clarified, that no walls exceed the maximum allowable height of 6 feet, that all exterior light fixtures are approved by staff, and that the stucco color is a brown earth tone color rather than a greenish-gray. 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. Walker disclosed that this property was for sale last August and she listed it. The owners asked her to contact the former owners about deed restrictions. Her concern was that there was a restriction on the deed and wondered if the Board would set themselves up for a law suit.

She contacted the former owners and they agreed to lift the restriction. Then said they would not. She assumed it was still there.

Chair Woods said it was not in the Board's purview but good that it was in the record.

Present and sworn was Ms. I. M. Blade, who said her warranty deed did state that she could not raise the parapet height but both of his neighbors have agreed to allow it.

Ms. Walker said the neighbors could not grant it but the grantor could.

Ms. Blade brought color samples for the Board's review.

Ms. Shapiro asked about garage door material.

Ms. Blade said it would be aluminum clad. She said she didn't realize Cottonwood was not an approved color so she would go back to Sahara. She agreed to have all windows divided to meet 30" rule except under the portals.

Chair Woods asked about courtyard walls.

Ms. Blade thought they were all in compliance since they were interior courtyard walls.

Ms. Barrett said he would have to go the Board Of Adjustment for heights over 6 feet.

Ms. Blade said the only place was the gate at the driveway and she thought it was allowed.

Ms. Barrett agreed.

Ms. Blade said the walls on the interior were not visible from the public way.

Chair Woods said she was confused about the garage and where he was going with it.

Ms. Blade pointed out the location of the garage and said it was about the same level as the driveway.

There were no speakers from the public regarding this case.

Mr. Barrow said he was not clear about stucco.

Ms. Blade said she would use Sahara.

Chair Woods explained that divided lights must be true divided lights.

Ms. Blade understood that.

Mr. Barrow said Sahara looked like it was a shade darker than Cottonwood. He was not sure it was earth tone.

Mr. Rasch felt it had some warmth. They also have approved Pecos.

Chair Woods summarized the concerns, aside from warranty deed, as the 30" windows, wall heights, and stucco colors.

Ms. Shapiro asked if she had any rooftop appurtenances.

Ms. Blade said no.

Ms. Shapiro asked about exterior lighting.

Ms. Blade said there would be no decorative lighting.

Mr. Newman moved to approve Case #H 07-106 per staff recommendations, and the following conditions:

- 1. That all windows meet the 30" rule,**
- 2. That the garage door details be taken to staff,**
- 3. Walls not exceed the allowable height.**
- 4. That the stucco color be Sahara.**

Ms. Shapiro seconded the motion and it passed by majority voice vote with all voting in favor except Ms. Walker who abstained.

- 7. Case H-07-103. 400 Canyon. Downtown & Eastside Historic District.** Ronald Whatley, agent for John and Mary Schroeder, proposes to construct an iron fence to 6'6" high on a significant property where the maximum allowable height was 5'6" to match an existing fence on the adjacent property.

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

BACKGROUND AND SUMMARY:

"400 Canyon Rd, previously known as the First Ward School, was constructed in 1906 by I. H. Rapp in the Classical Revival style. The building is presently a commercial art gallery and it is listed as significant to the Downtown and Eastside Historic District.

"Now, the applicant proposes to construct a steel fence that will match a previously proposed fence at 414 Canyon Rd. The fence will be located behind an existing fence that consists of metal chain slung between uprights with distinctive Horsehead finials behind and above a stone retaining wall at the north property edge. The fence will connect to an existing board fence at the east lot line and it will approach the northeast corner of the building's front façade.

"The fence will be constructed of half-inch square bars set at approximately 4" intervals between two" square bar posts set at 6 foot intervals.

"The maximum allowable height for yard wall at this location is 47 inches, the proposal is for the fence at 66 inches high and the gate at 72 inches high. The board may grant, through the wall and defense guidelines, and the additional 20% or 9 inches in height, for a maximum of 56 inches high.

STAFF RECOMMENDATIONS:

"Staff recommends approval of this application with the condition that the fence not exceed the maximum allowable height of 56 inches or that the board finds that the open character of the fence will allow the additional 19 inches that is requested."

Ms. Walker asked if it was contributing or significant

Mr. Rasch said it was significant.

Present and sworn was Mr. Ronald Whatley, 223 N. Guadalupe, #104.

He asked if Mr. Rasch had the photographs to show how it related to the adjacent fence. He showed the photograph of the existing fence. He said they located the verticals in between the horsehead posts and made the fence as neutral as possible.

Ms. Walker asked if he would consider 4" lower.

Mr. Whatley said it was already 12" lower.

Mr. Barrow said similar but distinguishable was what they should have so he had a problem with exactly matching the design.

Mr. Whatley said they wanted it as neutral as possible.

Mr. Barrow said he appreciated that but it should be just slightly distinguishable.

Mr. Whatley said they wouldn't object to that.

Mr. Newman clarified that it would be 66" high and still 12" lower than adjacent wall.

Mr. Whatley said he was confused.

Mr. Newman said they approved 56".

Mr. Whatley said what they have was 66".

Ms. Shapiro said she was also confused about it matching so closely.

Mr. Whatley suggested they could make the spaces wider.

Ms. Shapiro asked if it had to be four inches.

Mr. Whatley said he wanted it as simple as possible.

Mr. Newman agreed with the applicant that the fence was very vanilla and would disappear. The change in elevation was enough to distinguish it.

Mr. Whatley added that it also sat back two feet.

Chair Woods agreed.

There were no speakers from the public regarding this case.

Chair Woods said he was asking for 66" above the retaining wall.

Mr. Newman moved to approve Case #H 07-103 per staff recommendations with the condition that the fence not exceed the allowable height of 56". Mr. Barrow seconded with the condition that the new fence be 12" lower than the adjacent fence.

Mr. Barrow retracted his amendment.

Mr. Newman added the condition that the gate must be the same height as the fence. The motion with the two conditions passed by unanimous voice vote.

- 8. Case H-07-102. 540 E. Palace. Downtown & Eastside Historic District. Richard Horcasitas, agent for Jack and Donna Rust, proposes to construct approximately 400 sq. ft. arbor-covered carports to 10'4" high on new construction next to a contributing structure.**

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

BACKGROUND AND SUMMARY:

"540-542 E. Palace Ave, known as the Ms. Ashley Pond house, was a single-family residence that was constructed by 1930 in the Territorial Revival style by John Gaw Meem. Later additions with a guest residence and a second story were designed by John McHugh and constructed in the 1980s. The building is listed as contributing to the Downtown and Eastside historic district.

"The Board previously granted approvals to construct for additional freestanding residences on the property and to remodel the existing building.

"Now, the applicant proposes to amend the proposal for unit three at the southeast corner of the property. A 3-bay 400 sq. ft. ramada carport will be constructed on the east elevation to a height of approximately 10 feet 4 inches. The ramada will house two vehicles in tandem and the design and finishes will match previously approved ramadas on the new construction.

STAFF RECOMMENDATION:

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

Chair Woods asked if the project met the streetscape. She said they could see it as they went down Alameda.

Mr. Rasch said, by code, the design was approvable. The streetscape was subjective and the Board's call. There were two other ramadas here and another down the street. So there was a mixture along the streetscape.

Mr. Barrow reminded the Board about when they first considered this project. He remembered it came back several times and there was much concern about density and lot coverage.

Present and sworn was Mr. Richard Horcasitas, who explained that originally the plan included garages and, after the Board's concerns, took off the garages. He explained it further, giving details about the background of the owners.

Chair Woods interrupted, saying they did not need the background detail.

Mr. Horcasitas said Mr. Rust was about 80 yrs old and needed shade protection. He said it would cover about 1.5 cars.

Chair Woods asked why not just for one car. Everyone was concerned about the mass and this just added to it.

Ms. Walker asked if it was zoned R-8.

Mr. Horcasitas said it was RM-1. He said the ramada was not closer than 5 feet to the property line.

Ms. Walker asked if it was 10' long. Mr. Horcasitas agreed.

Ms. Walker asked why was it ten feet high.

Mr. Horcasitas said it was to fit above the door.

There were no speakers from the public regarding this case.

Chair Woods said she had lots of concerns about this and noted it already had lots of lot coverage now. She said there was already going to be that whole ramada on the front and it should not be approved piecemeal. "You got it approved and now just want to do more and more." She felt it had a nice façade now and he wanted to add more.

Mr. Barrow thought that the garages were removed because of Board concerns. The construction was even more sticker shock. They were losing all the open space and it was getting too dense.

Chair Woods added that they were losing those trees too.

Mr. Horcasitas said those trees would stay.

Chair Woods cited Section 14-5.2 A.1 c – General Harmony.

Mr. Barrow moved to deny Case #H 07-102 based on the finding of fact from Section 14-5.2 A, 1 c, General Streetscape Harmony not being maintained. Ms. Walker seconded the motion and it passed by unanimous voice vote.

9. Case H-07-104. 424 Arroyo Tenorio. Downtown & Eastside Historic District.

A. Staff proposes a historic status review for this contributing property.

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

BACKGROUND AND SUMMARY:

"424 Arroyo Tenorio known as the Griego house, is a 2,390 sq. ft. single-family residence that was constructed by 1912. Approximately 30% of the building dates from before 1950 including the remodel in the Spanish Pueblo Revival style. Approximately 70% of the building was constructed during or after 1970 on the south elevation with extensions both east and west of the historic block. The building is listed as contributing to the Downtown and Eastside Historic District.

"The 1980s Historic Cultural Property Inventory lacked sufficient information to confirm its historic contributing status with a marginal date of construction at that time. A recent re-inventory of the building establishes the dates of construction phases and locations as well as catalogs the various materials and degree of integrity in the structure. To further confuse the structure, historic windows and doors have been recycled for use in the non-historic additions.

STAFF RECOMMENDATION:

"Staff recommends a downgrade in historic status of this building from contributing to non-contributing due to significant massing changes and remodeling of character defining features which overwhelm the original character of the modest building."

Mr. Rasch pointed out the historic part.

Mr. Barrow asked when it was made contributing

Mr. Rasch said the original inventory should be appended. He referred to Page 3.

Ms. Walker didn't know why they would want to give up the contributing status.

Chair Woods said the Board had to look at each one to see if it met the criteria. More than 50% has been added onto and if had a new façade and a non-historic portal.

Mr. Rasch noted it even had a historic style character change.

Ms. Shapiro asked, if they removed the portal, would it be less than 50%.

Mr. Rasch said even with those gone, it would still exceed the 50%.

Chair Woods said they could not tell them to go back and take them off. This one did not look reversible to her.

There were no speakers from the public regarding this case.

Present and sworn was Mr. Carlos Kinsey, who said the building had been substantially altered. The additions and portals were quite substantial. It would be quite difficult to remove them.

Mr. Newman asked if there was any information on the date of the street wall.

Mr. Kinsey said no because it was faded and cracked so it has been there awhile.

Mr. Newman was concerned that it could open the door for other things to happen to this building. He believed the wall and the one behind it were character defining.

Chair Woods asked if it met the criteria for historic status.

Mr. Newman said he believed it should retain its status.

Mr. Barrow asked if anything was adobe

Mr. Kinsey said yes.

Mr. Barrow felt Mr. Newman's comment on the wall was well taken. There was something to be said about the streetscape here.

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

Mr. Newman moved in Case #H 07-104 that the subject property maintain its contributing status. Ms. Walker seconded the motion and it passed by unanimous voice vote.

- B. Carlos Kinsey, agent for Gary and Jane Swanson, proposes to remodel a contributing building by replacing non-historic windows and doors, re-stucco to match existing color, alter trim color, and to construct an outdoor fireplace and alter yardwalls and gates.**

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

BACKGROUND AND SUMMARY:

"424 Arroyo Tenorio, known as the Griego house, is a 2,390 sq. ft. single-family residence that was constructed by 1912. Approximately 30% of the building dates from before 1950 including the remodel in the Spanish Pueblo Revival style. Approximately 70% of the building was constructed during or after 1970 on the south elevation with extensions both east and west of the historic block. The building is listed as contributing to the Downtown and Eastside Historic District.

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

1. "Several non-historic doors and windows will be removed and replaced with new doors and windows. The clerestory windows on the south elevation will be replaced with larger installations that are more compliant and light patterns and operation types.
2. "A fire rated door will be installed in the mechanical room on the south elevation.
3. "The existing pedestrian entry gate will be removed and the wall increased in height with an arch over a taller gate on the east side of the property at the parking area. The stepped arch increases in height from the existing to approximately 8½' and the new entry gates are wood.
4. "An outdoor fireplace, designed with stepped massing at the base, will be constructed near the rear portal on the northwest elevation. The maximum height will be 14' 7".
5. "The existing stucco color will remain and the trim color will be blue.
6. "The vehicular gate on the east elevation will be removed and the yard walls infilled with stuccoed wall to 4 feet high.
7. "A coyote fence on the south elevation will be removed.
8. "A pedestrian gate at the southwest corner of the property will be removed and infilled with stuccoed wall to match the existing height.

STAFF RECOMMENDATION:

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

He added that if the yardwall on the east was historic, the Board should look at the proposed alterations there.

Present and previously sworn, Mr. Kinsey had nothing to add.

Mr. Barrow asked about the gate and wall changes there.

Mr. Kinsey said it was subjective by owners to make a more well defined entry. The top picture showed the proposed gate and it would be wood; where the existing was an iron gate.

Ms. Shapiro asked if the wall was out of adobe.

Mr. Kinsey said it was CMU with stucco.

Ms. Walker clarified the question was if the existing wall was adobe.

Mr. Kinsey said he didn't know.

Mr. Newman recommended they not change the wall and gate configuration there but maybe have a solid wood gate there. The proposed gate seemed like overkill.

Mr. Barrow asked about the window changes listed as #1 in the staff report.

Chair Woods explained it and felt it was a good thing.

There were no speakers from the public regarding this case.

Chair Woods said the fireplace looked big.

Mr. Kinsey explained it was taken from a photo and shared the photo with the Board. He explained that they stepped it a little to block the view to the neighbor's house.

Mr. Barrow moved to approve Case #H 07-104-B per staff recommendations and the following conditions

- 1. That the material of the wall match the existing wall material,**
- 2. That the wall dimension at the gate be maintained and that the gate design be taken to staff.**

Mr. Newman seconded the motion, requesting a condition:

- 3. That the design of the fireplace be simplified and brought to staff.**

Mr. Barrow agreed and the motion passed by unanimous voice vote.

- 10. Case #H-07-100. 729 Alto Street. Westside-Guadalupe Historic District. Denise Garcia, agent/ owner, proposes to remodel a non contributing building by constructing an approximately 185 sq. ft. second story addition to a height of 20'3", where the maximum allowable height was 17'9", and repair a yardwall and increase to the maximum allowable height of 6'. An exception was requested to exceed the maximum allowable height section 14-5.2 (D,9,C, II, F).**

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

BACKGROUND AND SUMMARY:

"The approximately 185 sq. ft. Spanish Pueblo Revival style accessory building located at 729 Alto St was constructed in 1985 according to the applicant. The building is listed as non-contributing to the Westside-Guadalupe Historic District and is located on a sloping lot between Alto Street and lower Alto Street.

"This application proposes the following alterations:

"Construct approximately 185 sq. ft. second story addition to a height of 11 feet measured at the midpoint of the south Alto St facing elevation, which also carries the primary entrance to the building where the maximum allowable height is 13' 9". An approximately 17 square-foot portal will be constructed on the south elevation to a height of 9' 6" where the maximum allowable height is 13' 9".

"The height of the building measured in midpoint from grade on the Lower Alto Street side is 20 feet 3 inches, where the maximum allowable height is 17' 9" with the four additional feet for a sloping site. An exception is required to exceed the maximum allowable height, Section 14-5.2 D., 9, c, ii, F. As required, the applicant has responded to the exception criteria Section 14-5.2 C, 5, c, I-vi.

"The addition will have double hung and awning aluminum windows with exposed wood lintels. The windows will be in the color of bronze. A metal door with a semicircle divided light window at top is proposed for the south elevation under the portal. Exposed viga ends are proposed for the south and north elevation of the addition.

"The building will be stuccoed with El Rey Buckskin to match the existing. No skylights are indicated on the proposed plans.

"A terra-cotta wall sconce with a 40 watt bulb is proposed under the portal on the south elevation. The fixture is proposed to face up.

"Lastly proposed is to repair the existing yard wall on the east and west elevations and increase the height and areas to the maximum allowable height of 6 feet.

STAFF RECOMMENDATIONS:

"Staff recommends denial of this application unless the board has a positive finding of fact to grant the height exception. If the exception is granted then staff recommends approval on the condition that exterior lighting is down facing and that there are no publicly visible rooftop appurtenances."

Present and sworn was Ms. Denise Garcia, who had nothing to add.

Mr. Barrow said it would be helpful to explain the purpose of the addition:

Ms. Garcia said they didn't get a lot of sunlight and it was for a sun room. There was no other way. She added that her mom was handicapped.

Mr. Barrow asked how they would get light into it.

Ms. Garcia said it would be through the windows.

Mr. Newman asked what the function was of the space below.

Ms. Garcia said it was a storage shed where they drove into the driveway.

Ms. Shapiro asked which was the view facing Alto street. It was pointed out.

Ms. Shapiro asked if only one window was enough.

Ms. Garcia said she could increase the size if it was allowed.

There were no speakers from the public regarding this case.

Mr. Newman moved to approve Case #H 07-100 with the following conditions:

- 1. That the design of the door on the south elevation be simplified (eliminate the fan**

- light) and the new design be brought to staff,
2. That the exception be granted per Section 14-5.2 C, 5 c:
 1. This addition does not damage the character of the streetscape and enhances it
 2. The applicant has stated that it would be accessible to her grandmother who was handicapped.
 3. Adding this addition does help the character of the street with the change of the door.
 4. Special conditions - it was a peculiar lot with severe grade change so was met,
 5. The sloping lot was not the result of applicant action.
 6. It does provide the least negative impact.

Ms. Walker seconded the motion and asked for a condition

3. That exterior lighting be down-facing and
4. That there be no rooftop equipment.

The motion passed by unanimous voice vote.

11. Case #H-07-99. 1321 Cerro Gordo. Downtown & Eastside Historic District. Rebecca Abrams and Nathan Benn, agents/owners, propose to address a violation notice for installing a publicly-visible skylight, remodeling projecting viga ends without approval, installing a non-compliant window, constructing coyote fences at or under the maximum allowable height of 6' without a permit, and to install a storm window on a historic casement window on a contributing property. An exception was requested to retain the visible skylight (Section 14-5.2 D,3,b).

Chair Woods requested no hearsay and no personal attacks.

Chair Woods noted discrepancies between the staff report and the applicant's statement and wanted it made accurate.

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

BACKGROUND AND SUMMARY:

"1321 Cerro Gordo Road is a single-family residence was constructed in 1938 in a vernacular manner. Associated structures include a 1970s remodeled garage studio and in his story guest house. The garage is listed as non-contributing and the residence and guest house are listed as contributing to the Downtown and Eastside Historic District. The south elevation of the residence and the west elevation of the guest house are considered to be primary.

"The applicant proposes to correct approval and permit violations with the following six items.

1. "The pitched skylight was installed on the roof of the studio which is publicly visible from Cerro Gordo at approximately 150 feet away Section 14-5.2 D, 3, b. Four options are proposed to meet this violation:

A. "An exception is requested to maintain the slight visibility of the skylight and the exception criteria responses are attached.

B. {A decorated ceramic pot may be placed on the roof deck to hide the skylight as it protrudes from the parapet.

C. "A low latilla fence will be installed between the parapet and the skylight to screen its view. The fence will be approximately 1 foot high with the over all increased height of this studio at approximately 11 feet high where the maximum allowable height is 15' 7" as determined by a radial calculation.

D. "A parapet extension will be constructed to screen the skylight. The height will be approximately 11 feet 6 inches.

2. "The protruding viga ends on the east elevation of the studio were removed and stuccoed over. At a public hearing of the Board on June 24, 2003 the viga ends were to be retained. On the condition only approved permit review sheet of August 1, 2003, the staff noted that the Board did not approve the viga removal shown on sheet A 1-1. The applicant misunderstood that note to mean that the staff had overturned the Board action.

Since the viga ends are not publicly visible, there is no benefit to the neighborhood or the integrity of the historic district to require retaining the protruding vigas and they are not a unique character defining element of the building.

3. "The north elevation window on the studio was approved with muntins in order to comply with the 30 inch window rule Section 14-5.2 E, 1, c. The window violation will be corrected with a four light pattern on the central light. The method of correction, replacement of sash or muntin and installation should be clarified.

4. "A 20 inch high coyote wall extension was installed on an existing 47 inch high stuccoed courtyard wall at the southwest corner of the residence without approval or a permit. The total height is below the maximum allowable height of 6 feet.

5. "A coyote fence was installed on a retaining wall along the northeast property line without approval or a permit. The fence does not exceed the 6 foot high maximum allowable height from highest grade.

6. "The historic steel casement window on the west, primary elevation of the guest house is difficult to maintain, although the Board required its retention. A seasonal storm window will be constructed with wood to mimic the muntin pattern and installed on the exterior to protect the historic window.

STAFF RECOMMENDATIONS:

"Staff recommends denial of the exception requested to maintain the publicly visible skylight unless the board has a positive finding of fact to support the exception needed. Otherwise, this application complies with Sections 14-5.2 (C) Regulation of Contributing Structures and (E) Downtown and Eastside Historic District design standards."

Mr. Rasch added that the neighbor submitted a lot of information. A lot of it was confusing and contradictory and he had not read through this packet.

Present and sworn was Ms. Rebecca Abrams and Mr. Nathan Benn

Mr. Benn said Mr. Rasch was at their house and saw the blueprints and approvals. He said the window change would be acceptable.

Chair Woods asked if they would be snap in.

Mr. Benn said they would be permanently affixed by a craftsman from Albuquerque who did several of their other windows. Regarding the viga ends he said there was some confusion if they were approved. He explained that they were extending into a neighbor's yard so they removed them because they violated several codes

Chair Woods said it was done and they couldn't put them back at this point.

Mr. Rasch thought it was a misunderstanding. They were allowed on the permit. Zoning staff said it was not a violation to have vigas protrude above other property.

Chair Woods said she understood the confusion.

Mr. Benn said the complaint was from a neighbor and wasn't specific about the fence. He said he understood Mr. Rasch to say the 18" addition did not need a permit. The adobe wall was only about four feet height.

Chair Woods didn't think there was ambiguity. It required him to come before the Board.

Mr. Benn said they had an existing retaining wall that was approved July 2003.

Chair Woods asked if it met the historic code. Mr. Rasch agreed.

Mr. Benn said they understood the skylight was a violation and they requested an exception. He said the skylight was an 8" wide and 12" high triangle.

He said it was a hardship prevention - All of their neighbors (7) except for the complaining neighbor stated that the skylight did not interfere with them.

Chair Woods said they read the letter.

Mr. Benn said the skylights were all on the west side. He said they were not in the original approval but the studio only had windows on the north side.

He briefly addressed the other criteria.

Ms. Abrams asked if they would have a chance to speak after Mr. Bell.

Chair Woods said she would.

Mr. Newman commented that there were many kinds of skylights and the applicant seemed to be painting things very black and white. He couldn't see anything in their explanation that would preclude tearing it off and putting another kind in its place.

Ms. Abrams said she understood. It seemed like they had done all these criminal acts four years ago when they believed they were following procedure.

Chair Woods said it didn't meet the code because it was publicly visible.

Present and sworn was Mr. Randy Bell, 1225 G St. Francis Drive, who spoke at length about their case. He started with the skylight that was built without application or permit. He agreed that a low profile skylight would be the best solution and should happen.

Chair Woods noted they had already agreed to do the low profile.

Mr. Bell protested their response on criterion #5 and took exception for the personal attack there.

Regarding viga ends, he said he was on the Board then. They specifically asked to take out the viga ends. The Board understood and was clear that they were not to take out those viga ends but they went ahead and did it.

He said when he was on the Board, staff always included the previous minutes about the case but they were not in this packet.

He said Mark Whittle, their architect, was fully aware that there was to be no removal of viga ends.

Chair Woods asked what the point was since they could not do anything about it. They could beat it into the ground but it was done. She asked that they move on to what they could do something about.

Mr. Bell asked that they should have an accurate record and not have false statements. Here was the planning document that says the viga ends shall not be removed.

Mr. Bell said people have also replaced things in-kind after they have been improperly removed. It was the same with demolitions.

Chair Woods asked that they keep going.

Mr. Bell turned next to the two walls and started with the front one. He said that 20" were added to that wall. It was approved in 1999. He said there was a request to add this screen on top and it was denied by the Board. It might be under six feet but he wanted to make it clear that in the applicants' letter where they took a position that Mr. Rasch supported. The letter stated that (Page 3) the screen extension did not qualify and was a violation.

Mr. Rasch corrected the statement that it was a violation (having been built without a permit).

Mr. Bell said that several times before that extension was requested and denied. That should be taken into account. It was a primary façade of a Contributing building.

He said the other wall, which was a combination masonry and coyote, again, factually, what was not here. He showed a copy of the red tag issued January 4, 2004 by

David Pike. He said David Pike told him it had been sitting.

Chair Woods said that was hearsay and could not be part of the record.

Mr. Bell said the red tag should have been part of the packet.

Chair Woods asked what the issue was with the wall.

Mr. Bell said this record was so messed up and he wanted to be clear. The applicants have testified that they got the permits and it was okay but there was no record of that. He said the wall measured 8.5' on the left. So it was in excess of six feet.

Chair Woods asked Mr. Rasch about it.

Mr. Rasch said his report said clearly that viga ends were not approved for removal.

Chair Woods asked what took so long to address the red tag.

Mr. Rasch said that no one cared.

Mr. Barrow was concerned about the red tagging issue, noting it had been an issue time and time again.

Mr. Rasch said in his opinion, Ms. Murdy probably had the most accurate record. He said he had been overwhelmed with the paperwork on it.

Mr. Barrow complained that they had a 400-year-old City and if they didn't have an archival record, they could not make decisions here.

Mr. Rasch said there was no code that said the City should retain the record. He said they had no red tag information and he had not had the time to give to this case that it deserved.

Chair Woods asked what the deal was on the eight-foot wall.

Mr. Rasch said he walked on the applicant's side. The northeast corner did not exceed six feet. It might exceed it on Ms. Murdy's side but that was okay. He believed the wall was in compliance.

Mr. Bell said that on the other fence they took Ms. Murdy's side for measurement and here they took the applicant's side.

Chair Woods asked if the code said to measure from highest grade.

Mr. Rasch said the code said to measure from highest grade, whichever side it was on.

Ms. Abrams said these were administrative matters and she was more than happy to comply with whatever the Board decided. They didn't even own the house in 1999 and she didn't know the previous owner had applied to screen the wall. She felt they were being dragged through this through no fault of theirs. She added that they were talking about an 18" latilla screen that was not even a permanent structure. She said she didn't know their studio window was greater than 30" and she would just like to have this meeting deal with those six points and come to a resolution.

Chair Woods agreed. She said it made her sad that it gets to this in Santa Fe. She explained that whatever they decided could be appealed but they would do their very best.

Mr. Benn apologized for keeping the Board up so late but there were two things: that needed to be corrected. He apologized for misunderstanding about the need for a permit.

Regarding the 8.5' wall height, he said the retaining wall was on their property. The front was on the house side and the back was on the low side of the property, just like the 11' wall was on Ms. Murdy's property. They did not have an 8.5' wall.

He said the red tag occurred soon after Ms. Murdy moved in. When ...

Chair Woods asked him not to go there.

He explained that Ms. Murdy hired a surveyor and he hired a surveyor so that the crumbling retaining wall would be on his property. She claimed they were encroaching on her property and that was when the red tag was issued. He said he proved that it was on his property and the red tag was lifted. He said whatever the Board decided, they would accept.

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

Chair Woods summarized that the issues were the skylight, the viga ends if the Board wished, the fence that had been added over the adobe wall and if it was permanent.

Mr. Rasch said the fence did not go to the guest house. It only touched the south elevation and it did not block the view from a public way.

Chair Woods added the issue of the window meeting the 30" rule. She said they would need findings of fact.

Mr. Barrow asked about the window.

Mr. Rasch believed the applicant was dropping that request.

Mr. Newman noted that the Board had taken the position that fixing the muntins was not acceptable unless there was a spacer inside the two pieces of glass. So what was proposed might not meet the ordinance.

Mr. Barrow agreed.

Mr. Newman moved to approve Case #H 07-99, with regard to

1. Regarding the skylight, the request for exception has been removed and B, C, and D were unacceptable so the applicant shall replace the skylight with a low profile skylight that would not be visible from the public way.
2. Regarding the protruding viga ends: that they should not be replaced at this time.
3. Regarding the north elevation window: that the muntins must comply with the 30" window rule and the replacements must be simulated divided lights or true divided lights.
4. Regarding the high coyote wall extension: As stated by staff, it did not block the view and should be approved.
5. Regarding the coyote fence: to the extent the coyote fence did not exceed six feet from high side, it was approved.
6. Had been withdrawn by the applicant.

Ms. Walker seconded the motion.

Mr. Barrow asked if the window to be divided light was publicly visible

Mr. Rasch said it was not.

The motion passed by unanimous voice vote.

Chair Woods said she really hoped these people could be neighbors again. It was time for everyone to move on.

MATTERS FROM THE BOARD

Ms. Walker said she thought that Sara Melton had the most complete records of the HDRB and were being archived.

Mr. Rasch announced that on Sept 5, the County Courthouse would have its first public hearing and then to HDRB on Sept 25 and then to be approved by CID.

ADJOURNMENT

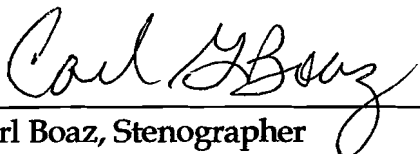
Ms. Walker moved to adjourn the meeting. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

Having completed the agenda and with no further business to come before the Board, the meeting was adjourned at approximately 11:00 p.m.

Approved by:

Sharon Woods, Chair

Submitted by:



Carl Boaz, Stenographer