



Agenda

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HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, OCTOBER 9, 2007 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD MEETING

TUESDAY, OCTOBER 9, 2007 – 6:00PM

GENOVEVA CHAVEZ COMMUNITY CENTER

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES
- E. COMMUNICATIONS
- F. BUSINESS FROM THE FLOOR
- G. ADMINISTRATIVE MATTERS
 - 1. ACTION REQUIRED. Change public hearing start time from 6pm to 5:30pm for all future HDRB hearings.
 - 2. DISCUSSION ONLY. Submittal requirement changes for applicants to be approved on HDRB agendas.
- H. OLD BUSINESS TO REMAIN POSTPONED
- I. OLD BUSINESS
 - 1. Case #H-07-105. 800 San Isabel. Don Gaspar Area Historic District. Staff proposes an historic status review of this non-contributing property. (David Rasch)
 - 2. Case #H-07-107. 803 ½ Acequia Madre. Downtown & Eastside Historic District. Will McDonald, agent for Catherine Clemens, proposes to construct approximately 307 sq. ft. of additions to a contributing building, raise the building height to 11'6" where the maximum allowable height is 15', rehabilitate windows, replace windows and doors, restucco and construct yardwalls to maximum allowable height of 6'. (Marissa Barrett)

3. Case #H-05-116. 1215 Cerro Gordo. Downtown & Eastside Historic District. Cedric and Rebecca Chantenet, agent/owner, proposes to construct a yardwall not to exceed the maximum allowable height of 5'6" and to construct a coyote fence to not exceed the maximum allowable height of 6' on a contributing property. (Marissa Barrett)

J. NEW BUSINESS

1. Case #H-07-117. 822 Auga Fria. Westside-Guadalupe Historic District. Terence and Romi Dunahugh, agent/owner, proposes to remodel a non-contributing residential building, including altering door and window opening locations and dimensions, replacing pitched roof finishes, replacing a chain-link fence with a 6' high coyote fence, install a 6' high trellis, and stucco the building exterior and an existing yardwall. (David Rasch)
2. Case #H-07-118. 1330 A Cerro Gordo. Downtown & Eastside. Will McDonald, agent for Mary Frank Sanborn, proposes to construct an approximately 60 sq. ft. addition to a non-contributing building to match the existing height of 10'8", construct a freestanding approximately 541 sq. ft. carport and storage area to a height of 9' where the maximum allowable height is 16'7", approximately 246 sq. ft. pergola to a height of 9' where the maximum allowable height is 16'7" construct an approximately 64 addition to a non-contributing shed, increase the height to 11' where the maximum allowable height is 15'3", and increase a yardwall to the maximum allowable height of 6'. (Marissa Barrett)
3. Case #H-07-119. 525 Camino Rancheros. Downtown & Eastside. James Horn, agent for John Benfatto and Grace Perez, proposes to resubmit an expired approval to construct a 644 sq. ft. guest house on a non-contributing property to a height of approximately 15' where the maximum allowable height is 16'6". (David Rasch)
4. Case #H-07-120. 1008 Canyon Road. Downtown & Eastside. Christopher Purvis, agent for Rob and Janet Tenory, proposes to construct an approximately 44 sq. ft. addition to a height of 10'6" where the existing where the existing height is 14', constructing an approximately 715 sq. ft. addition and attached carport to a height of 12' where the maximum allowable height is 14'6" on a contributing and a non-contributing property. (Marissa Barrett)
5. Case #H-07-121. 540 E. Palace. Downtown & Eastside. Richard Horcasitas, agent for Jack and Donna Rust, proposes to construct an approximately 215 sq. ft. parking portal to a height of 10'6" and construct a 15 sq. ft. portal over a pedestrian door to 10' high on a non-contributing building. (David Rasch)

K. MATTERS FROM THE BOARD

M. ADJOURNMENT

For more information regarding cases on this agenda, please call the Historic Preservation 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 October 9, 2007 Historic Design Review Board Field Trip, please notify the Planning Division by 9:00 am on Tuesday, October 9, 2007 so that transportation can be arranged.

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CITY OF SANTA FE
HISTORIC DESIGN REVIEW BOARD

Santa Fe, New Mexico

October 9, 2007

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

OCTOBER 9, 2007

CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Design Review Board was called to order by Vice Chair Cecilia Rios on the above date at approximately 6:00 p.m. in Classroom A, Genoveva Chávez Community Center, Santa Fe, New Mexico.

ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms. Cecilia Rios, Vice Chair
Mr. Jake Barrow
Mr. Robert Frost
Mr. Charles Newman
Ms. Deborah Shapiro
Ms. Karen Walker

MEMBERS ABSENT:

Ms. Sharon Woods, Chair [Excused]

OTHERS PRESENT:

Ms. Marissa Barrett, Senior Historic Planner
Mr. David Rasch, Historic Planner Supervisor
Ms. Kami Martínez, Historic Preservation Staff
Ms. Sarah 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

Vice Chair Rios asked the staff members if there were any changes to the agenda.

Mr. Rasch said under Administrative Matters, in section G2, with regards to the submittal requirements for applications to the H-Board, they would call their sub-committee together with City staff to draft a recommendation and e-mail it to the Board members, and they could just adopt it instead of formally vote on it. He asked Mr. Newman who was on his sub-committee.

Mr. Newman said Chair Sharon Woods and Vice Chair Cecilia Rios were on his sub-committee.

Mr. Rasch said when Chair Woods returned, the three members of Mr. Newman's sub-committee would meet with him and they would go through the Draft Recommendation for the submittal, and then email it to the Board members.

Vice Chair Rios thanked Mr. Rasch and asked if it was correct that there were no minutes in the packet.

Mr. Rasch said that was correct.

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

APPROVAL OF MINUTES

There were no minutes to approve.

COMMUNICATIONS

Mr. Rasch said he had two items under Communications. The first was to be cautious about time for this meeting. He said they needed to be done by 9:30.

Vice Chair Rios said she would try to run the meeting as efficiently and smoothly as possible. She said she needed the cooperation of the Board members, and the applicants. She asked that the applicants stick to the purview of the ordinance. She reminded them that things such as traffic issues and zoning issues were not within the purview of the Board. She said she believed in due process, so when the applicants left the meeting, whether they had rendered a decision that was what they wanted or not, she wanted them to leave feeling that the board had been fair.

Mr. Rasch also invited those present to the 50th anniversary of the Historic Ordinance. He noted that it was the second-oldest Historic Ordinance in the Country. He said it would be on the Plaza on Saturday, Oct 27th from 4:00 to 7:00pm.

Vice Chair Rios said it would be a fun event, and that it would include music and Posole.

Ms. Shapiro said the music would start at 3:30.

Mr. Rasch agreed that the music would start early.

Ms. Walker asked who had the oldest Historic Ordinance.

Mr. Rasch answered that Charleston had the oldest. He said the Ordinance was passed on October 30th, 1957, and that it predated the National Preservation Act.

BUSINESS FROM THE FLOOR

None

ADMINISTRATIVE MATTERS

- 1. ACTION REQUIRED. Change public hearing start time from 6pm to 5:30pm for all future HDRB hearings.**

Ms. Walker moved that the Board change their meetings to start at 5:30pm. Mr. Frost seconded the motion.

Mr. Barrow said the only issue he had was with the parking problem. He said there

was no parking at City Hall presently, because of City Center work going on. He went on to say that parking around 5:50 was easy enough, but he expressed concern that it would be considerably harder at 5:30. He said he was willing to try it, but they might get into a parking problem.

Mr. Rasch said staff had come to realize that most of the meters were unattended after about 5:00 pm.

Vice Chair Rios asked if there was anyway that Mr. Rasch could get the Board members parking permits.

Mr. Rasch said the only type of parking permit they could get was a Masonic permit, but that was all.

Ms. Shapiro asked if they could park in the City Council parking lot.

Mr. Rasch said they would get ticketed.

Vice Chair Rios said they would try it, anyway.

The motion passed unanimously.

2. DISCUSSION ONLY. Submittal requirement changes for applicants to be approved on HDRB agendas.

This item was removed from the Agenda under Approval of the Agenda.

OLD BUSINESS TO REMAIN POSTPONED

None.

Vice Chair Rios reminded the public that persons wishing to appeal a decision of the Board had seven days to file the appeal and should contact City staff for further instructions.

OLD BUSINESS

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 noted that the City was the applicant. He said that at the last hearing the Board postponed action on the application pending submittal of new information by the current owners. He said he did not see the owners in the audience, and suggested the Board postpone until their arrival.

Ms. Shapiro moved the Board postpone hearing case #H-07-105 until the owners of the property arrived. Mr. Frost seconded the motion. The motion was passed unanimously.

2. **Case #H-07-107.** 803 ½ Acequia Madre. Downtown & Eastside Historic District. Will McDonald, agent for Catherine Clemens, proposes to construct approximately 307 sq. ft. of additions to a contributing building, raise the building height to 11' 6" where the maximum allowable height is 15', rehabilitate windows, replace windows and doors, restucco and construct yardwalls to maximum allowable height of 6'.

Ms. Barrett noted that the owner was present but not in the room at that time. She suggested postponing this case until they were in the room.

Ms. Shapiro moved to postpone the case until the owners arrived. Mr. Frost seconded the motion. The motion passed unanimously.

3. **Case #H-05-116.** 1215 Cerro Gordo. Downtown & Eastside Historic District. Cedric and Rebecca Chastenet, agent/owner, proposes to construct a yardwall not to exceed the maximum allowable height of 5' 6" and to construct a coyote fence to not exceed the maximum allowable height of 6' on a contributing property. Ms. Barrett presented the staff report for this case, as follows.

Background and Summary:

"The approximately 1,877 square foot single family residence located at 1215 Cerro Gordo Road is Spanish Pueblo Revival style and was built before 1944. The Official Map lists the building as Contributing to the Downtown and Eastside Historic District.

"On October 11, 2005, the HDRB approved additions, remodeling, and the rehabilitation of the contributing building (please see attached previous case) which was in desperate need of repair. The work was completed to the single family residence,

however the approved yard wall was not completed and the applicant started to construct a coyote fence with pilasters along the east and west property line which was not part of the original HDRB approval. The historic inspector issued a stop work order in the summer of 2007. The owner stopped work immediately and contacted City staff.

"This application proposes the following:

"1. Complete the previously approved yard wall to not exceed the maximum allowable height of 5' 6", which will include an 8" modulation should the wall exceed 25'. Yard wall elevations were not submitted and were approved at the October 11, 2005 hearing without conditions or for drawings to be brought to staff. When they were on sight that day, the wall was nearly completed.

"2. Replace the non-historic wood dog eared slat fence along the east and west property lines with a coyote and pilaster fence. The fence will range in height from 3' to the maximum allowable height of 6'. The latillas will be irregular in height and the pilasters will be rounded and stuccoed to match the contributing building.

"Staff recommends approval of this application as it complies with section 14-5.2 (C), Regulations for Contributing Buildings, and 14-5.2 (E), Downtown and Eastside Historic District Design Standards."

Mr. Barrow had a question regarding the design of pilasters. He said he thought they would actually be considered piers, not pilasters. He asked if staff had seen the pier/coyote fence combinations as Historic components of the East side. He asked if it was something that had existed there for a long time, or if it was a feature they were accepting for some other reason.

Ms. Barrett said it was something they had been seeing more and more recently. She said it was not something they saw historically, but noted that the Board recently approved of a similar fence on the corner of Armenta and Old Santa Trail. She said the ordinance did not specify that it was not allowable.

Mr. Barrow said he just wished to caution the Board, because he felt that type of fence was not in harmony with the streetscape.

Ms. Shapiro said she did a house in the same area in 2000, and it had the same configuration of pilasters with the coyote fence.

Mr. Barrow asked if the Board had approved it.

Ms. Shapiro said it was in the historic district, but she did not know if the Board had approved it because she had not been a part of that process.

Vice Chair Rios said she thought the piers / pilasters were most common on the East side. She added that she did not feel that there was an over-abundance of them, however.

Mr. Frost asked if, since only two of them had been constructed, and the third was partially constructed, there would be any problem.

Vice Chair Rios said the Applicant needed first to be sworn in.

Mr. Frost apologized.

Mr. Cedric Chastenet was sworn in.

Vice Chair Rios asked if Mr. Chastenet had anything more to add?

Mr. Chastenet said he did. He showed where Cerro Gordo was located on the site plan. He said that originally, two years ago, when the plan for the house was approved, they had a wall, not a coyote fence combination, all along two sides. He said they also had a wall along front of house, providing additional privacy. He said that wall was approved originally, but they ended up keeping front open, keeping the house more visible, and replacing the original wall with short stack of moss rock. He said what used to be in that location was a sort of dilapidated fence. He said the walls were approved, but he supposed what was not approved was the conversion of the walls to a coyote fence with pillars. He said he just wanted to add that to what had been said before.

Vice Chair Rios asked if Mr. Chastenet would tell them again what the height and length of the proposed fence was.

Mr. Chastenet said the fence was a short fence all the way to the corner of the house. He said it would be 3' 6" in height, and then would change to 5' 6" all the way to the back. On the north side, he said the current fence was 6', but they were suggesting replacing the current fence with pillars & coyote fence of the same height.

Mr. Barrow asked if it was true that they had so far constructed 2 ½ piers or pillars, but none of the rest.

Mr. Chastenet said that was correct.

Mr. Barrow asked what Mr. Chastenet was thinking about when he designed the pillar/coyote combination fence. He asked what Mr. Chastenet was trying to achieve with it, and why Mr. Chastenet had not used a regular coyote fence.

Mr. Chastenet said that if one were to drive up Cerro Gordo or Canyon roads, the pillar/coyote combination-type fence would be very in line with what already existed. He said that type of fence was present throughout the two streets as well as Bishop's Lodge Road.

Mr. Barrow said that if one were to look at the streetscape up to about 50 years ago, that design element would not have been present, but it could now be found all over the City. He said there was a mixture in the Historic District. He said because it was not governed by the ordinance, the only thing they could look at was streetscape harmony.

He said another item of streetscape harmony was that they had a lot of creepholin. He also said if that kind of design feature, which was very stylized, continued to replace the historic style of fence, he felt they would lose the natural coyote fence.

He asked if, since Mr. Chastenet had not yet constructed the other elements, he would be willing to consider another type of informal design, as opposed to having piers throughout.

Mr. Chastenet said he felt that the piers were in harmony with the house, since they shared the same stucco. He said they were also in harmony with the fact that it made a more solid and longer-lasting structure. He said those coyote fences were replacing the wall, which was originally approved. He said he really felt the coyote/pilaster fence was a benefit to the house as a whole. He said the first section of the house was the visible part of the house, and that the rest of the fence would not be visible. He indicated that there were properties on both sides.

Ms. Shapiro said she happened to really like the fence, because one can see the fence from both sides when driving up Cerro Gordo. She said if it were just a traditional coyote fence with uprights and cross-ties, they would have the issue of whether crossties go on the inside or the outside of the property. She said with this method, with the rebar, it became almost invisible, and became an asset to the streetscape.

Ms. Martínez said she was wondering if Mr. Chastenet had the yard wall approved previously. She asked if he had not realized he would need a permit to amend the yard wall to a fence.

Mr. Chastenet explained that he was not a builder, and when they did the house,

they were trying to get in as soon as they could. He said when they had done their final inspection; he had not realized that an extension of the permit was needed. He explained that they had continued building because they thought they were still under that permit.

Mr. Frost said Mr. Chastenet had talked about needing to put the pilasters for stability. He explained that when coyote fences were originally built, there were no posts. He went on to explain that the coyote fences were designed as a small trench, into which the latillas were dropped in with a few posts along the fence. He said the post and wiring held up the fence completely. He said he disagreed with the statement that the pilasters needed to be there to hold the fence up.

Mr. Chastenet asked if there were still many original fences to be found.

Mr. Frost said he could show Mr. Chastenet one right then.

Vice Chair Rios asked Mr. Chastenet how many pilasters he was proposing.

Mr. Chastenet said the current spacing between the first and second, and second and third pilasters was what they were proposing. He said the pilasters would keep going at the same rate to the back. He said he believed they were every seventeen feet.

Vice Chair Rios asked again how many pilasters he was planning on total.

Mr. Chastenet said he would need a calculator to tell them exactly.

Vice Chair Rios asked if he would approximate.

Ms. Barrett clarified that the pilasters were approximately every 13½ linear feet.

Mr. Chastenet said he approximated there would be about six or seven pilasters on each side, so 12 to 14 total, of which, 6 would have been visible, 3 on each side.

There were no speakers from the public regarding this case.

Ms. Walker moved to approve Case H-05-116 based on the fact that it complied with Section 14-5.2C and 14-5.2E Downtown Eastside Historic District Design Standards. Ms. Shapiro seconded the motion. The motion passed by majority voice vote with two members voting against.

2. **Case #H-07-107.** 803 ½ Acequia Madre. Downtown & Eastside Historic District. Will McDonald, agent for Catherine Clemens, proposes to construct approximately 307 sq. ft. of additions to a contributing building, raise the building height to 11' 6" where the maximum allowable height is 15', rehabilitate windows, replace windows and doors, restucco and construct yardwalls to maximum allowable height of 6'.

Vice Chair Rios noted that the applicant for 803 ½ Acequia Madre was present at that time.

Mr. Barrow moved to hear the case at that time. Ms. Walker seconded the motion. The motion passed unanimously.

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

BACKGROUND AND SUMMARY:

"The approximately 1,103 square foot single family residence located at 803 ½ 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 building, which is located in the Downtown and Eastside Historic District, was upgraded from non-contributing to contributing at the August 28, 2007 HDRB hearing.

"The application for remodeling and constructing additions to the building was postponed at the request of the applicant at the August 28, 2007 hearing. The applicant has submitted revised drawings and now proposes the following:

"Construct an approximately 304 square foot addition to the non-publicly visible north and east elevations. The addition on the east elevation will be set back 10' from the south, primary elevation, and will be to a height of 11' 6" (previously it was proposed for 12' 11") where the maximum allowable height is 15'. The addition will have divided light French doors on the south and east elevations as well as 3/1 double hung wood clad windows to match the existing pattern.

"Raise the existing height of the building from 10' to 11' 6" (it was previously proposed at 12' 4") where the maximum allowable height is 15'. The portal on the south, primary elevation will be raised from 9' 6" to 10' 5" where the maximum allowable height is 15". The canale on the south elevation of the portal will be removed and relocated to the west elevation of the portal. All other metal canales will be rehabilitated

or replaced in kind if irreparable.

"All windows on the south primary elevation will be rehabilitated and the non-historic doors will be replaced with single light and one panel above, three panel below wood doors. The eastern door will be closed off from the interior but will keep the look of an operational door.

"The applicant states that they are willing to rehabilitate the windows on the west, Gormley Lane facing elevation. All other windows (on the non-primary elevations) will be replaced with thermal windows matching the existing operation and fenestration pattern.

"The building will be re-stuccoed using El Rey 'Adobe' and the new existing square corners and parapet edge will be duplicated. New windows and doors will be Pozzi 'Sea Foam' and the rehabilitated window trim will match as close as possible to the light green color.

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

"Staff recommends approval of this application on the condition that any exterior light fixtures and locations are approved by staff, 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 Age Districts, and section 14-5.2 (E) Downtown and Eastside Historic District Design Standards."

Vice Chair Rios thanked Ms. Barrett and asked her if she felt that the proposed changes to the building would alter its contributing status.

Ms. Barrett said she did not.

Ms. Rios asked that the applicants come forward.

Mr. William Peterson, 793 Camino Del Poniente, Santa Fe, and Mr. Will McDonald, 488 Arroyo Tenorio, were sworn in.

Vice Chair Rios asked if they had anything to add to the staff report.

Mr. McDonald said he had asked that the application be postponed at the other

meeting because he had sensed that the Board had wanted to maintain the building at its existing height of ten feet. He said he had since discussed that issue with the staff, and had decided to lower the height of his proposed building from 12' 4" to 11' 6", understanding that proportion was a significant part of maintaining the feel of the building. He said they did want to remain as a contributing building. He said at the same time they wanted to recognize that the building was originally built as a duplex in the late 1940's or early 1950's, and that the height it was built at was most financially expedient at the time. He noted that the building currently had a ceiling height of 7' 4", which was now sub-code.

Vice Chair Rios asked what the current proposal would take the interior ceiling height to.

Mr. McDonald said it would be about 8' 6".

Mr. Peterson said it would be closer to 9' 7"

Vice Chair Rios asked if that was throughout the house.

Mr. McDonald said it was. He said they had talked some with staff about having the back area raised up some, but part of the look of the house what that it was one level, so they showed it as one level, and they did not raise the back. He said the Board could see on the existing south elevation drawing, the dotted line which represented the existing roofline. He noted there was almost no parapet in the middle, and then it sloped to the east and west.

He said to make the building work and last, it made sense to have a parapet which actually worked. He said if the Board looked at the existing, as opposed to the proposed, he felt the change was reasonable and that it maintained the proportion of the house.

He also said the code seemed to support raising the parapet on a contributing building, and noted that it was also supported by precedent. He said that to say they should maintain the parapet at 10', perhaps by lowering the floor would be plausible if the building had significant status.

He said the building was arguably not significant in the respect that it had no particular details that would be of special interest, and the building was not prominent. He said the only reason one might notice the building was because it was pink, a feature which they were planning on changing.

Vice Chair Rios asked if, for their proposal, they were planning on taking off the entire roof.

Mr. McDonald said they were.

Vice Chair Rios then asked how they would shore up the walls.

Mr. Peterson said they would go in and make cuts where the old building would remain and the new building would start, and they would provide structural bracing on both the inside and the outside of all three walls. He assured the Board that there would be no risk of the building falling down.

He said they wanted the building to remain as it was, within reason. He said they worked with staff to address everyone's concerns, including those of the Board.

Vice Chair Rios asked what the time frame was, and if they intended to begin immediately after approval if they were approved.

Mr. Peterson said that was what they intended. He said it would probably start within a month or two of approval and permitting, and they would finish the project easily within a year.

Mr. McDonald said he interpreted the question as was it going to be exposed for a long time.

Vice Chair Rios said that was what she meant.

Mr. Peterson said it was his plan to get it done as soon as was possible.

Mr. McDonald pointed out it would actually be detrimental to Mr. Peterson if it were not completed quickly.

Mr. Peterson agreed, and pointed out that it would be detrimental to the people living in front of him as well.

Ms. Shapiro asked if there were any vigas in the ceiling or if it was mill lumber.

Mr. Peterson said there were no vigas, it was all mill lumber. He said they had used acoustical tiles and nailed them to the ceiling everywhere in the house. He said it did not appear that the mill lumber had ever been painted or stained. He said it looked to be original, and had no significance that he could see.

Mr. McDonald said that mill lumber had been used under the portal as well.

Ms. Shapiro asked if they were going to try to recycle any of the mill lumber.

Mr. McDonald said if they were not able to rebuild the windows on the west side, then they would take windows that they were taking out from the demolished section and reuse those windows. He pointed out that the windows were mostly covered by coyote fence, so there was minimal sun damage.

Ms. Shapiro said she was just wondering if they were going to recycle the milled lumber in the ceiling.

Mr. Peterson said it would get recycled in some way, and assured her it would not be thrown away, but said he did not think it would be an architectural aspect of the house.

Vice Chair Rios asked if they were proposing any rooftop equipment.

Mr. Peterson said they were not.

Vice Chair Rios asked what he was planning to line the canales with.

Mr. Peterson said they would be lined with tin.

Vice Chair Rios asked if they would keep them like that.

Mr. Peterson said they would if that was what the Board wanted.

Vice Chair Rios then asked if they had proposed any exterior lighting as of yet.

Mr. McDonald said his sense was that it would be ceiling-mounted in the portal.

Mr. Peterson said that would satisfy those two doors, but they would need to do something for the other doors. He said they would be down lights, which would not be visible from the street or from the side. He also said they would get approval from staff before they installed those.

Mr. Barrow said they had two other cases in the last year with buildings similar to the building they were discussing now and with one of them the building was demolished during reconstruction. He said because of that they were asking the

applicant to come before the staff with a plan of the protection measures.

Mr. Peterson asked if he meant a bracing plan.

Mr. Barrow agreed, and said they also wanted a covering plan, because when they took off the roof, the adobe walls would be exposed. He said that the previous applicant had agreed to provide them with the plans. He noted that it was not something they had in their code, but they hoped it would get added. He asked if Mr. Peterson would be willing to provide them with descriptive written assurances.

Mr. Peterson said he would give assurance that they would do their absolute best to keep the walls up, but they could not absolutely guarantee that nothing would happen. He said he wanted to keep the walls up and because he was a general contractor, he knew how to do it. He said he didn't think there would be any issues.

Mr. Barrow said he thought the Board had called for the staff to be invited to the site to look at the bracing.

Mr. Peterson said that would be fine.

Mr. Barrow said what was clear was that in most of those cases, oftentimes, the architect or contractors was not present and the contractors would go over and be rough with the buildings.

Mr. Peterson agreed and said he might go so far as to say the destruction was sometimes semi-intentional.

Vice Chair Rios said she would encourage the maker of the motion to put those conditions in the motion. She then asked if there were any public comments. There were none.

Mr. Barrow moved that Case #H-070-107 be approved per staff recommendations with the additional conditions

- 1. that the applicant provide staff with a detailed description of the measures that would be taken to preserve the adobe structure of the house throughout construction,**
- 2. that the applicant invite the staff to visit the site at the time those measures were installed,**
- 3. that any external light fixtures that are planned be brought before the staff for review,**
- 4. that there be no visible rooftop appurtenances, as so stated earlier.**

Ms. Walker seconded the motion and it passed unanimously.

NEW BUSINESS

1. **Case #H-07-117.** 822 Agua Fria. Westside-Guadalupe Historic District. Terence and Romi Dunahugh, agent/owner, proposes to remodel a non-contributing residential building, including altering door and window opening locations and dimensions, replacing pitched roof finishes, replacing a chain-link fence with a 6' high coyote fence, install a 6' high trellis, and stucco the building exterior and an existing yardwall.

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

BACKGROUND AND SUMMARY:

"822 Agua Fria Street is a large lot with a single-family residential contributing structure along the front streetscape. A single-family residential structure located at the rear of the lot without public visibility was constructed in 1982 in a vernacular manner. This building as seen here is listed as non-contributing to Westside-Guadalupe Historic District.

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

- "1. The south balcony stairs will be removed.
- "2. Door and window openings dimensions and locations will be altered.
- "3. The existing asphalt shingle roofing will be removed. The pitch will be altered and the surface treatment will be changed to galvanized standing seam.
- "4. The existing stuccoed portal arches will be removed and they will be replaced with white-painted posts.
- "5. The existing iron balcony railings will be removed and they will be replaced with white-painted wooden slats.
- "6. The trim color will be 'Hartford Green' with details in 'Prairie Grill' and the building will be restuccoed with cementitious yellow 'Cameo.'

"7. The existing chain-link fence will be removed and replaced with a 6' high coyote fence. A wooden pedestrian gate will be painted in 'Hens and Chicks, Sage Green.'

"8. A 6' high coyote fence will be constructed along the south property line.

"9. The existing 4' high CMU wall will be stuccoed in 'Cameo' and a 6' high redwood trellis will be installed.

"Staff recommends approval of this applications which complies with Section 14-5.2 (I) Westside Guadalupe Historic District Design Standards.

Terrence Dunahugh, 822 Agua Fria Street was sworn in.

Vice Chair Rios said his existing house was very interesting.

Mr. Dunahugh said he hoped what they were planning to do would be a big improvement.

Vice Chair Rios asked if he had anything to add to the staff report.

Mr. Dunahugh said that the building was a two family residence, not a single-family residence.

Ms. Shapiro asked if he had a sample of the Galvanized steel roofing he was going to use.

Mr. Dunahugh said there was one in the packet.

Ms. Shapiro said she was worried about how shiny it would be.

Mr. Frost said the sample was not too shiny.

Ms. Walker said Mr. Dunahugh spoke of changing pitch, but she was wondering how he was going to change it.

Mr. Dunahugh explained that the one story section of the building had one pitch. He said that approximately one third of the way down they were planning on changing the pitch from 7' 6" to 9'. He said they thought a change in the pitch would make it more interesting.

Mr. Frost asked if the expansion joints that he saw on the building were going to be

covered over.

Mr. Dunahugh said he was going to consult with the stuccoer. He said the man did not think any expansion joints were needed. He said the man was going to go over it with wire and eliminate the expansion joints.

Ms. Shapiro said they had not discussed the coyote fences. She asked if they were going to vary the top edges of it.

Mr. Dunahugh mentioned that the fence that was in the back of the front house, was recently installed. He said the coyote fence they would install was going to be similar to that one, with an irregular top.

Mr. Frost said he was concerned about the seven light fixtures on the first floor of the house and the three on the second floor. He asked how they intended to prevent the light from bothering the other residences nearby.

Mr. Dunahugh said there was a picture of the light fixtures.

Vice Chair Rios asked what the wattage was for those lights.

Mr. Dunahugh said the light fixtures had a maximum of 60 watts.

Vice Chair Rios asked if they could describe the light fixtures to the board.

Mrs. Dunahugh said the size was 6¼" wide, 10½" high, and 7½" deep. She said the dimensions were in the packet they submitted.

Mr. Dunahugh said they were metal, had a sloped top, and were adorned with a pattern similar to the prairie grill on all four sides.

Mr. Frost asked if the lights would be predominantly shining down

Mr. Dunahugh said the light fixtures were a combination of glass and metal on the sides and front.

Vice Chair Rios asked how close the project was to the street.

Mr. Dunahugh said it was pretty far back, but without looking at the site plan he did not know exactly.

Ms. Walker said it looked to be about 7 or 8 feet

Mr. Dunahugh said it was at least that much, probably more like twice that amount.

Ms. Shapiro asked if all the doors were French doors

Mr. Dunahugh agreed that they were French doors.

Ms. Shapiro asked if they had prairie style grills on them.

Mr. Dunahugh said there were nine sets of double doors and a single door, and that they faced Agua Fria, and the back side faced a house that was between their house and Manhattan.

Ms. Shapiro asked if the windows were prairie style also.

Mr. Dunahugh said they were not because they felt that would block the windows too much. He said there would be two new windows on the back and two new windows on the west side.

Ms. Shapiro asked if it was definitely not publicly visible.

Mr. Dunahugh said from Agua Fria a tiny sliver of the first story could be seen. He went on to explain that from Juanita street a few feet of the upper story could be seen, and small amount of the building that could be seen from Manhattan was not going to be changed except for the roof.

Ms. Shapiro asked him to explain where the roof met fascia board and whether or not they were going to have gutters.

Mr. Dunahugh said they would have gutters with a rain barrel.

Ms. Shapiro asked if the fascia would be metal.

Mr. Dunahugh said they were planning on having white painted wood to match the posts.

Ms. Shapiro asked if the gutters would be white also.

Mr. Dunahugh said they would be.

There were no speakers from the public regarding this case.

Ms. Shapiro moved for approval of Case #H-07-117 according to staff recommendation with the conditions

- 1. that they vary the top of the coyote fence, and**
 - 2. that there be no expansion joints showing. Mr. Newman seconded the motion.**
- The motion passed unanimously.**

- 2. Case #H-07-118.** 1330 A Cerro Gordo. Downtown & Eastside. Will McDonald, agent for Mary Frank Sanborn, proposes to construct an approximately 60 sq. ft. addition to a non-contributing building to match the existing height of 10' 8", construct a freestanding approximately 541 sq. ft. carport and storage area to a height of 9' where the maximum allowable height is 16' 7", approximately 246 sq. ft. pergola to a height of 9' where the maximum allowable height is 16' 7" construct an approximately 64 addition to a non-contributing shed, increase the height to 11' where the maximum allowable height is 15' 3", and increase a yardwall to the maximum allowable height of 6'. Ms. Barrett presented the staff report for this case as follows.

BACKGROUND AND SUMMARY:

"According to the applicant the approximately 1,195 square foot single family residence was constructed in the late 1970's early 1980's as a guest house for the building to the south (the 1958 aerial photo showed that there was no building on that area). A lot split occurred within the last few years separating the two structures. The new lot also includes an approximately 155 square foot shed. The Official Map lists the single family residence as not having a historic survey and the shed as non-contributing.

"This application proposes the following:

"Construct an approximately 60 square foot addition to the west elevation of the single family residence to match the existing height of 10' 8", where the maximum allowable height is 16' 7". The addition includes a door on the west elevation and a window on the south elevation that do not meet the 30" window rule. Also an existing divided light door on the west elevation will be replaced with a window that does not meet the 30" window rule. Although the windows and door are not in compliance they are proposed to match the existing style of the east, south, and west elevation windows (north, street facing elevation is the only façade that has divided light windows and is the only publicly visible elevation).

"The addition will be stuccoed using El Rey 'Fawn' to match as close as possible and the windows will be clad-white.

"Construct an approximately 541 square foot freestanding carport and storage area to a height of 9' where the maximum allowable height is 16' 7". The wood carport will be simple in design and will be finished with a clear stain.

"An approximately 246 square foot pergola is proposed to connect the carport and west elevation of the single family residence. The pergola will have a slight Z shaped footprint and will be to a height of 9' where the maximum allowable height is 16' 7". The wood pergola will be finished with a clear stain.

"Construct an approximately 64 square foot addition to the north elevation of the shed.

"The height of the shed will increase from 8' 10" to 11', where the maximum allowable height is 15' 3". The wood doors on the east elevation are proposed to be removed and used for the north (street facing) elevation addition. New single glazed French doors are proposed for the east elevation. The doors do not meet the 30" window rule, but are proposed to keep with the existing style.

"The building will be stuccoed with El Rey 'Adobe' and all exposed wood will be finished with a natural stain.

"Lastly proposed is to cut an approximately 9' 6" wide driveway entrance into the east elevation yard wall and increase the wall height to not exceed the maximum allowable height of 6'. The wall will be stuccoed to match the building. The new entry will include 24" wide, 7' high pilasters on each side of the driveway opening. The new driveway and parking area will be graveled.

"The applicant also wishes to discuss the possibility of increasing the yard wall along the north property line of Cerro Gordo Road to about 5' high where the maximum allowable height is 4'. There is a current draining issue at this site which needs to be addressed and the City of Santa Fe public Works Department has temporarily sandbagged the area to help alleviate the problem.

"Staff recommends approval on the condition that all new doors and windows meet the 30" window rule, unless the Board finds that meeting the existing style keeps more with the building's integrity. Staff also recommends approval on the condition that any new exterior light fixtures and their locations are brought to staff for approval and that there are no publicly visible rooftop appurtenances. Otherwise this application complies

with section 14-5.2 (D)

Vice Chair Rios asked Ms. Barrett to identify, by elevation, the publicly visible windows and doors.

Ms. Barrett said the publicly visible elevation was the north elevation, which faced Cerro Gordo. She said there was a private drive which went down on the east elevation. She explained the elevation with the divided light window was on the north-facing, publicly visible elevation. She said the divided light window was to remain.

Sworn in was Ms. Mary Frank Sanborn, 1330 A Cerro Gordo, Santa Fe.

Vice Chair Rios asked if either Mr. McDonald or Ms. Sanborn had anything more to add to the staff report.

Mr. McDonald said he wished to speak to the issue of pilasters. He said he agreed with Mr. Barrow that it was not what a pilaster was, but he found the common parlance in Santa Fe called them pilasters. He asked also if they could discuss the issue of the wall and drainage after they had gone through everything else.

Vice Chair Rios said it was not part of the application, and they could have a discussion, but it was not considered a proposal as of the current meeting.

Mr. McDonald said, regarding the non-compliance of the doors and windows, they would be willing to put divided light windows, if the Board wished.

Ms. Walker said she thought the suggestion in the staff report about changing the windows so they meet the 30-inch rule would be more important if it was a historic building, and since it was not, she felt they should not consider it.

Ms. Barrett said the building next to that one came before the Board two months prior to the meeting and all the windows were non-compliant. She said there was one window or door change, so the Board did not request the exception and they changed that. She said they had talked about the possibility of an exception, and about possibly doing the divided lights, but it was not a historic building.

Ms. Walker said this was a fairly new building.

Ms. Barrett said she just put that in there to address the issue. She said she was not recommending that, but if the Board wished for it to remain or for it to have divides.

Mr. Newman asked where the electric meter was currently located.

Mr. McDonald said it was on the north elevation. He said they were thinking of putting it on the north face of the structure.

Mr. Newman said he felt the pergola moved around a lot. He suggested they could simplify it by moving the door to where the electric meter was, and move the closet to where the door was and move closet to where the door was and then it would be straight from the pergola to the carport.

Mr. McDonald said they had the plan like that originally but changed it. He pointed out that north entries were cold in the winter, and told the Board that the south portion of building would be a garden area. He said he understood what Mr. Newman was saying, but felt it worked on a number of levels.

Mr. Newman all the level changes could be simplified by starting farther north.

Mr. McDonald said Ms. Sanborn had a garden area which she wished to maintain.

Mr. Newman suggested it make a right angle turn

Mr. McDonald and Ms. Sanborn agreed that would work better

Mr. Barrow said he noticed the pilasters set up as if in anticipation of gates, but there was nothing in the plans about any gates.

Ms. Sanborn said they were not intending to install a gate but asked if that would be a problem if they changed their minds later.

Mr. Barrow indicated it would be.

Mr. Frost said he noticed that there were no lights on the proposal. He said if they decided to put in lights, they would need to inform the Board.

Ms. Sanborn had not discussed any lights at that time.

Ms. Barrett clarified that they were proposing to only change a few of the windows, so if the Board approved divides, some windows on the elevation would be divides and some would be full glazed.

There were no speakers from the public regarding this case.

Mr. Newman moved that Case #H-07-117 be approved per staff recommendations, and the applicant not be required to comply with the 30"rule, but with the conditions

- 1. that the diagonal portion of the pergola be turned into a right angle portion,**
- 2. that any exterior light fixtures be submitted to staff, and**
- 3. that there be no visible rooftop appurtenances.**

Ms. Shapiro seconded. The motion passed, with Ms. Walker opposed to the non-compliance of the windows.

Vice Chair Rios said they could now discuss the wall. She asked what height they were proposing the wall be.

Mr. McDonald said they were looking at five feet. He said originally the wall looked to be about four to five feet all the way around the property but in the last 50 years Cerro Gordo had come up against the wall, causing it to currently be about one foot high.

He said the wall was now retaining. He said both Ms. Sanborn and the City were concerned about the wall. He said the City was taking it on as their responsibility. He said it was going to be rebuilt as a retaining wall. He said he hoped the City would make proposal, and then they would like to discuss what finished height of wall would be, and would like it to be 5 feet.

Vice Chair Rios asked what length the wall would be.

Mr. McDonald said it was the entire wall along Cerro Gordo.

Mr. Barrow said adding four or five feet would mean that the wall would end up being close to 10 feet high on the inside. He said that might be an issue. He said it was obvious that the City had a major problem. He said whatever City did, they would have to do major construction, and Mr. McDonald and Ms. Sanborn would want to add to that. He said he felt that a low wall would be visually beneficial.

Ms. Walker said they should wait to see what the City does.

Mr. McDonald agreed.

Mr. Barrow asked if staff would measure the height from the inside.

Mr. Rasch said he wanted to clarify that Building Code allowed for retaining walls of up to ten feet, so the retaining wall would be visible from the owner's side. He said the maximum allowable height would be measured from the high side grade.

Ms. Barrett said the average wall height for that portion of the street was four feet.

Mr. Barrow said Ms. Sanborn should think about what that would look like from her side.

Ms. Sanborn said she was interested in getting more privacy, because it was right on the street, and the height was very low. She said it needed better drainage because the water came over wall. She said she wanted privacy and for no water to spill over her wall.

3. Case #H-07-119. 525 Camino Rancheros. Downtown & Eastside. James Horn, agent for John Benfatto and Grace Perez, proposes to resubmit an expired approval to construct a 644 sq. ft. guest house on a non-contributing property to a height of approximately 15' where the maximum allowable height is 16' 6".

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

BACKGROUND AND SUMMARY:

"525 Camino Ranchero is a 4,041 square foot single-family residence that was built at an unknown date (recently) in the Spanish-Pueblo Revival style. There is no Historic Inventory for this building. The building is listed as non-contributing to the Downtown and Eastside Historic District.

"On December 14, 2004, the Historic Design Review Board unanimously approved the construction of a guest house on this property. That approval has expired and the property owner wishes to apply for a building permit for the same structure as previously approved.

"The applicant proposes to construct an adobe 644 square foot guest house twenty feet in front of the main residence. The guest house will be designed in the Spanish-Pueblo Revival style with rounded and battered parapets and bull-nosed corners and window reveals. The wedge-shaped floor plan is based upon an extension of the main residence living room radius.

"The building will be approximately 16' high from existing grade to parapet top,

where the maximum allowable height is 16' 6", as determined by a linear-visual and intersecting street truncation calculation.

"The windows will be wood clad fixed, awning, and casement with brown trim to match the existing residence. There will be an 18" deep corten steel cantilever on the non-publicly visible southeast elevation above a door in two windows. The cantilever has no supports as is required by Section 14-5.2 (E, 2, c). The cantilever was approved at the previous hearing.

"The exterior will have 2" foam insulation, stuccoed with a light tan color to match the existing residence.

"Staff recommends approval of this application as previously approved unanimously by the board in 2004."

Vice Chair Rios asked Mr. Rasch what the public visibility of the project was.

Mr. Rasch said that because of the large gate and fence the public visibility was minimal.

Vice Chair Rios reminded the Board that because the permit expired, the case got a new case number, and they were to review it as a new case.

Mr. Barrow asked if there was a sign on the property.

Vice Chair Rios said they went to the wrong address for the site visit.

Mr. Barrow asked if it was true that they were unable to view the property because of the mechanical gates, which were mostly closed. He said that was a problem when the Board came for a property visit because they could not judge a site if they could not see it.

Vice Chair Rios suggested that Staff communicate with the owner to arrange the site visit.

Mr. Rasch agreed.

Mr. Barrow said if the gate was closed again he would make a motion to deny the case.

Ms. Walker said that it was only set back 11' 9". She asked if there had been any

discussion on moving it back or lowering the height.

Mr. Rasch said he did not remember any discussion at the previous hearing about setting the structure back, mostly because of how the guest house was so connected to the radius of the main house, which they wanted to maintain.

Vice Chair Rios asked what the total square footage was.

Mr. Rasch said it was 644.

Mr. James Horn, 1534 Pacheco Street, Santa Fe, was sworn in.

Vice Chair Rios asked if Mr. Horn had anything more to add.

Mr. Horn said he did not, but was there to answer any questions the Board had. He said the owners were present as well in case the Board had any questions for the owners.

Ms. Shapiro asked how tall the existing building was from the ground.

Mr. Horn said he did not know exactly, but it was much shorter than what the guest house would be.

Mr. Rasch said according to their database, on page four, the height was 19.6 feet high.

Ms. Shapiro pointed out that meant the guest house would be about 2.5 feet lower. She asked if the roofline was the same all the way around, but with one little step.

Mr. Horn explained those were the building steps.

Ms. Walker mentioned, to the owners, that the house was built by Karen Scullon in the mid to late 70's, and gave a brief history of the Builder.

Ms. Shapiro said that, when looking at windows on the guest house, they looked horizontal. She asked if that existed on the main house.

Mr. Horn said they were broken up into mullions.

Ms. Shapiro said she was concerned about the windows on the northeast elevation, to the right of the door where there were some horizontal panes. She asked if that configuration occurred on the main house as well.

Mr. Horn said he did not think it was exactly the same, but they were broken into mullions. He said they were there for privacy.

Ms. Shapiro said it was a more contemporary design in comparison to the normally divided lights, which were usually taller than they were wide. She asked if he would object to putting a mullion down center.

Mr. Horn said he had no objections.

Ms. Shapiro asked if any could be seen from road.

Mr. Horn said they were not really visible from the road.

Mr. Rasch said the northwest elevation was seen more.

Ms. Shapiro said she thought they should just be consistent. She asked how the other Board members felt about that.

Vice Chair Rios suggested working with the ordinance to put mullions on the windows.

Mr. Newman said they were at a considerable disadvantage because it was not shown in the illustration. He said he recalled that the round part had a series of windows in it that were not divided light. He said that the windows as they were drawn did have a retro feel to them, but he liked them.

Mr. Rasch said he had found historic windows with a horizontal light pattern, but they were not common.

Mr. Horn said there were pictures in the packet. He shared them with the Board.

Mr. Rasch said the white ones did have a vertical pattern.

Vice Chair Rios asked if they were trying to emulate the main house with the guest house.

Mr. Horn said there were a lot of things going on with the existing building, and they were trying to make the new building substantial. He said he thought they had created the traditional windows as a primary window, and the horizontal windows are the smaller portion of that combination.

Mr. Frost said that when looking at the southwest elevation, the placement of the windows, giving a T-square on the right, and a regular square on left, was a geometric placement of windows. He asked if it matched anything else on the existing house.

Mr. Horn said he was unsure.

Mr. Frost asked if he was emulating some of the same patterns on the main house.

Mr. Horn said the windows responded to the space. One was a kitchen, and the other was a bedroom.

Ms. Shapiro asked if all the windows opened.

Mr. Horn said they did not.

Ms. Shapiro asked which parts of the T and the L opened.

Mr. Horn showed the slide of the northwest elevation, and explained to the Board which ones opened.

Ms. Walker said the staff report said the exterior would be stuccoed with a light tan color. She asked the staff what the exact color was.

Mr. Rasch said it would match the existing, and that color looked like Buckskin.

Mr. Horn said it was to match the existing house, and the windows would be a dark brown to match. He said all materials were to match the existing.

Mr. Rasch said in the application letter it just said that it would match the existing.

There were no speakers from the public regarding this case.

Mr. Newman moved that Case #H-07-119 be approved per staff recommendations. Mr. Frost seconded the motion.

Ms. Walker said she would prefer it to be moved back two feet and down one foot. She did not like how tall the structure would be that close to the street. She said she did not like it, but would go along with the Board's wishes. Ms. Walker also wanted to reaffirm that the next time the property could not be entered, the case would be canceled on the agenda.

Mr. Frost suggested rotating the guest house around two feet. He asked if it would stay in context with the existing building.

Mr. Horn mentioned that the last time the project was submitted, PVC pipes had been set up to mark exactly where the building would be.

Mr. Frost pointed out that four of the members currently on the Board had not been on four years ago.

Mr. Horn said the building could probably be adjusted or moved, but he did not know how far the owners would be willing to adjust it. He said it could be moved down, but they felt comfortable that they were compliant with City requirements.

Vice Chair Rios asked if they could move it back.

Ms. Shapiro asked if they could move it down.

Mr. Horn said the heights had been determined by the spaces.

Ms. Shapiro asked what the interior ceiling heights were.

Mr. Rasch pointed out that the site plan indicated that the space between the existing building and the new building was a parking space, and said moving it back would squeeze the parking space.

Ms. Walker said there were plenty of parking spaces elsewhere on the property.

Mr. Frost said rotating it would only make it closer.

Mr. Horn said they had spent a lot of effort getting it where it was. He said they had been working off the existing structure.

Ms. Shapiro noted that the level of the road and the building site were different. She asked if the road was higher

Mr. Horn said it was.

Ms. Shapiro asked if he measured it. She said if one was sitting on the road, it was really not 16 feet above road, but was more like 14 feet above the road.

Ms. Walker said it dropped a foot.

Mr. Horn said he had the grading plan, but it was not included in the packet.

Ms. Walker said she felt there was a parking issue on the property, so she was happy with motion the way it was made.

Mr. Horn said there were a number of things in between the wall and the guest house, causing it to be considerably far back.

The motion was passed unanimously.

4. **Case #H-07-120.** 1008 Canyon Road. Downtown & Eastside Historic District. Christopher Purvis, agent for Rob and Janet Tenory, proposes to construct an approximately 44 sq. ft. addition to a height of 10' 6" where the existing where the existing height is 14', constructing an approximately 715 sq. ft. addition and attached carport to a height of 12' where the maximum allowable height is 14' 6" on a contributing and a non-contributing property. Ms. Barrett presented the staff report for this case as follows:

BACKGROUND AND SUMMARY:

"The approximately 2,900 square foot, Spanish Pueblo Revival style single family residence located at 1008 Canyon Road was first constructed 1982 with later additions through the years. Also located on the lot is an approximately 550 square foot garage. The Official Map lists the north half of the single-family residence as contributing and the southern half as non-contributing. The garage is not listed on the Official Map.

"This application proposes the following:

"Construct an approximately 44 square foot addition to the non-publicly visible, non-primary elevation to a height of 10' 6" where the maximum allowable height is 14'. The addition will be set back 10' from the primary east elevation and will replace part of the non-historic portal. The addition will include aluminum clad wood windows in the color white and will be stuccoed to match the existing building in a similar texture.

"All existing windows on the single family residence will be retained.

"Construct an approximately 715 square foot addition and attached carport to the non-publicly visible south elevation of the garage. The addition will be to a height of 12'

where the maximum allowable height is 14' 6" and the existing building height will be increased from 11' to 12' where the maximum allowable height is 14' 6". The carport will be to a height of approximately 10' 7".

"The newly converted garage to guest house will include aluminum clad divided light doors and windows in the color white. One skylight is indicated on the floor plan. The building will be stuccoed to match the existing building in a similar texture. All woodwork for the carport will be oiled and stained a light tan.

"Staff recommends approval on the condition that the skylight is not publicly visible, that any new exterior light fixtures and their locations be brought to staff for approval, and that the stucco type is clarified. Otherwise, this application complies with Section 14-5.2 (C) Regulations for Contributing Structures, Section 14-5.2 (D) General Design Standards for All Age Districts, and Section 14-5.2 (E) Downtown & Eastside Historic District Design Standard

Mr. Christopher Purvis, 227 East Palace, Santa Fe, was sworn in

Vice Chair Rios asked if Mr. Purvis had anything to add to the staff report.

Mr. Purvis clarified that the stucco type was cementitious.

Vice Chair Rios asked about the skylight.

Mr. Purvis said it was not publicly visible.

Mr. Barrow asked if both the existing buildings and the additions were adobe.

Mr. Purvis said the garage was adobe, and he believed most of the main building was adobe. He said there was a kind of new addition northernmost on the main building that looked as though it might not be adobe. He said the rest would be.

Mr. Barrow asked if Mr. Purvis was going to take measures to preserve the adobe when demolition was done.

Mr. Purvis said he did not know what condition the adobe would be in, but he was not anticipating a great amount of damage. He said they were going to replace the attachment. He also said there was one place, on the eastern side, where there was a mechanical room, but he was not sure how they had attached it, and were also unsure what they were going to have to do to tie back into it.

Vice Chair Rios asked how much open space there was in front of the garage.

Mr. Purvis said there would be about 36' between the carport and the property line. He said they would stay to the west of the large tree.

Vice Chair Rios noted that there were some neighbors there in support of Mr. Purvis and his clients.

There were no speakers from the public regarding this case.

Mr. Newman moved for approval of Case #H-07-120 per staff recommendations in their entirety. Ms. Walker seconded the motion. The motion passed unanimously.

5. **Case #H-07-121.** 540 E. Palace. Downtown & Eastside. Richard Horcasitas, agent for Jack and Donna Rust, proposes to construct an approximately 215 sq. ft. parking portal to a height of 10' 6" and construct a 15 sq. ft. portal over a pedestrian door to 10' high on a non-contributing building. Mr. Rasch presented the staff report for this case as follows:

BACKGROUND AND SUMMARY:

"540 East Palace Avenue is a residential compound consisting of a contributing historic residence and four recently constructed residences in adobe. On August 28, 2007, the Historic Design Review Board denied a request to construct a 400 square foot 3-bay ramada carport to a height of 10'4" on the publicly-visible east elevation of Unit 3.

"The Board discussed the numerous hearings regarding the property and the difficulty in getting the design approved, specifically citing the reduction in size of each unit. The Board's decision approved, specifically citing the reduction in size of each Unit. The Board's decision cited inappropriate piecemeal amendments to a previous approval, loss of additional open space, and the evidence of only a few existing ramadas in the mixed streetscape.

"Now, the applicant proposes to construct an approximately 215 square foot carport to a height of 10' 6" and a 15 square foot portal at 10' high over the pedestrian door, both on the east elevation of Unit 3.

"The carport and portal are designed in the Territorial Revival style to mimic other portals on the building. The carport will have square wooden posts and beams and a row of brick coping over the stuccoed parapet. The portal will have square posts against

the building exterior walls and carved supporting corbels under the thin roof overhang.

“Staff recommends approval of this application which complies with Section 14-5.2 (E) Downtown & Eastside Historic District Design Standards.”

Vice Chair Rios asked Mr. Rasch if the only things they were reviewing were the carport and portal.

Mr. Rasch explained that the portal was the carport, and there was a small, 15 square foot supported over-hang at the door. He noted they were two separate structures.

Mr. Frost asked if the over-hang was supported by posts or from the wall.

Mr. Rasch explained that it was supported by a corbel. He said there were posts attached to the wall along the sides of door, in addition to a small cantilever with a supporting corbel.

Ms. Walker asked staff if the access was from Alameda or Palace Avenue.

Mr. Rasch said it was from Palace Avenue.

Mr. Richard Horcasitas, 421 St. Michael's Drive, Santa Fe, was sworn in.

Vice Chair Rios asked if Mr. Horcasitas had anything to add.

Mr. Horcasitas said he did not, and that they felt comfortable with the recommendations for approval.

Vice Chair Rios asked about the drainage. She said she noticed there were canales, she was wondering how the carport/portal would work with those.

Mr. Horcasitas said there were canales that came off the carport. He went on to say there was a five-foot setback between the east wall and the portal itself. He said the water would drain to the east, and would water the trees which were to be planted between carport and the east coyote fence.

Ms. Walker asked if it was no longer a ramada.

Mr. Horcasitas said it was not.

Mr. Frost asked if the other buildings had carports. He asked if Unit 3 was the only one lacking a carport.

Mr. Horcasitas said it was not. He said the two buildings to the north would both have carports, except for Unit 4. He said the space between the two would have a pedestrian gate.

Mr. Barrow said he appreciated that Mr. Horcasitas made a reduction in size.

Mr. Frost moved that the Case #H-07-121 be approved per staff recommendations. Ms. Walker seconded the motion.

Mr. Barrow said they should pay close attention to the development of the project because they were so adamant at the other meeting about leaving the open areas open.

Ms. Walker noted there was no door in the back, which was nice.

The motion passed unanimously.

Mr. Horcasitas thanked the Board.

MATTERS FROM THE BOARD

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 noted that, for case H-07-105, the original owners had recently passed away, and the new owners, who do not live there, were not notified in the 1980's and 1990's when the area became a Historic District. He said the new owners wished to do something on the property, and it was staff who looked at property and realized that Historic Status needed to happen. He noted that Staff called forward a status review. He said at the last hearing, the case was postponed, pending submittal of additional information from the current owners. He noted that substantial information was given. He said he needed advice on how to proceed. He said he didn't think the current owners wanted contributing status on the property, but also said owner buy in was not required for the Board to apply action.

Vice Chair Rios noted that a motion was never made to hear the case at that time.

Mr. Frost moved to hear Case #H-07-105 at this time. Mr. Barrow seconded the motion. The motion passed unanimously.

Mr. Newman asked if they could make a decision without the owners presence.

Vice Chair Rios said she would like the owners to be there. She asked why they were not present.

Mr. Rasch said he did not know, but they could hear the case, because the City was the applicant, not the owners.

Mr. Frost asked if they should give the owners one more opportunity to appear before the Board.

Mr. Rasch said there were three options. The Board could wait and hear the case at a later date, they could hear the case then and apply a status they found necessary, or hear case and apply a status, but allow the owners to come forward if they disagreed or had additional information.

Mr. Frost said he thought the Board should postpone the review and give the owners one more chance to speak with the Board.

Ms. Walker asked if they could bring up at that time that they wished the whole street to get Historic status.

Mr. Rasch said the Board could direct staff to look into it.

Ms. Shapiro asked if the new owners lived in Santa Fe.

Mr. Rasch said he did not think they did.

Mr. Newman suggested that perhaps they were not here on purpose because they intended to appeal it anyway.

Vice Chair Rios she did not want to second guess them.

Mr. Rasch said the case was already postponed so they could provide additional information. He indicated that he had contacted them through certified mail via the property itself.

Mr. Newman said the property was owned by a trust.

Ms. Shapiro suggested that perhaps an address on how to get in touch with the owners was located on the envelope in which they provided the additional information.

Mr. Rasch said the return address was the same, 800 San Isabel.

Mr. Frost noted that it took four days for them to get the mail. He said that showed they have access to receiving mail.

Mr. Newman said he liked idea of postponing.

Ms. Walker asked if they could contact the probate court.

Vice Chair Rios said they could call the probate court.

Mr. Rasch said they could get the Trust information from the probate court.

Mr. Barrow said he thought that if they made a motion to postpone, they should state why they were postponing it. He said it was important for the owners to know what the Board thought and why. He said the owners perhaps needed to be educated about the process.

Mr. Frost thought giving them an additional opportunity to state case, and they decided not to show again, it made it less likely that the Council would overturn the Board's decision.

Mr. Barrow moved that Case #H-07-105 be postponed until the next meeting to allow the owner to be present and participate publicly in the Board's deliberations. Mr. Frost seconded the motion.

Mr. Newman said he wished to amend the motion to say that the Board would take action if the owners did not show at the next meeting.

Mr. Barrow said he thought they should deal with that at that time. He said if applicant tried to avoid the Board, seeing they could simply go to council, then the Board had lost it. He said the next motion about the neighborhood would send a message.

Mr. Newman withdrew his amendment to the motion. The original motion passed unanimously.

Mr. Frost asked if the Board needed to make a motion to direct staff to begin proceedings to try to bring the entire San Isabel Street into the historic district.

Mr. Newman moved it.

Mr. Barrow said it would be a motion to review San Isabel.

Ms. Shapiro asked if they should include the entire block.

Vice Chair Rios asked if they needed to be more specific in the motion.

Mr. Newman suggested they include every building fronting on San Isabel.

Vice Chair Rios suggested everything on San Isabel

Ms. Shapiro said she would liked to have seen a map.

Vice Chair Rios asked the maker of the motion to restate the motion.

Mr. Newman moved that the board authorize staff to conduct a review of San Isabel Street to determine if both sides of the street should be included in the historic district. Ms. Walker seconded the motion. The motion passed unanimously.

The Board stated in the meeting and asked that it be included in the minutes that Ms. Barrett owed them dinner, because she said she would buy them all dinner if the meeting went past 8, but she had already left the meeting at that time.

Mr. Barrow asked if the adobe building team needed to meet before the next meeting.

Mr. Rasch said they did not, but the sub-committee should meet with Staff soon.

Mr. Barrow said he had made a draft.

Mr. Rasch suggested they meet on Thursday, October 18th.

Ms. Shapiro asked what time.

Mr. Rasch said any time was fine, and that he could meet after five if they needed to.

Mr. Barrow asked if they would meet at Mr. Rasch's office.

Mr. Rasch said they would meet at around 5:15 or 5:30 pm on October 18th.

Vice Chair Rios asked what they would be discussing.

Mr. Rasch said they would be discussing extra requirements for submittal for H-Board action on historic adobe structures.

ADJOURNMENT

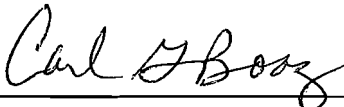
Ms. Walker moved to adjourn the meeting. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

Having completed the agenda and with no further business to come before the Board, the meeting adjourned at 8:10 p.m.

Approved by:

Cecilia Rios, Vice Chair

Submitted by:



Carl Boaz, Stenographer