



Agenda

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HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, NOVEMBER 13, 2007 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD MEETING

TUESDAY, NOVEMBER 13, 2007 – 5:30 PM

****MAIN LIBRARY on WASHINGTON****

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

October 9, 2007
October 23, 2007

E. COMMUNICATIONS

F. BUSINESS FROM THE FLOOR

G. ADMINISTRATIVE MATTERS

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-07-47. 460 Arroyo Tenorio. Downtown & Eastside Historic District. Carlos Briceno, agent for Mary Irene Stevens-Garner, proposes to amend a previous approval by changing a 6' high coyote fence to a 6' high wall and coyote fence with a pedestrian gate on a contributing property. (David Rasch)
3. Case #H-07-81 A+B. 526 Calle Corvo. Downtown & Eastside Historic District. Suzy Tiffany, owner/agent, proposes to remodel a contributing property by replacing historic windows, spray-foam insulate and re-stucco, remove non-historic elements, and replace a chain link fence with a 60" high stuccoed yard wall where the maximum allowable height is 52". An exception is requested to remove historic materials (Section 14-5.2 D,5). (David Rasch)

J. STATUS REVIEW

1. Case #H-07-127. 325-325 ½ Delgado. Downtown & Eastside Historic District. Staff proposes a Historic Status Review for a non-contributing property. (Marissa Barrett)

J. NEW BUSINESS

1. Case #H-07-125. 127 Quintana. Westside-Guadalupe Historic District. Terry Ives, agent/owner, proposes to construct an approximately 400 sq. ft. carport to a height of 8' where the maximum allowable height is 13'9" and to construct a vehicular gate to the maximum allowable height of 4'9" to a contributing property. (Marissa Barrett)
2. Case #H-07-126. 128 W. Booth St. Don Gaspar Area Historic District. Susan Stellan, owner/agent, proposes to construct 2'8" to 2'10" high wall, pedestrian gate, and vehicular gate, where the maximum allowable height is 4' and construct a 7' high coyote fence where the maximum allowable height is 6' on a contributing property. (Marissa Barrett)
3. Case #H-07-128. 965 Camino Santander. Downtown & Eastside Historic District. Ragins Research and Planning, agent for Emilie and John Heller, proposes to enclose an approximately 150 sq. ft. portal to match the existing height of 12'6" on a non-contributing property. (Marissa Barrett)
4. Case #H-07-129. 723 Agua Fria. Westside-Guadalupe Historic District. Kelley Koehler, agent/owner, proposes to increase a portal by approximately 180 sq. ft., re-stucco a non-contributing building and construct a coyote fence to the maximum allowable height of 6'. (Marissa Barrett)
5. Case #H-07-130. 613 Canyon Road. Downtown & Eastside Historic District. Jay Jay Shaprio, agent for Paul Vigil, proposes to remodel a non-contributing building by replacing windows with wall infill, infilling a portal, removing a coyote fence, and constructing an ADA-compliant ramp. (David Rasch)
7. Case #H-07-131. 709 A & B Don Cubero. Historic Landmark, out of District and Don Gaspar Area Historic District. Erin Wade, agent for Elaine Anton, proposes to remodel a landmark building by constructing a 363 sq. ft. addition to a non-primary elevation and an ADA-compliant ramp and to remove a non-historic portal from a non-contributing building. (David Rasch)
8. Case #H-07-132. 1288 Lejano Lane. Downtown & Eastside Historic District. Will McDonald, agent for Neil Williams, proposes to construct a stone and stuccoed yardwall to a height of 6' where the maximum allowable height is 4' on a non-contributing property. A height exception is requested (Section 14-5.2 D,9). (David Rasch)
9. Case #H-07-134. 737 Don Cubero Alley. Don Gaspar Area Historic District. George and Edith Brown, agent/owner, proposes to remove a 7' high coyote fence and replace it with a 69" high stuccoed yardwall where the maximum allowable height is 52" on a non-contributing property. A height exception is requested (Section 14-5.2 D,9). (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 23, 2007 Historic Design Review Board Field Trip, please notify the Planning Division by 9:00 am on Tuesday, October 23, 2007 so that transportation can be arranged.

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HISTORIC DESIGN REVIEW BOARD

Santa Fe, New Mexico
November 13, 2007

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MINUTES OF THE
CITY OF SANTA FE
HISTORIC DESIGN REVIEW BOARD

TUESDAY, NOVEMBER 13, 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 5:30 p.m. in the Downtown City Library Community Room, 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. Cecilia Rios
Ms. Karen Walker

MEMBERS ABSENT:

Mr. Robert Frost [excused]
Ms. Deborah Shapiro [excused]

OTHERS PRESENT:

Ms. Marissa Barrett, Senior Historic Planner
Ms. Kami Martínez, Senior 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

Chair Woods asked that they move quickly so everyone could be heard. She noted that any applicants who were not heard by 8:30 that night would be moved to the following meeting.

Chair Woods said they would not approve the minutes at that meeting.

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

APPROVAL OF MINUTES

October 9, 2007

October 23, 2007

The approval of the minutes was postponed to the next meeting.

COMMUNICATIONS

Mr. Rasch said the meeting scheduled for December 26th was cancelled.

Chair Woods asked if the meeting would be rescheduled or if it would just be skipped.

Mr. Rasch said they could make it up at the beginning of the year.

BUSINESS FROM THE FLOOR

None.

ADMINISTRATIVE MATTERS

Chair Woods asked the sub-Committee get their list of recommendations to Mr. Hiatt that week.

Ms. Rios passed out two memos: One from Marilyn Bane in reference to Case H-07-130, and one from Stefanie Beninato, in reference to 610 Galisteo, the latter of which is included with these minutes as Exhibit A.

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)

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

B BACKGROUND & SUMMARY:

"800 San Isabel Street is a single-family residence and associated free-standing garage that is located at the end of the dead end street. Both structures are listed as non-contributing to 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 changed the blocked-massing of the original building but in a sensitive manner that sets them back from the potential primary elevation. Historic 3-over-1 single-hung wood windows remain. Six-light fixed and casement windows appear to be recycled historic windows on the additions. The garage was constructed in 1958, according to the current owner.

"Both buildings are listed as non-contributing to the Don Gaspar Area Historic District. The 2007 Historic Cultural Properties Inventory suggests maintaining the non-contributing status for the residence and infers without substantial documentation non-contributing status for the garage.

"On August 28, 2007, the Historic Design Review Board postponed action on the status review for both structures pending submittal of additional information by the owners, specifically regarding the garage.

"Now, the owner has supplied additional information as follows:

- "1. (Exhibit A) A private consultant provided the necessary Historic Cultural Properties Inventory for the buildings recommending non-contributing status. The consultant's work is advisory to staff and the Board. The consultant did not assess the sensitivity of the additions and had no conclusive evidence for the

garage. The owners state that the garage was completed in 1958, an historic date of construction.

Chair Woods asked if the designations could be separated for the Garage and the main building.

Mr. Rasch said they could because they were freestanding structures.

Mr. John Rodriguez, co-trustee of the property, and Mrs. Lorraine Rodriguez were sworn in.

Ms. Rodriguez apologized for their representative's absence on October 9th. She thanked the Board for postponing action on the property. She explained they had submitted two documents for the Board's consideration, one dated the September 5th and the other dated October 25th. She said the September 5th submittal was to provide additional information, and asked for removal from the Historic District. She said this was due to an error is an aerial photo of the property, which erroneously attached an adjoining garage to the 800 San Isabel property. She noted the entrance had never been from West Houghton.

Ms. Rodriguez said that on Oct 25th, they had picked up more documentation that had been prepared by staff. She said the documentation was silent about their request to be removed from the Historic District. She said it was also silent about the perceived error which they felt led to the wrong designation. She said they had reviewed the staff documents again that day and had noticed a few errors.

Ms. Rodriguez noted that the Rodriguez family were not "recent owners." She said they had always owned the property. She explained that the 1980 and the 1996 letters had been sent to Apollonia Rodriguez, who were deceased now. She also noted that by the time they had received the notifications, they were in their late 80s and early 90s, and there had been no way they could have understood the ramifications of the letters, much less have done anything about them.

Ms. Rodriguez said on page four, number three, it said the owners wished to sell the property for development. She said that rumor was started by neighbors. She said the property had been up for sale, and there had been two offers over the years. She explained that those offers were from private individuals, and each were contingent on the Board's approval of any modifications they wished to make. She said there had been a lot of miscommunication and mis information about the property.

Ms. Rodriguez said they wished to remove the property from the Historic District

because none of the other properties on San Isabel were part of the Historic District, and they believed that it was included because of the error in the aerial photograph.

Chair Woods asked if staff wanted to respond.

Mr. Rasch said he did not understand why the statement that it was for sale for development was erroneous because they had seen a for sale sign on the property.

Chair Woods asked for questions from the Board.

Ms. Rios asked if Mr. Rasch could tell the Board why only that one property on the street was designated as Historic.

Mr. Rasch said it was at the southwest border of the Historic District. He directed board members to page 42, which showed the property was included in the Historic District.

Ms. Rios asked the owners if the buildings were 50 or older.

Ms. Rodriguez said the main building was at least 50 years, and said the garage was 49.

Ms. Rios asked if they would say the buildings had not changed in those 50 years.

Ms. Rodriguez said the main building originally had four rooms. She said the concrete addition and porch were added.

There were no other speakers from the public.

Mr. Newman moved that the historic status for the main residence in Case H-07-105 be upgraded to Contributing, and that the garage building continue to be considered to be Non-contributing. The motion was seconded by Mr. Barrow. The motion passed by majority voice vote, with Ms. Walker in opposition.

Chair Woods explained the appeal process to Governing Body.

2. **Case #H-07-47.** 460 Arroyo Tenorio. Downtown & Eastside Historic District. Carlos Briceno, agent for Mary Irene Stevens-Garner, proposes to amend a previous approval by changing a 6' high coyote fence to a 6' high wall and coyote fence with a pedestrian gate on a contributing property. (David Rasch)

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

Background and Summary:

"460 Arroyo Tenorio is a single family residence that was constructed before 1934 in a vernacular style. The historic steel casement and 8-light wood casement windows have been replaced at an unknown date. The building is listed as contributing to the Downtown & Eastside Historic District. The north elevation is considered to be primary.

"On May 8, 2007, the HDRB conditionally approved remodeling on the property which included construction of a 6' high irregular-top coyote fence along the private driveway on the east side.

"Now, the applicant proposes to amend the fence approval with the following changes.

"The character of the fence will be changed to include a stuccoed 18" high base and 6' high pilasters. Between two sets of pilasters there will be irregular-top coyote fence. Another section will be infilled with stuccoed wall containing a small window with bileaf wooden shutters. The section nearest to the residence will be infilled with a bileaf wooden pedestrian gate and lintel to a height of 7'3". The coyote fence section that approaches the east façade will be retained as previously approved.

Staff Recommendation:

"Staff recommends approval of this application which complies with Section 14-5.2 (C) regulation of Contributing Structures and the Board should discuss the design in terms of traditional style and how it may or may not comply with Section 14-5.2 (E) Downtown & Eastside Historic District design standards."

Chair Woods asked Mr. Rasch what the proposed height was.

Mr. Rasch said it was six feet.

Ms. Rios asked Mr. Rasch to describe the streetscape and the proximity of the houses to one another.

Mr. Rasch said it was a variety of small homes. He said the residence in question was one of the smaller ones, and one of the older ones. He said the lot might have been

more open than the rest. He noted that many others had yard walls.

Carlos Briceno was sworn in. He said they had planned to build a little casita in the back, but had decided not to do it. He said they did want to build the wall for privacy from the street. He said it was a private dirt road so the wall could not be seen from the public road. He said they would keep the traditional look.

Chair Woods asked if they were not going to build the Casita.

Mr. Briceno agreed they were not.

Mr. Barrow asked what the purpose was of changing the approved fence.

Mr. Briceno said it was because they had decided not to do the Casita in the back. He said the wall would add more privacy to back yard.

Ms. Rios asked if the gate was to be vehicular.

Mr. Briceno said it was not.

Ms. Rios asked what the width of the gate was.

Mr. Rasch said it was five feet.

Mr. Briceno said it was an antique wooden door.

Ms. Walker asked if they had considered that changing from coyote fence to what they had planned would overwhelm the small house.

Mr. Briceno said he did not think it would. He said the materials they would use and the style of the door would keep its Historic integrity.

Mr. Barrow said he had a question directed at either Mr. Rasch or Board members. He said the design was being referred to as a traditional design. He asked if the pilasters and such really were a traditional style, and, if so, where it was seen.

Mr. Rasch said they had been seeing more yard closures that had a mixture of traditional coyote fence and traditional wall. He noted that in the area in question, which ran through one of the older areas, pure coyote fences were seen more often than the coyote fence mixtures.

Mr. Newman asked if Mr. Briceno would consider reducing the mass of the gate. He noted the Board would be more comfortable with the fence they had previously approved, but said they would be willing to reach some middle ground. He suggested retaining the coyote fence, and reducing the mass of the piers and lintel of the gate.

Mr. Briceno said they could take off the lintel. He noted that the doors were very narrow. He said if the wall with the small window was too heavy, they could continue to have the small wall with the combination of coyote fence and pilasters.

There were no public comments.

Mr. Barrow moved to deny Case #H-07-47 as submitted because the original coyote fence was more traditional and said they would continue to approve the previous application. Ms. Walker seconded the motion.

Mr. Barrow said since the ordinance did not speak directly to the issue of gates and walls, he would rely on streetscape harmony.

Mr. Rasch suggested general division, general purpose, where it talked about continued existence of Historical areas, construction in Historic tiles and general harmony with respect to color, for height proportion and material. He also quoted from section E 2, which also talked about visual harmony.

Chair Woods asked for any further discussion.

Mr. Newman said he would still like to try to find something that could be considered middle ground. He said the house in question was the only house on the street that had public space that was wide open. He said he understood the desire for a fence. He said he would again recommend they return to the coyote fence, and would prefer that it not have any pilasters except on either side of the gate. He said he was proposing that as an amendment.

Chair Woods clarified that Mr. Newman was making an amendment to the motion to omit pilasters except for on the end and on either side of the gate. She asked if that was an amendment the Board wished to accept.

Mr. Barrow asked if they were talking about having on the lefthand side and on either side of the gate.

Mr. Newman made a substitute motion that the stucco along the bottom of the fence and the two pilasters in the center of the adobe portion be eliminated, and

reduce the size of the walls on either side of the gate to the side of the pilasters.

Chair Woods asked if they would accept it as a substitute motion.

Mr. Barrow said he would.

The substitute motion passed by unanimous voice vote.

3. **Case #H-07-81 A+B.** 526 Calle Corvo. Downtown & Eastside Historic District. Suzy Tiffany, owner/agent, proposes to remodel a contributing property by replacing historic windows, spray-foam insulate and re-stucco, remove non-historic elements, and replace a chain link fence with a 60" high stuccoed yard wall where the maximum allowable height was 52". An exception was requested to remove historic materials (Section 14-5.2 D,5). (David Rasch)

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

Background and Summary:

"526 Calle Corvo is an approximately 1,800 square foot single-family residence that was constructed in 1949 with several non-historic additions. The building is listed as contributing to the Downtown & Eastside Historic District and the east elevation is considered primary.

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

"1. All original wood windows have been removed and replaced with non-compliant windows that have snap-in muntins. The snap-in muntins will be removed to delete the 3-over-1 pattern and restore the 1-over-1 pattern of the historic windows. None of the opening dimensions were altered. An exception is requested to remove character defining historic material rather than restore it (Section 14-5.2 D, 5) and the required responses are attached. The Realtor's Association checklist on the building does not indicate that the windows were inoperable or in poor condition.

"2. The existing non-historic portal with iron supports and railings will be removed and replaced with a wooden portal in a similar simplified design, in the same location, and in similar dimensions.

"3. The windows and door on the east elevation will be installed with wooden surrounds to match material that was removed.

"4. The exterior of the building will be foam-insulated and restuccoed with a 'Taupe' color. The non-historic east elevation texture and the west elevation wood paneling will be stuccoed over.

"5. The 34" high chain link fence and gate will be removed and replaced with a 54" high stuccoed yardwall, where the maximum allowable height is 52". The Board may grant up to an additional 20% of height for the wall to meet what is requested. An arched two-leaf wooden pedestrian gate is proposed to be installed between flanking pilasters.

Staff Recommendation:

"Staff recommends approval of this application which complies with Section 14-5.2 (C) Regulation of Contributing Structures and (E) Downtown and Eastside Historic District design standards, except for the replacement of historic windows which are gone."

Ms. Rios asked if the windows were to be replaced in the same openings.

Mr. Rasch said that was correct, and noted they would be one over one double hung.

Ms. Tiffany was sworn in. She said she had nothing to add to the staff report.

Ms. Walker said she did not notice a detailed drawing the new portal design in the packet.

Ms. Tiffany said she was not removing any of the existing top, but was just going to remove the wrought iron, and replace them with simpler posts to make it look more historic. She said she thought it would look best to have slim posts to match the dimensions of the top of the portal.

Mr. Barrow asked about spray foam insulation. He asked if Ms. Tiffany had plans about the method she would use so it would result in a flat surface.

Ms. Tiffany said she had contacted someone who could make it flat, and said she had not intended to make it rounded in any way.

Mr. Barrow asked Mr. Rasch asked, with regard to the Board's concerns about contouring, that the staff go out and check on it.

Mr. Rasch said they could.

There were no comments from the public.

Mr. Newman moved that Case #H-07-81 B be approved per staff recommendations, with the conditions that the wall be limited to 52" instead of the 54" requested, that the staff work with the applicant to inspect the sprayed foam insulation to make sure the stucco would be flat. Ms. Walker seconded the motion.

Ms. Walker asked if they would consider asking staff to review the scale of the upright posts, ensuring that they stay in proportion with the existing roof.

Mr. Newman amended the motion to include the condition that the applicant submit a larger scale drawing that gave the dimensions of the portal posts in relation to the top portion of the portal.

Mr. Barrow amended the motion to include the condition that there be no rooftop appurtenances.

Ms. Rios also amended the motion to include the condition that stucco be cementitious.

The motion passed by unanimous voice vote.

STATUS REVIEW

1. **Case #H-07-127.** 325-325 ½ Delgado. Downtown & Eastside Historic District. Staff proposes a Historic Status Review for a non-contributing property. (Marissa Barrett)

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

Background and Summary:

"The approximately 1,480 square foot, Spanish Pueblo Revival style, multi-family residence was constructed from 1947-1949 with later addition from 1951-1958. The Official Map lists the building as non-contributing to the Downtown and Eastside Historic District.

"A Historic Cultural Property Inventory was completed by a City of Santa Fe Contracted surveyor. The consultant found that an addition was constructed to the

north elevation between 1951-1958 and that some original windows were replaced. Therefore, the consultant recommended that the building retain the non-contributing status based on 'major massing additions and non-historic alterations of windows' as well as the construction of an addition less than 10' back from a primary façade.

"Staff reviewed the HCPI and disagreed with the consultant's recommendation. Staff felt that since the addition and its setback were of a historic age and that some historic material remained, the building may possibly warrant an upgrade.

"The owner of the property hired a City of Santa Fe approved surveyor to readdress the property's status. A new HCPI was completed which addressed the historic addition and other alterations to the property which include window changes, construction of a wall, and a vehicular gate. The surveyor states that 'Despite modern window replacements, the building retains historic integrity of location, design, setting, and feeling' and therefore recommends that the building is contributing to the Downtown & Eastside Historic District.

Staff Recommendation:

"Staff recommends that the historic status is upgraded from non-contributing to contributing based on the retention of historic integrity through age, material, massing, and design."

There were no questions for staff. There were also no public comments.

Ms. Rios moved to upgrade the status of 325-325 ½ Delgado Street from Non-Contributing to Contributing. Ms. Walker seconded the motion. The motion passed by unanimous voice vote.

NEW BUSINESS

1. **Case #H-07-125.** 127 Quintana. Westside-Guadalupe Historic District. Terry Ives, agent/owner, proposes to construct an approximately 400 sq. ft. carport to a height of 8' where the maximum allowable height was 13'9" and to construct a vehicular gate to the maximum allowable height of 4'9" to a contributing property. (Marissa Barrett)

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

Background and Summary:

"The 1985 Historic Cultural Property Inventory lists the single family residence located at 127 Quintana Street as New Mexico Vernacular style and lists and construction date of 1934-1940. The Official Map lists the building as Contributing to the Westside-Guadalupe Historic District.

"This application proposes to construct and approximately 400 square foot freestanding carport to a height of 8' where the maximum allowable height is 13'9". The carport will be constructed in front of the building. An existing coyote fence with vegetation blocks most of the view to the contributing structure.

"The carport will be made from wood and will be simple in style having 'posts, beams and rafters made from rough cut Douglas-fir'. The carport will have a natural wood finish.

"Also proposed is a vehicular gate on the west elevation to the maximum allowable height of 4'9". The gate will be made of a Douglas-fir frame with tongue and groove panels of the same wood in a herringbone pattern. The gate will have a natural finish.

"No changes are proposed for the contributing building.

Staff Recommendations:

"Staff recommends approval as this application complies with Section 14-5.2 (D) General Design Standards for All H-District and Section 14-5.2 (I) Westside-Guadalupe Historic District Design Standards."

Ms. Barrett noted that one of the handouts was a revised zoning sheet which had been provided by Dan Esquibel and Jesus Vega that afternoon.

Chair Woods said they were going to hear from applicant first, and ask questions of staff after.

Ms. Terry Ives was sworn in. She said she had a few things to add. She reiterated, from her application letter, the purpose of the project was to resolve two problems. She said her driveway was used as a public turnaround, which had caused damage to her property, and she believed a vehicle gate would solve the problem.

Ms. Ives said she was also no longer able to shovel snow due to a recent neck injury, and believed the carport would help with that problem. She noted she had photographs and police reports to substantiate those facts.

Ms. Ives said she had contacted 11 of the 14 homeowners, who supported the projects.

Chair Woods noted that with no documentation, that was hearsay.

Ms. Ives said the Board had the signatures of seven of the 11 homeowners in the packet, and said she had the other four to give to the Board. She presented them to Chair Woods, as well as the police reports, and photographs of some of the damage her property had sustained.

Mr. Barrow asked Ms. Barrett what specific aspects of the gate design reflected the standards in the ordinance.

Ms. Barrett said the gate was in harmony with streetscape. She said there were gates there, but she could not find anything that violated the ordinance. She also said she believed that the applicant was willing to make adjustments if the Board had any problems with the proposed design, but she herself had found nothing wrong with it.

Mr. Barrow asked, if the proposed design was in harmony with the other gates in the neighborhood, if the others were historic as well.

Ms. Barrett said she did not know.

Ms. Rios asked if Ms. Ives would describe the carport as massive or simplistic.

Ms. Ives said she considered it to be the most simplistic possible. She said it was four posts with a flat top, and would not have an adobe parapet. She said it would be as low and as small as possible, and was just supposed to be functional. She noted the house was small, and said she did not want a massive carport.

Ms. Rios asked if Ms. Ives would consider a see-through gate. She said a see-through gate would still accomplish what Ms. Ives wanted.

Ms. Ives said she would consider it, but said she would prefer a solid gate, something like a wood picket gate. She noted that a solid gate had been put in at 111 Quintana approximately five years prior, which had vertical boards. She said if the Herringbone design was too contemporary, she would be more than willing to change the design.

Mr. Newman said the Board liked transparent gates that could be seen through. He

asked if, given Ms. Ives's argument in favor of the application, and the nature of the letter, she would consider designing the carport for one car.

Ms. Ives said it would be more economical, but had thought it would look better to have the entire area covered. She said she would prefer the whole portion to be covered, but reiterated that it was supposed to be functional.

Ms. Ives said part of reason she had suggested wood instead of metal was that she assumed that a metal gate would be harder to fix.

Ms. Rios asked how the gate would open.

Ms. Ives said it would be mechanical, and have two hinges, and one panel would open in front of the other.

Chair Woods asked Mr. Esquibel to step forward so he could answer some questions regarding some of the concerns the Board had. She said she was concerned with the Zoning analysis. She said one she asked him to clarify was that there would 64% lot coverage, and said the Board also had a streetscape issue. She said their issue was that the carport was within two or three feet of the property line.

Chair Woods said the Board's first concern, however, was traffic. She said the gate would limit Ms. Ives ability to see traffic on the street when she left her property, and noted Ms. Ives would have to back very far out in order to see oncoming traffic, especially because of her neck injury. She reiterated the Board's concern with the close proximity of the carport roof to the property line. She said she could not tell from the drawing, but said it appeared that the roof of the carport was immediately set back from the property line.

Mr. Esquibel said when they looked at a building permit, there were various aspects they had to identify within the Zoning parameters they had. He said the first was lot coverage. He said it was the first floor of that structure, and noted when they were dealing with the total square footage of the roofed area of the property as it affected the overall lot; they had come up with 68%. He said the maximum was 70% in the RM district. He noted that when the lot coverage went over 40%, the applicant was required to provide private open space equal to 30% of the heated space. He noted that there was an area to the right of the parking area which they had calculated as 30% of what Ms. Ives had of the heated space. He said that allowed her to exceed 40% coverage.

Mr. Esquibel went on to say there were two set back requirements in the RM district: ten feet or seven feet, depending on whether or not there was a development plan. He

said they went with 7 feet because there had been no development plan. He said there was a section within the Code which allowed Staff to allow the average set back of the street, and said the Code did not identify which side of the street they were to use. He said the applicant had worked with GIS Staff, and had provided the board with numbers which identified the average set back as three feet in that area. He said that meant they could allow her the average of a three foot set back instead of the required seven or ten foot set back. He said that was how they had arrived at the setback for the carport.

Chair Woods noted that in order for the average to be three feet, the roofline of each house on the street would have to be zero to five feet away from the property line.

Mr. Esquibel said they had looked at both sides of the street, and noted that they had measured only the street-facing side of the properties. He presented a copy of a picture he had to the board, which illustrated his explanation.

He noted that the street ended at her house, so they had gone south. He said according to the figures she provided, it allows three feet. He noted that she had worked with some of their GIS staff who were reliable.

Chair Woods asked if the measurement was taken from walls or from a roofed area.

Mr. Esquibel said they measured from buildings, and a wall was only considered a structure.

Mr. Newman asked if the 150 feet was defined as continuous or if they could pick the side of the street.

Mr. Esquibel explained they measured 150 from her house on both sides of the street and got the average. He went on to say the third and final issue was the parking area. He noted that the ordinance required two spaces for a single-family residence, and one or two for a guesthouse. He said the ordinance only required one space for a residence under 1000 square feet, and two for anything over 1000 square feet. He explained that Ms. Ives's guesthouse was under 1000 sq ft so only one space was required for that, which meant three total were required. He said the parking spaces had to meet the minimum standards for standard cars were 8'4" by 18'. He said if she could not meet those standards, then the fence would have to be moved to meet them.

Mr. Newman noted that the size of the carport gave room for two cars.

Mr. Esquibel said Ms. Ives had shown them a picture which demonstrated that she

could fit three cars in it. He said she would be required to provide 8'4" for each parking space before they would finalize the building permit.

Mr. Newman said that assuming that the required amount of space could be provided, the space would be packed.

Mr. Esquibel said it would be tight. He said they would be looking at 25' plus for the width of the overall parking structure. He said the other issue that was raised was visibility. He said their code also addressed visibility at the driveway intersection. He noted that Quintana was a public street, and said for public streets, the minimum triangle of visibility was five feet back and ten feet along the street. He noted that there was a provision in the code, that staff could go out there and determine if visibility would not be a problem then her proposal could be allowed. He said otherwise, the code required the fence would have to be three feet high in that area to allow for the visibility triangle, or the wall would have to be angled in to allow for the triangle.

Chair Woods said they could not verify it, but it was now in the record that there were questions regarding whether or not the parking and visibility were adequate. She thanked Mr. Esquibel for speaking to the Board about it. She said they now knew that lot coverage was okay, and that the average number was provided by the applicant, and was later verified by zoning. She said she thought that was all they could do at that point.

Mr. Esquibel said he wanted to add one more thing. He said if the Board, within their interpretation of the ordinance, found that the streetscape did not allow for carports, that was something they might have authority on because it did fall under the historic aspect of what was accurate for that area.

Chair Woods said the ordinance did not specifically disallow carports, but said what might be a problem was a roofed area that close to the street. She asked if staff could survey that issue on the street to see how the streetscape would respond to a roofed area that close to the street.

Chair Woods said it might make sense to give staff a chance to look at that, and they could postpone the case for that purpose.

Ms. Barrett said they had not done an actual measurement. She said if the Board looked at page 5, there was an aerial that showed how close the buildings were to the street. She said they could send out a staff member to take actual measurements. She noted that there were some with a roofed area on that street.

Mr. Newman said based on the photos, which he believed were submitted by applicant, there was not another carport that had the same relationship to the street in that area. He said he would suggest to the applicant that she take all the Board's comments into consideration. He said they could postpone it and have her come back with a revised design.

Chair Woods said they had not yet had public input. She thanked Mr. Esquibel for his help.

There were no public comments.

Chair Woods asked if the applicant wished to respond.

Ms. Ives said she did not know if she was talking about zoning, or about redesigning with a metal gate or for a single car carport. She wanted to know what she needed to do to get approval. She said she had thought the zoning issue had been resolved.

Chair Woods explained that the numbers had been provided by Ms. Ives herself, and it was not under their jurisdiction. She said Zoning had provided a worksheet, and when they had looked at it, they had questions. She said the Board could approve the application, but Ms. Ives would still be turned down on the gate by zoning. She said the other issue was visibility.

Ms. Ives said from the historic and aesthetic standpoint, the figures provided for setback had come from Leonard Padilla. She asked if she worked out the zoning issues, what changes to her plan would she need to make and resubmit to please the board, since that was their purview.

Chair Woods said the Board's purview was not really aesthetics, but how the streetscape was coordinated. She explained that the roofed areas on the street were in the Board's purview. She said it was an imposing gate, and the board wanted to know if there were other roofed areas that close to the street because that would affect the street. She said those were the concerns of the Board. She said the Board could postpone and have Ms. Ives come back, and said it might be a good thing at that point.

Ms. Ives said she was still sort of confused.

Chair Woods asked for a motion from the board, and asked that if they did postpone, they request that staff do some sort of survey of the streetscape.

Mr. Barrow said he would like to make one last comment about the transparency of

gate. He said there had been a proliferation of solid gates and walls, which concealed the architecture for which they had the ordinances. He said they did not have an adequate definition of walls and gates. He said they had chosen to ask for transparent gates to help with that.

Mr. Newman moved that Case #H-07-125 be postponed so the applicant had time to work with staff to clarify any questions she had with regard to the Board's issues.

Mr. Newman clarified that he saw the Board's issues as, one, a streetscape issue, with regards to the carport's relation to street, and second was the transparency of the gate.

Ms. Rios seconded the motion. The motion passed by unanimous voice vote.

2. **Case #H-07-126.** 128 W. Booth St. Don Gaspar Area Historic District. Susan Stellan, owner/agent, proposes to construct 2'8" to 2'10" high wall, pedestrian gate, and vehicular gate, where the maximum allowable height was 4' and construct a 7' high coyote fence where the maximum allowable height was 6' on a contributing property. (Marissa Barrett)

Mr. Bell tried to speak to the Board about a different Case, and Chair Woods disallowed it.

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

Background and Summary:

"The Spanish Pueblo Revival style single family residence located at 128 West Booth Street was constructed before 1930 and has received minor alterations according to the 200 Historic Cultural Properties Inventory. The Official Map lists the building as contributing to the Don Gaspar Area Historic District.

"The application proposes the following:

"Construct an approximately 2'8" to 2'10" high stuccoed wall where the maximum allowable height is 3'7" along the north, street facing elevation. The wall will include 3' wide by 2'8" high wrought iron pedestrian gate and a 14' wide by 2'8" high back iron vehicular gate. The wall will be stuccoed to match the building.

"Lastly proposed is the construction of a 7' high coyote fence along the east property

line which will connect to the existing coyote fence at the rear of the property. The maximum allowable height for the new fence is 6' high.

Staff Recommendations:

“Staff recommends approval of this application on the condition that the coyote fence does not exceed the maximum allowable height of 6' and that the latillas are irregular in height. Otherwise this application complies with Section 14-5.2 (C) Regulations for contributing structures, Section 14-5.2 (D) General Design Standards for All H-Districts, and Section 14-5.2(I) Don Gaspar Area Historic District design standards.”

Chair Woods left the room at that time.

Ms. Rios asked for the width of gate.

Ms. Barrett said the width was 14'. She noted it was a simple wrought iron gate, and described it.

Chair Woods returned at that time.

Ms. Barrett continued that the pilasters were 2'8", and the majority of the wall and the gate were 2' 8" in height.

Ms. Walker asked if there was a reason they had not received detailed drawings of the vehicular gate.

Ms. Barrett said the application provided similar gates from the area on pages 15-17. She said it was similar to the one on Berger Street.

Ms. Susan Stallon, and Mr. George Mali were sworn in.

Chair Woods asked if the applicant had anything to add.

Ms. Stallon said she thought the wall would give them a bit more privacy. She said she also thought the plan was in line with the neighborhood, since many other homes in their neighborhood had similar structures. She said they thought the gate they proposed was in line with neighborhood as well. She said the vehicular gate would not be high, and said they wanted it to retract. She noted it would be wrought iron, which was also already present at other residences in the neighborhood.

Chair Woods said the Board's drawing was tiny, and asked Ms. Stallon to describe the gate.

Ms. Stallon said they wanted it to keep it similar to others in the neighborhood. She explained it would be made of black iron. She noted the pictures they had taken.

Ms. Barrett showed the Board some larger drawings.

Mr. Newman said there was a large tree on the property, and asked if they intended to take it down.

Ms. Stallon said they were not.

Mr. Newman said one of the issues he had with the gate was that it was so wide. He said that the other gates in the area were not as wide.

Ms. Stallon said it was just for one car, but explained that they already had a gravel driveway, and the gate would fit the driveway.

Mr. Mali said two houses up from the residence in question, there was a similar gate of the same size.

Chair Woods said that for the gate to fit a single car, it would only need to be ten feet wide or less. She suggested that perhaps it could be reduced.

Ms. Stallon agreed that they could, and noted that because of the location of the tree, only one car could be backed in at a time anyway.

Ms. Rios said the only reservation the board had was the width of the gate. She said the drawings showed that the slats were very close together. She asked if they intended for the wall to give them privacy.

Ms. Stallon said the wall would offer them privacy from the street. She said they had two dogs, and said the coyote fencing on the side, in addition to the low wall and gate, would be helpful.

Ms. Rios asked what the height was.

Ms. Barrett said it was 3' 8".

There were no public comments.

Mr. Newman moved to approve Case H-07-126 with the conditions that the coyote fence be no higher than six feet, that it be irregular in height, that the gate be no more than ten feet in width, that detailed drawings of gates be submitted to staff for review, taking into account the Board's discussion. Ms. Walker seconded the motion. The motion passed by unanimous voice vote.

- 3. Case #H-07-128. 965 Camino Santander. Downtown & Eastside Historic District. Ragins Research and Planning, agent for Emilie and John Heller, proposes to enclose an approximately 150 sq. ft. portal to match the existing height of 12'6" on a non-contributing property.**

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

Background and Summary:

"The approximately 4,400 square foot, Spanish Pueblo Revival Style with Territorial Revival accents, single family residence located at 956 Camino Santander was constructed by 1942 and received major remodeling within the past 15 years which include additions and window replacements. The Official Map lists the building as non-contributing to the Downtown and Eastside Historic District.

"This application proposes the following:

"Enclose the approximately 150 square foot portal on the non-publicly visible northwest corner of the building to match the existing height of 12'6". Divided light windows are proposed to be inserted on the west and north elevations. Window specs were submitted which indicate windows are to be vinyl with muntins located between the glass to meet the 30" window rule. A steel door is proposed to be inserted on the west elevation where the stairs from the deck will be reoriented.

"Stucco color and finish as well as trim color will match the existing. A photograph of the proposed exterior light fixture had been submitted.

Staff Recommendations:

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

Ms. Mary Ragins was sworn in. She had nothing to add.

There was no one from the public who wished to speak.

Chair Woods said she did not understand why they wanted to put a 32" steel door in the historic district.

Ms. Ragins said the door proposed at the top of the stairwell provided exterior access to that room. She explained that it was the desire of the applicant to use the door that was proposed.

Ms. Rios moved to approve Case#H-07-128 per staff recommendations, with the condition that the steel door be changed to wood, and its design be submitted to and approved by staff. Ms. Walker seconded the motion. The motion passed by unanimous voice vote.

4. **Case #H-07-129.** 723 Agua Fria. Westside-Guadalupe Historic District. Kelley Koehler, agent/owner, proposes to increase a portal by approximately 180 sq. ft., re-stucco a non-contributing building and construct a coyote fence to the maximum allowable height of 6'.

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

Background and Summary:

"The two story, Spanish Pueblo Revival, multi-residential building was constructed in 1979 and is listed as non-contributing on the Official Map.

"This application proposes to increase the size of the two story portal on the east elevation by approximately 180 square feet. The portal will be remodeled by removing the eleven small, round posts and replacing them with seven larger, square posts. The roof and parapet will be replaced with a 'simpler' sloping metal roof. Roof material was not clarified. The portal will be to a height of 19'4" which is below the existing height of 20'.

"Also proposed is to restucco the entire building using a lighter shade of the existing stucco color. Exact color and type of stucco was not clarified.

"Lastly proposed is to construct a coyote fence and wood pedestrian gate to the maximum allowable height of 6' along the north elevation.

Staff Recommendations:

"Staff recommends approval of this application with the condition that the roof is a galvanized standing seam or corrugated metal and that the stucco type and color is specified. Otherwise this application complies with Section 14-5.2 (D) General Design Standards for All H-District and Section 14-5.2 (I) Westside Guadalupe Historic District design standards."

Ms. Kate Marcos was sworn in. She noted that the roof would have no color, but would be either corrugated or galvanized. She shared the stucco color with the Board members.

Ms. Rios asked what type of stucco would be used.

Ms. Marcos said it would be El Rey, and would be cementitious.

Chair Woods said it could not be built the way it was drawn as a shed roof. She said there was not enough pitch. She said she that if they approved it, they would add the condition that it be drawn accurately and be brought before staff for approval.

Mr. Newman asked if their intent was to have the portal be more Territorial than Pueblo in style.

Ms. Marcos said they had thought that with the corrugated roof it would be better.

Mr. Newman said it just required a little more detail.

Chair Woods asked if it would be exposed.

Ms. Marcos said it would be. She said the upright vigas they at present were rotted, and they had felt that as long as they were doing repairs, they would change the vigas to posts.

Ms. Barrett said she did not know what color was proposed.

Mr. Barrow said it was Pueblo.

There were no public comments.

Mr. Newman moved to approve Case# H-07-129 per staff recommendations along

with the conditions that the color of the roof be submitted to staff for approval, that the slope of the roof be increased to make it more in keeping with Territorial porch roofs, that the details of the proposed Territorial architectural vocabulary be submitted to staff for review, that the color of the stucco be submitted to staff for approval, and that there be no rooftop appurtenances. Ms. Walker seconded the motion. The motion passed by unanimous voice vote.

5. **Case #H-07-130.** 613 Canyon Road. Downtown & Eastside Historic District. Jay Shapiro, agent for Paul Vigil, proposes to remodel a non-contributing building by replacing windows with wall infill, infilling a portal, removing a coyote fence, and constructing an ADA-compliant ramp.

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

Background and Summary:

“613 Canyon Road is a group of three buildings with the front streetscape building having been constructed after 1945 and perhaps at approximately 1953 in the Spanish-Pueblo Revival style. The building has been altered at an unknown date on the front elevation and aluminum slider windows were installed in 1963. The building is listed as non-contributing to the downtown and Eastside Historic District.

“After an interior fire at the rear, the owner began to remodel the building and remove a streetscape coyote fence without a permit or permission and a stop work order was issued.

“Now, the owner proposes to remodel the building with the following five items.

“1. The front portal and open entry courtyard will be rebuilt to the same square footage and infilled with wall to match the adjacent existing parapet height. This will be approximately 6" higher than the portal. The large plastic windows and the plastic awning will not be replaced. The front inset window will be enclosed. The front pedestrian gate will be removed and replaced with a wooden plank door with clavos.

“2. All aluminum slider windows will be removed and infilled with stuccoed wall to match existing.

“3. False protruding vigas and canales on the front elevation will be replaced to match existing.

"4. The streetscape coyote fence will be removed and not replaced.

"5. An ADA compliant ramp will be constructed at the front with concrete. No handrails are proposed.

Staff Recommendation:

"Staff recommends approval of this application which complies with Sections 14-5.2 (D) General Design Standards and (E) Downtown and Eastside Historic Districts design standards."

Ms. Rios asked if it was correct that the proposal had no openings.

Mr. Rasch showed the existing structure compared with the proposed, and noted that while more than half would infilled, some windows would be retained.

Ms. Walker asked why the removal of the streetscape coyote fence was included in the background and summary if it had already been removed.

Chair Woods said that it was just what they asked for.

Mr. Paul Vigil, of 613 Canyon Road, was sworn in. He said he had nothing to add to the staff report.

Mr. Newman said he did not like that they were closing up so many windows, and he understood the problem with aluminum sliders, but said they provided relief to the walls that would otherwise be solid. He asked if they would consider filling the windows from the inside instead of removing them.

Mr. Vigil said that was their intention. He said they were not going to remove the windows and replace them with wall. He said they were going to make it so that from the inside there was no window space but from the outside there would be.

Mr. Newman said a nicer solution would be to remove the aluminum sliders, and put in compliant, historic style windows.

Mr. Vigil said he would have no problem with that. He said the building had mutated a lot over the years, and said its frame could also use a lot of work. He said wooden windows would have been the last thing on his list. He said it was now a gallery, and more wall space was desired, so window space would not do any good, unless they were on the ceiling to give more light.

Mr. Newman said the next request, that on the east side of the south elevation, a window be installed in the wall above the banco. He said it would look peculiar, but noted that it already looked peculiar.

Mr. Vigil said to him it was typical Santa Fe in that there had never been a plan in the first place.

Mr. Newman asked about the cooling unit.

Mr. Vigil said it had been there a long time.

Mr. Rasch said he believed there was no statute on the violation.

Mr. Newman said it was very obtrusive. He also said it was a major aspect of the ordinance. He suggested putting it on the ground, or building a screen wall.

Mr. Rasch noted that a screen wall would bring into play the maximum allowable height.

Ms. Walker asked why the property was altered without Mr. Vigil approaching staff to create an application.

Mr. Vigil said he did not understand the question.

Ms. Walker said he removed the fence without permission.

Mr. Vigil said he had no control over that. He said the current tenant that moved in had removed it.

Ms. Walker asked why the tenant had removed it.

Mr. Vigil said the tenant had wanted to have the space open so people could walk right up.

Ms. Rios noted that a Ms. Marilyn Bane had written a lengthy email in opposition to the project. Ms. Rios offered a copy to Mr. Vigil. This email has been included with these minutes as Exhibit A.

Ms. Walker asked if the cooler was located where the kitchen had been.

Mr. Vigil agreed, saying the kitchen had been on the north side.

Ms. Walker said the cooler was not needed anymore.

Mr. Vigil said it was needed because it was still the only air conditioning unit for the residence.

Ms. Walker said they would not need it if they kept windows open on the west and east sides.

Chair Woods said there were various options, but the Board could not tell him it was not needed.

Mr. Vigil asked how significant the email was, and how it would affect the application.

She said it would be entered into evidence, and the Board would let him know what affect it would have on his case.

Chair Woods asked if anyone from the public wished to speak about the case.

Will McDonald, of 488 Arroyo Tenorio, said he did not like to speak against things, but said he noticed that the drawings did not seem to be correct. He said the portal area was considerably further forward than the drawing indicated. He felt that to raise the wall and completely enclose that area with no windows would make it a monolithic structure close to the street. He said he did not want that in his neighborhood.

Sageamaia Dandi, of 1492 Upper Canyon Road, was sworn in. He said he wanted to address the coyote fence that was taken down. He said it had been there for years, and was really a showcase. He said the two windows and the door on the east side were the most beautiful windows on Canyon road. He said the windows helped the beautiful art work that was in the building stand out. He said it also made it safer for pedestrians.

There were no other members of the public who spoke at that time.

Mr. Rasch shared the email from Marilyn Bane for the record. He noted that she corrected some of the Background and Summary portion of the staff report for this case. He reported that Ms. Bane had written that the fire had been ten years prior.

Mr. Rasch said Ms. Bane had made five main points against the remodel. He said the first of these was that, as had been stated by the member of the public who just spoke,

the floor plans were not accurate, and she felt the infill would create massive construction. He said Ms. Bane next point of opposition was that the removal of windows would add to the massiveness.

Mr. Rasch noted that, on page five, a tree had been lost. He said there were other alterations to the property that had not been listed in the staff report. He gave Ms. Bane's third point of opposition as uncertainty of the falsity of the vigas. He said the next reason was that the coyote fence had already been torn down, and Ms. Bane felt that had been much to the detriment of the streetscape.

Mr. Rasch went on to state that the last point of opposition Ms. Bane gave in her email was regarding the ramp. He said in summary, it was Ms. Bane's opinion that the remodel would detract from the streetscape, and requested the Board reject the remodel.

Chair Woods suggested they wait, so that the applicant could decide what to do about the windows, and how to deal with the cooler on the roof. She also said she had grave concerns about the inaccuracy of the drawings.

Ms. Walker moved to postpone Case #H-07-130. The motion was seconded by Mr. Barrow. The motion passed by unanimous voice vote.

7. **Case #H-07-131.** 709 A & B Don Cubero. Historic Landmark, out of District and Don Gaspar Area Historic District. Erin Wade, agent for Elaine Anton, proposes to remodel a landmark building by constructing a 363 sq. ft. addition to a non-primary elevation and an ADA-compliant ramp and to remove a non-historic portal from a non-contributing building.

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

Background and Summary:

"708-A Don Cubero is a 1,482 square-foot single-family residential building that was constructed by 1934 in the Spanish-Pueblo Revival style. It was converted to commercial use at an unknown date. Historic additions were constructed at an unknown historic date in a vernacular manner. On the 1995 Historic Cultural Properties Inventory this building is shown as an adobe shed without a portal. At a recent non-historic date, the building was significantly expanded in square footage. The building is listed as non-contributing to the Don Gaspar Area Historic District.

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

"1. A 363 square foot addition will be constructed on the south east side where the later additions were placed. The addition will be 10'6" high. The highest parapet on the original building is 12'7" high and the adjacent parapet to the proposed addition is 9'7" high. According to Section 14-5.2 D, 2, e, i, an addition to a landmark structure 'shall be a minimum of 6' less than the parapet or equivalent roof-feature of the existing adjacent connecting façade.' a height exception is requested and the required criteria responses are attached.

"2. An ADA-compliant ramp will be constructed on the north elevation where there are no unique character defining features. The entrance will go through an existing opening and the existing 4'7" by 3' window will be replaced with a 7' by 3'3" door. The ramp rail will be simple in design with minimal details.

"3. The non-historic portal on the non-contributing building will be removed so that the landmark's addition will comply with the 10' separation rule for free-standing structures.

"4. The stucco of the addition will be similar to the existing color without the brocade texture and the trim color will be restored to an existing historic blue-green.

Staff Recommendation:

"Staff recommends denial of this application unless the Board has a positive finding of fact to grant the exception needed for this project. Otherwise, this application complies with Sections 14-5.2 (C) Regulation of Landmark Structures and (H) Don Gaspar Area Historic District design standards."

Chair Woods asked if the Historic status of the building would be affected if the Board granted the exception.

Mr. Rasch said he did not believe it would because the original footprint was on the southwest, and the additions were on the southeast, along with the proposed addition.

Wayne Lloyd, 501 Halona Street, was sworn in. He then shared three foam boards, pointing out where the addition was on the SE part of the existing structure. He showed how it was at a lower height.

Mr. Lloyd said exception was almost impossible to comply with, and said he thought it would make the owner's life a lot easier to be granted the exception. He said

without the exception, the floors would end up being different levels. He said it could be done, but it would be extremely difficult.

Mr. Newman said he was confused about the new drawings compared to those in the packet. He said he understood from one of the drawings there were three additions, but with the other drawing he saw differences.

Mr. Lloyd explained the drawings to the Board. He noted that the one in the packet was what they wanted.

Mr. Barrow asked if the addition was higher than the awnings.

Mr. Lloyd said it was higher than the awnings.

Mr. Barrow asked, if they built the one that was six inches lower, if the interior would be within code.

Mr. Lloyd said if he put in a ramp, he could make it work.

Ms. Rios asked about the exterior height of the addition.

Mr. Lloyd said it would be 8'. He explained that it was a kitchen, so they had to deal with hoods and things like that. He noted that when he had submitted the application, his mechanical engineer had not had the ventilation hood worked out. He showed, on the floor plan, where the range would be. He said he had two choices: a hood above, 18" in from the parapet, or through the wall, and be side mounted. He said to meet State regulations, he had to have one or the other. He noted the hood could not be covered by the parapet. He said he would be willing to hear what the Board wished.

Mr. Lloyd said he could put a trellis in to cover through the wall. He showed what the roof would look like. He said it was 24" in diameter, and would stick up 24" as well. He said he thought it would be better to paint it, and said it would be clear in the back.

Mr. Barrow asked if there were there other ways to do it. He also asked if it was commercial.

Mr. Lloyd said it was.

There were no comments from the public.

Chair Woods asked for the height of the parapet on the addition.

Mr. Lloyd said it was 9' 7", or 5" above the roof.

Chair Woods noted that the shed had an overhang instead of a parapet. She said a side vent would keep the height in place.

Mr. Lloyd said he would be willing to put a flat roof on it.

Chair Woods said he needed to go to page 23 to cite exceptions, if needed.

The responses were: 1) the addition cannot be seen from the public street and therefore does not change the streetscape, 2) the request to keep the kitchen addition the same height as the existing building (at the point of attachment) is to avoid hardship to the applicant and the occupants of the building. Lowering the height (or the ceiling) would not only fail to meet the building code, it would also create potential injury to the public, 3) this criteria has no affect on residents ability to reside within the Historic District, 4) this structure was added onto over time and the previous addition was completed in a fashion that has minimum ceiling heights. While this proposed addition is lower than the original portion of the structure, it cannot be any lower in that would fail to meet the building code, 5) the special conditions and circumstances are that the existing building presently is built to minimum ceiling heights; building with less height would violate existing building codes, 6) we feel this design approach is the least negative impact.

Mr. Lloyd said he would welcome do either a flat roof or a shed roof with an overhang instead of trying to force the ramp in.

Mr. Barrow moved to approve Case#H-07-131 as submitted, noting that applicant had met the exception criteria, with the condition that the vent be placed on the side of the building, and not on the roof. Ms. Rios seconded the motion.

Mr. Newman clarified that the vent would go straight out of the wall, and not up.

Mr. Barrow said he understood that it was not publicly visible.

Mr. Newman amended the motion to include the condition that the fan unit needed to be screened in some way, and that design be brought to staff. The motion passed by unanimous voice vote.

8. **Case #H-07-132.** 1288 Lejano Lane. Downtown & Eastside Historic District. Would McDonald, agent for Neil Williams, proposes to construct a stone and stuccoed yardwall to a height of 6' where the maximum allowable height was 4' on a non-contributing property. A height exception was requested (Section 14-5.2 D,9). (David Rasch)

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

Background and Summary:

"1288 Lejano Lane is a single-family residence that was constructed in 1990 in the Spanish-Pueblo Revival style. The HDRB approved remodeling with additions to the residence on March 29, 2005. The building is listed as non-contributing to the Downtown and Eastside Historic District.

"This summer, the owner began to construct yardwalls without a permit or permission and the historic districts compliance officer required the work to stop.

"Now, the applicant proposes to construct a yardwall along the street frontage to a height of 6' on grade. The wall will be stepped so that the height doesn't exceed 6' at any point. The maximum allowable height is 4' since there are no yardwalls or fences within the streetscape. The applicant is requesting an exception and the required responses are attached.

"The wall will feature a fitted stacked stone base at approximately 1' to 5' high. A stuccoed adobe wall will be constructed on top of the stone to a height of 1.5' to 4'. The wall will be capped with flagstone.

"An arched wooden pedestrian gate will be installed between pilasters. A rough-sawn wood lintel will be installed over the gate at a height of 8'5".

Staff Recommendation:

"Staff recommends denial of this application unless the Board has a positive finding of fact to grant the exception needed for this project. Otherwise this application complies with Section 14-5.2 (D) General Design Standards and (E) Downtown and Eastside Historic District design standards."

Ms. Rios asked what the height from the grade to the top of the wall would be.

Mr. Rasch said it would be no higher than six feet.

Mr. McDonald, who had been sworn in previously, said he had nothing to add, but would be glad to answer any questions from the Board.

Mr. Newman asked why Mr. McDonald had mentioned the hardships in his responses. He said he thought the grade within the wall was at the gate grade. He said he thought there was a retaining wall.

Mr. McDonald said it did retain somewhat.

Mr. Newman asked if they really needed the wall to be that tall.

Mr. McDonald explained that the owner would have terraces on the inside for planting. He apologized for not including that in the application.

Mr. Barrow asked staff if it would be appropriate to consider design materials.

Mr. Rasch said he thought any argument the applicant brought forward in answering the exception questions would be appropriate.

Ms. Walker said there were three materials. She asked if there was any way the number of materials could be reduced to two, and said she felt the wall was already busy.

Mr. McDonald said he was sure they could. He said it was mostly his client's design but he liked the look of the flagstone top. He agreed that it could be called busy, but said he found it attractive. He said if the Board wished, they could certainly eliminate the cap.

Ms. Rios asked if the proposed material for the cap was flagstone.

Mr. McDonald he agreed, adding that the flagstone was beige in color.

Mr. Barrow asked what the purpose of the wood around the gate was.

Mr. McDonald said it was simply decorative.

Mr. Barrow asked what its relationship to the ground would be if the wall were at the required four feet.

Mr. McDonald said he was unsure.

Mr. Newman noted that yard was level. He said the top of the piers was maybe 4.5 feet.

Mr. McDonald noted that the yard sloped upward.

Chair Woods said he was trying for some privacy, which she did not see as a big deal.

Mr. Rasch clarified that the interior height would probably be about six if the wall were built at four feet.

There were no comments from the public.

Ms. Rios moved, in reference to Case#H-07-132, to deny the exception and require the wall not exceed the maximum allowable height of four feet, and require that the applicant remove the lintel over the gate. Mr. Barrow seconded the motion. The motion passed by unanimous voice vote.

9. **Case #H-07-134.** 737 Don Cubero Alley. Don Gaspar Area Historic District. George and Edith Brown, agent/owner, proposes to remove a 7' high coyote fence and replace it with a 69" high stuccoed yardwall where the maximum allowable height was 52" on a non-contributing property. A height exception was requested (Section 14-5.2 D,9).

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

Background and Summary:

"737 A Don Cubero Place is a single-family residence in a condominium that was constructed in the Spanish-Pueblo revival style in 2005. The building is listed as non-contributing to the Don Gaspar Area Historic District.

"A 7' high, irregular-top coyote fence was constructed around the property with an arched wooden pedestrian gate between stuccoed pilasters on the street-facing south elevation. The owner removed the fence without a permit or permission and began to construct a CMU wall in the same location when a stop work order was issued.

"Now, the applicant proposes to construct a stuccoed yardwall to a height of 6' where the maximum allowable height is 51" as determined by a linear - district

boundary truncation calculation. When the entire streetscape is examined for maximum height the average is 52". An exception is requested and the required responses are attached.

"In addition to the fence change to a wall, a stuccoed lintel will be constructed over the pedestrian gate to a height of 90". Stuccoed caps on the pilasters will make the wall design more harmonious with traditional design.

Staff Recommendation:

"Staff recommends denial of this application unless the Board has a positive finding of fact to grant the exception needed for this project. Otherwise, this application complies with sections 14-5.2 (D) General design Standards and (H) Don Gaspar Area Historic District design standards."

Ms. Edith Brown, of 3216 Stratford Hills Lane, Austin, TX, was sworn in. She said they felt the wall would be more pleasant. She said they felt that the wall conformed to the area. She said the height was for privacy, and noted the wall they had taken down had been 7' in height. She noted further the exception would only be required in a few places.

Ms. Walker asked Ms. Brown to explain why they had removed the fence, and why they built without a permit.

Ms. Brown apologetically said they were new to the area.

Ms. Walker asked if they had used a local broker.

Ms. Brown said they had.

Ms. Walker asked if the broker had failed to explain the procedures.

Ms. Brown agreed vehemently.

Mr. Barrow said he had a question for staff. He said he found the response statements to be entirely inadequate, and said they could not take action on the statements as they were written. He said some were in conflict with what the applicant wanted to do.

Chair Woods asked if the wall was finished at that time.

Ms. Brown said it was at finished height.

Chair Woods asked if Mr. Rasch could describe what would be necessary for it to comply with the ordinance.

Mr. Rasch said at the gate it was 65 and at far end was 69. He said if the maximum allowable was 51, it was approximately one block.

There were no comments from the public.

Mr. Rasch clarified 20% of 52 would give 62, and an exception would not be required.

Ms. Rios moved, in reference to Case# H-07-134, to deny the exception and allow a maximum height of 51" and require that the lintel be eliminated. The motion was seconded by Mr. Newman.

Chair Woods amended the motion to require the removal of one layer of blocks instead of allowing the maximum height of 51". The motion passed by unanimous voice vote.

Other Business:

Chair Woods noted that there was a request to reconsider the case on Delgado and restart the considerations because the sign had said the meeting would take place at 6:00 p.m., instead of 5:30. She said she found that to be a reasonable request.

Ms. Rios moved to reconsider Case #H-07-127 at that time. The motion was seconded by Mr. Barrow. The motion passed by unanimous voice vote.

Mr. Randall Bell, of 314 Garcia Street, was sworn in. He thanked the Board for staying to reopen it. He noted that Staff was the applicant, but said the owner was present.

Mr. Bell directed the Board to page four, where Ms. Mary Ragins described it as sufficiently intact historic structure. He said Mr. Kindgren, the owner, and he would disagree with that. He said it had undergone many changes over the years.

Mr. Bell noted that the oldest part was to the south, and said there was no date for it, but he guessed early twentieth century, and was made of fired brick, stuccoed. The

middle part was constructed in the late 1940's, including the portal. He said at that time there had been one main door, and a duplex had been created by placing a second door where a window was. He noted that there were very few original windows left in the building, and the few that were left were on the non-publicly visible rear of the building.

He said it was a brick building, which became stuccoed, the addition of the portal, changes of apertures, a carport filled presumably sometime in the late 1950's and addition on the north side that was a frame stucco addition. He said it could fit in with the neighborhood in that it was one story and stuccoed, but he thought whether that added anything to the historic quality of the neighborhood was open to question.

Mr. Bell noted that all the doors and windows in the addition were changed presumably in the 1970's. He said in the last survey it was deemed to have no significance, and had not changed much except for the replacement of the windows.

Mr. Bell noted a survey done by Mr. McIntosh, which concluded it should remain non-contributing. He said Staff had not liked that conclusion and hired another surveyor, but he it was reaching. He said it qualified by age, but there was almost no original material left that was visible.

Mr. Bell said his client's preference was for it to remain non-contributing, as it was deemed. They asked that Mr. McIntosh's conclusions be accepted.

Mr. James Kindgren, of 325 Delgado, was sworn in. He said he started working in Santa Fe in 2000 after selling a home in Colorado and buying the residence in question in 2001. He said he liked that it had two units so his parents could live in the other side.

Mr. Kindgren said the reason why he had wanted Mr. Bell to say something was because I met with Ms. Barrett in March, and got the whole survey done, and it had just been discarded. He asked Mr. Bell to speak because it might have had some merit. He said he did not know if the age made it historic.

Mr. Barrow asked if they knew anything about the sequential relationship of the stuccos of the building.

Mr. Kindgren said he had no stucco history. He said there were fire brick sills on the oldest part. He noted there had been synthetic patches on it.

Mr. Barrow asked if it would be correct to assume that the current uniform stucco treatment might not be 50 years old but the uniformity of the stucco might be 50 years

old.

Mr. Kindgren said he was not sure. He said another renovation had been done when they put in the windows in the 1970's. He said it looked like at some point they had done the two windows on the side and put in storm windows.

Ms. Rios said she understood the footprint had been collectively intact over 50 years old.

Mr. Kindgren said the aerial photo in 1958 showed it as it was currently.

Ms. Rios asked how many windows were steel casement.

Mr. Kindgren said the steel casement were on the addition. One in the photo, and one on the back side.

Ms. Rios asked if openings had been changed.

Mr. Kindgren said the carport was changed at some point. He said as far as he knew the rest had remained the same. He said there was a huge fixed window on the back that he was unsure about.

Chair Woods said if they wished to argue, she would suggest they do a photograph of what had changed, and do significant research to show exactly when each change was made. She said they would then know what had happened.

Chair Woods suggested they postpone the case at that time, so they could do the research. She said she had no idea what they had talked about regarding what was historic and what was non-historic.

Mr. Bell said he thought the facts were in the reports. He said they had a problem with the interpretation of the reports. He said they could do more research, but it would not speak to their concerns.

Chair Woods said the Board understood their concerns.

Mr. Kindgren said in the initial report were aerial photos which were very blurry, which show the original structure as 700 square foot. He said the research on the additions to the original structure were in Mr. McIntosh's report.

Ms. Barrett said she wished to explain why she had asked for another survey. She

explained that the 1994 survey had not had enough information, and had a "P" for Post war. She said the additions were all of historic age. She explained that she had not been sure, and so had requested another surveyor.

Ms. Rios moved to upgrade the status of 325-325 ½ Delgado Street from Non-Contributing to Contributing because it did fall into the ordinance requirements. The motion was seconded by Mr. Barrow. The motion passed by unanimous voice vote.

MATTERS FROM THE BOARD

Mr. Barrow suggested a motion that staff engage in a research project on walls and gates in the City to create design guidelines that would prevent gates and walls from disrupting the views of historic structures.

Mr. Rasch noted staff had engaged a contractor during their subcommittee meeting.

Chair Woods said they could not vote on that because it had not been noticed yet. She noted they might need to meet and work on it with Legal.

Mr. Barrow said he would like to get some kind of motion regarding a study.

Chair Woods said they could not vote on it at that time.

Mr. Rasch said a survey would give them information for the background, but they could post an agenda item recommending staff to initiate staff survey, or to initiate an amendment ordinance that would be more specific to walls and fences.

Chair Woods said they could put it on the next agenda, and that would be the first step.

Mr. Rasch said he had asked some consultants he knew if they would be interested in the contract, and they had been reluctant to participate because of the huge amount of research and analysis that would be required. He said it would be a hard survey.

Mr. Newman said the other issue was whether they should retain consultants to do an analysis of historic gates and walls that were appropriate, and from that develop guidelines.

Mr. Barrow said they all understand that it was a valid point, but they had nothing to stand on in the code.

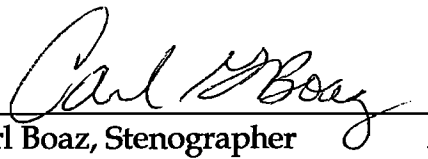
ADJOURNMENT

Ms. Walker moved to adjourn the meeting. The motion was seconded by Mr. Barrow. The motion passed by unanimous voice vote, and the meeting was adjourned at 8:30 p.m.

Approved by:

Sharon Woods, Chair

Submitted by:



Carl Boaz, Stenographer