



Agenda

DATE 9/4/13 TIME 8:55a
SERVED BY Constance Vigil
RECEIVED BY [Signature]

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, September 10, 2013 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, September 10, 2013 at 5:30 P.M.

CITY COUNCIL CHAMBERS

A M E N D E D

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: August 27, 2013
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-13-018 774 Acequia Madre
Case #H-13-012 60 E. San Francisco & 113 E. Water
Case #H-13-073 908 & 908 ½ Galisteo Street

Case #H-13-074 927 & 929 Canyon Road
Case #H-11-056 250 E. Alameda

- F. COMMUNICATIONS
- G. BUSINESS FROM THE FLOOR
- H. ACTION ITEMS

1. Case #H-13-077. 911 Don Gaspar Avenue. Don Gaspar Area Historic District. Margaret Ragle, agent/owner, requests a historic status review to downgrade this contributing residence. (John Murphey).
2. Case #H-13-078. 131 Romero Street. Westside-Guadalupe Historic District. Architectural Alliance Inc., agent for Gordon Lawrie, owner, proposes to remove portals, construct a 1,040 sq. ft. addition and remodel the house to a height of 16', above 15'1" maximum allowable height and make other changes to this non-contributing residence. An exception is requested to build above the maximum allowable height (Section 14-5.2(D)(9)). (John Murphey).
3. Case #H-13-079. 66-70 E. San Francisco Street. Downtown & Eastside Historic District. Jeff Seres, agent for Greer Enterprises, owners, request a historic status review of a non-contributing commercial structure. (David Rasch).

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 for more information regarding cases on this agenda.

Persons with disabilities in need of accommodation or an interpreter for the hearing impaired should contact the City Clerk's office at 955-6520 at least five (5) working days prior to the hearing date. Persons who wish to attend the Historic Districts Review Board Field Trip must notify the Historic Preservation Division by 9:00 am on the date of the Field Trip.



Agenda

CITY CLERK'S OFFICE

DATE 8/24/13 TIME 4:55 PM

SERVED BY Camille Vega

RECEIVED BY [Signature]

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Case #H-13-076 DeFouri Street Bridge
Case #H-11-056 250 E. Alameda
Case #H-13-075 618 Old Santa Fe Trail
Case #H-13-089 613 W. San Francisco St.

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3. Case #H-13-079. 66-70 E. San Francisco Street. Downtown & Eastside Historic District. Jeff Seres, agent for Greer Enterprises, owners, request a historic status review of a non-contributing commercial structure. (David Rasch).
4. Case #H-13-080. 209 Delgado Street. Downtown & Eastside Historic District. Karen Walker, agent for Deborah Meyer Doe, owner requests a historic status review to downgrade this contributing residence. (John Murphey).

5. Case #H-12-089. 613 W. San Francisco Street. Westside-Guadalupe Historic District. Martinez Architecture Studio, agent for Paul and Suzanne Petty, owners, proposes to remodel a contributing residential structure by constructing an approximately 365 sq. ft. of additions, replacing the pitched roof, replacing a portal, finish the existing addition in stone, face a chain-link fence with coyote latillas, install a coyote vehicular gate, and other site work. Two exceptions are requested to alter opening dimensions on a primary elevation (Section 14-5.2(D)(a)(i)) and to exceed the 50% footprint rule (Section 14-5.2(D)(2)(d)). (David Rasch).

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HISTORIC DISTRICTS REVIEW BOARD
September 10, 2013

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MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

September 10, 2013

A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Chair Sharon Woods on the above date at approximately 5:30 p.m. in the City Council Chambers, City Hall, Santa Fé, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms. Sharon Woods, Chair
Ms. Cecilia Rios, Vice Chair
Mr. Bonifacio Armijo
Mr. Edmund Boniface
Mr. Frank Katz
Ms. Christine Mather

MEMBERS ABSENT:

Ms. Karen Walker [excused]

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Mr. John Murphey, Senior Historic Planner
Ms. Kelley Brennan
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.

C. APPROVAL OF AGENDA

Ms. Rios moved to approve the agenda as presented. Ms. Mather seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES: August 26, 2013

Ms. Rios requested a change on page 7, 3rd paragraph where it should read, "Ms. Rios asked if that entire space was needed and if it could be reduced."

Mr. Boniface moved to approve the minutes of August 26, 2013 as amended. Mr. Katz seconded the motion and it passed by unanimous voice vote.

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-13-018 774 Acequia Madre

Case #H-13-012 60 E. San Francisco & 113 E. Water

Case #H-13-073 908 & 908 ½ Galisteo Street

Case #H-13-074 927 & 929 Canyon Road

Case #H-11-056 250 E. Alameda

Ms. Mather moved to approve the findings of fact and conclusions of law as presented. Ms. Rios seconded the motion and it passed by unanimous voice vote.

F. COMMUNICATIONS

Mr. Rasch verbally reported the minutes of the field trip. On the field trip, Chair Woods, Ms. Rios, Ms. Mather, Mr. Katz, Mr. Boniface and Mr. Armijo were present. They reviewed the three properties on this agenda. Staff gave overviews but didn't discuss the merits of any of the proposals.

Chair Woods asked if the Board needed to approve those minutes.

Mr. Rasch said they would come back to the Board in two weeks.

G. BUSINESS FROM THE FLOOR

Mr. Eric Enfield requested a copy of the field trip minutes.

Chair Woods announced to the public that anyone wishing to appeal a decision of the Board could file the appeal to the Governing Body within fifteen days after the date the Findings of Fact and Conclusions of Law for that case were approved by the Board.

H. ACTION ITEMS

1. **Case #H-13-077. 911 Don Gaspar Avenue. Don Gaspar Area Historic District. Margaret Ragle, agent/owner, requests a historic status review to downgrade this contributing residence. (John Murphey).**

Mr. Murphey gave the staff report as follows:

BACKGROUND AND SUMMARY:

Constructed in 1922 as a Prairie-style bungalow, 911 Don Gaspar Avenue is a one-story residence with a prominent porte-cochère. Attached to the house, by a connecting wall is a one-and-a-half story casita combining once two distinct structures. In 1983, the Prairie-style elements were removed as part of a Spanish-Pueblo Revival makeover. Both the house and casita are contributing to the Don Gaspar Area Historic District.

Project

The applicant requests a review to downgrade the house and casita (sometimes referred to as a studio) from contributing to noncontributing status.

Historical Overview

In the 1920s, Coronado Road was the end of the world. It was here that city sewer service stopped, with the scrubby hills to the south not to be developed for another three decades. It was near this demarcation, on several lots at the southern edge of the Buena Vista Addition, that businessman Clarence L. Bowlds built his Prairie-style home.

Born in c.1884, in Habit, Kentucky, a tiny settlement southeast Owensboro, Bowlds was raised on his family's tobacco farm. With enough drive to earn a business administration degree in 1909, he arrived in Santa Fe soon after to be the cashier and vice president of the Capital City Bank. After leaving the bank in the mid-1910s, he opened a grain dealership on the site of the future El Fidel Hotel. During this time, Clarence lived with his wife, Gertrude, and their four-year-old daughter, Hattie, in a shingle bungalow on East Santa Fe Avenue, a house that he owned and probably had built on spec.

In the early 1920s, Bowlds began to invest in other businesses, including real estate and building bungalows with fellow Kentuckian Tillman J. Holderman. He sold life insurance on the side for the New

York Life Insurance, a source of income he pursued for over 50 years.

Bowlds engaged in a blitz of civic duty, becoming a charter member and secretary of the Rotary club as well as an officer of the Modern Woodmen of America and the local chamber of commerce. He was a Mason, and was named a Knight Commander of the Court of Honor of the Scottish Rite. He sang tenor in the St. John's Methodist choir, and as a trustee, steered several fundraising campaigns to find a permanent home for the church. He was the first scoutmaster of the first Boy Scout troop in Santa Fe. He bowled, he golfed, he played tennis, and in 1926 he ran unsuccessfully for mayor under the Democratic Party. He could have been a character in a Sinclair Lewis novel.

It was during this period of prosperity that he moved his family from the relative flatlands of Santa Fe Avenue to the developing hills of the Buena Vista Addition, to build his "Italian Bungalow."

The plans came from California and represented a version of a boom-town Prairie house found throughout the Southwest. Like these homes, it had a rectangular emphasis, overhanging eaves, a deep porch with massive square supports, and narrow multi-light casement windows. A newspaper account stated that Bowlds designed many of its details, including its built-in bookcases and a "built-in bath tub and shower," a novelty for the time. With all its novelties, it cost \$8,000 to construct.

Given the family's status, the home became the location of social and church events — teas, society meetings, political fundraisers, all noted in the newspaper's society column.

Bowlds died of heart disease in 1977 at age 93. The house remained in the family, little changed, until 1979, when it was sold to Susan Havalina. Havalina used the home to conduct yoga classes and to host the Santa Fe chapter of Playback Theater, where "playbackers" — local, non-professional actors — would gather to tell stories and improvise scenes.

In 1983, Havalina approached the-then Historic Design Review Board with a project to remodel the house, as later written on a building permit, with "a pueblo style look." To do this, the characteristic overhang was removed and the wood and textured cement walls were obliterated with thick stucco. Square corners and straight lines were rounded in order to give a softness that was originally not intended. Multi-light wood windows were removed and replaced with single-lights, framed with turquoise trim.

The makeover did not stop at the house, but also altered a once standalone garage and studio to the rear. These were joined together by eliminating a connecting portal and adding a one-and-a-half story addition in front, connecting all three into a new casita. This was given the same ersatz Spanish-Pueblo Revival treatment as the house.

Evaluation of Historical Status

Both the house and the former separate garage and studio have received a major remodeling that has erased their character-defining features and, therefore, their historical integrity. While these structures were given a district-compliant style, the change occurred less than 50 years ago and does not presently help

maintain the character of the Don Gaspar Area Historic District.

STAFF RECOMMENDATION:

Staff recommends downgrading the house and casita to noncontributing status, finding they do not meet the definition of a Contributing Structure.

Questions to Staff:

Ms. Mather noted on the inventory done in 1982 that this property was listed as contributing at that time. She asked if that was done prior to remodeling. Mr. Murphey agreed.

Ms. Rios asked if the footprint of the main house had changed. Mr. Murphey said it had not.

Applicant's Presentation:

Present and sworn were Ms. Margaret Ragle, 911 Don Gaspar, and her fiancé, Mr. John Tubbs, 911 Don Gaspar.

Ms. Ragle said she had nothing to add to the staff report. She said she was born and raised in the 900 block of Don Gaspar and wanted to maintain the integrity of the houses on that block. Her family owned five of those properties on that block. She purchased this property in 2006 and that almost completed the block for the family's ownership. Now living there, she had the opportunity to work on it. She realized it did not have the integrity it had when the Bowld's family owned it.

Questions to the Applicant:

Ms. Rios asked how many windows had been changed in the main house.

Ms. Ragle said all but the two front windows had been changed.

Mr. Murphey said actually all of them had been changed.

There were no speakers from the public regarding this case.

Action of the Board:

Mr. Katz moved in Case #H-13-077 to downgrade the historic status to non-contributing, finding that it no longer maintained the character of the area. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

2. **Case #H-13-078. 131 Romero Street. Westside-Guadalupe Historic District. Architectural Alliance Inc., agent for Gordon Lawrie, owner, proposes to remove portals, construct a 1,040 sq. ft. addition and remodel the house to a height of 16', above 15'1" maximum allowable height and make other changes to this non-contributing residence. An exception is requested to build above the maximum allowable height (Section 14-5.2(D)(9)). (John Murphey).**

Mr. Murphey handed out a document [attached as Exhibit 1].

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

BACKGROUND AND SUMMARY:

Fronting onto Camino de la Familia, 131 Romero Street is a small, single-story, flat-roof roughly Spanish-Pueblo Revival style adobe building built before 1950. At some time between 1966 and 1978, portals were added along the front façade and the original windows were replaced with aluminum sliding units. At the August 23, 2011 HDRB hearing, the Board downgraded the structure from contributing to noncontributing status to the Westside-Guadalupe Historic District.

Historical Overview

Built prior to 1950, the building predates most of the housing stock of Romero Street to the west. It may have once been associated with the Railyard, as it sat at the curve of an AT&SF spur, on what appears to be the railroad's right-of-way. A 1960 aerial shows it standing just south of what looks to be a warehouse (demolished). The same aerial shows the building was approached by an unnamed dirt road west of the tracks, not Romero Street. The 1983 boundary creating the Westside-Guadalupe Historic District (Ordinance No. 48, 1983) did not include this structure, but a subsequent drawing of the boundary includes it.

Project

The applicant requests a review of a project to remodel and create an addition to the building.

Demolition/Addition

The project starts with the demolition of the non-historic front portals and the repurposing of the original 938 sq. ft. L-plan building to carry an addition. The approximately 1,040 sq. ft. addition will bridge from the center of the "L" and move north as a long gabled volume.

The addition has a pitch roof, a dominant roof type found along Camino de la Familia. The peak of the roof will be at 16'-0", above the 12'-0" maximum height calculation (see exception responses below). It will be a standing seam Galvalume design with gutters and downspouts of the same material. Both sides of the roof

will include flush skylights.

The older building and the addition will be fenestrated with an array divided casement windows of various sizes, clad in a gray color. Due to code requirements, an opening on the west elevation of the existing building will be filled in with fire-rated glass block. Doors will consist of a French-type design with non-divided light panels framed by divided-light sidelights. Door openings will be sheltered by cantilevered 2'-0" canopies treated in a rust color. The exterior lighting was not indicated.

Both the buildings will be finished with El Rey cementitious stucco in the company's "Madera" color.

Site Work

A wrought-iron fence at 5'-9", the maximum allowable height, will create courtyards on the east elevation. Three parking spaces will be established at northeast corner of the property; a separate parking space will be created at the south.

Exception Response

An exception is requested to build above the maximum allowable height (Section 14-5.2(D)(9)):

(i) "Do not damage the character of the district;"

We are proposing to remodel and add to the existing structure with a building that fits in with the character of the district along Camino De La Familia. This new structure will fit in with REI across the street and other multiple story residential buildings in the Romero street neighborhood.

Staff Response: Based on the limited streetscape—a 340'-long section of Camino De La Familia, which includes only the subject building and the two-story+ Railyard commercial block (its height excluded)—the maximum allowable height is artificial and does not represent the actual built environment of the street. The proposed 16'-0" roof does not damage the streetscape or the district to the west, of which the building is tenuously associated.

(ii) "Prevent a hardship to the applicant or an injury to the public welfare"

This proposed height is the allowable height if the existing building was torn down the owner is being punished for recycling an existing structure, which is the hardship. If we don't get this exception our allowable height is only 12'-0", which would only allow a low slope metal roof.

Staff Response: If the current building was torn down, the default maximum allowable height would be 16'-0". Given its height and legal nonconformity of its existing setback, there is little opportunity to expand—both in height and footprint—other than what is proposed.

(iii) "Strengthen the unique heterogeneous character of the City by providing a full range of design options

to ensure that residents can continue to reside within the Historic Districts.”

The character of the city will be strengthened because presently the building is abandoned and uninhabitable and with this renovation the neighborhood will be enhanced and the structure made habitable.

Staff Response: The proposed design could potentially strengthen the heterogeneous character of the City, as it employs a design that provides additional residential square footage and harmonizes with the streetscape.

(iv) “Are due to special conditions and circumstances which are particular to the land or structure involved and which are not applicable to other lands or structures in the related streetscape.”

This proposed height is the allowable height if the existing building was torn down, the owner is being punished for recycling an existing structure, which is the hardship. If we don’t get this exception our allowable height is only 12’-0”, which would only allow a low slope metal roof.

Staff Response: Given the limited height and the legal nonconformity of its existing setback, there is little opportunity to expand the building other than what is proposed.

(v) “Are due to special conditions and circumstances which are not a result of the actions of the applicant.” This structure was originally part of the streetscape of Romero Street and its address was 131 Romero Street. When the Railyard was developed by the City of Santa Fe a new road (Camino De La Familia) was created and this structure is the only countable structure for height calculation, these are special conditions and circumstances. If it was in the Romero neighborhood the allowable height would be 15’-1” instead of 12’-0”.

Staff Response: The building appears to have never been strongly associated with the prominently residential Westside-Guadalupe Historic District to the west. Physically and historically it seems more closely associated with the railroad and now the Railyard district.

(vi) “Provide the least negative impact with respect to the purpose of this section as set forth in 14-5.2(A)(1).”

This structure is still only a single story and ½ the height of the closest building. It will serve as a great transition to Romero street district and has no negative impact.

Staff Response: Staff agrees with statement.

STAFF RECOMMENDATION:

Staff recommends approval of the application, as it complies with Section 14-5.2 (D)(9), General Design Standards (Height, Pitch, Scale and Massing), and the standards of the Westside-Guadalupe Historic

District, Section 14-5.2 (I). Staff additionally believes the applicant has met the exception to build above the maximum allowable height (Section 14-5.2(D)(9)).

Questions to Staff:

Ms. Mather asked what the ordinance said about divided windows in that historic district.

Mr. Murphey said divided windows were not required whether publicly visible or not.

Chair Woods pointed out that the applicant showed two different stucco colors in the plan. She asked if Mr. Murphey had samples and asked where the stucco colors were different. She also asked if different stucco colors on a building were allowed in that district.

The applicant provided color samples to the Board.

Mr. Murphey said the applicant had three-dimensional samples.

Ms. Mather asked where these two different colors were going to be located.

Chair Woods suggested hearing that from the applicant.

Present and sworn was Mr. Eric Enfield, 612 Old Santa Fé Trail, who clarified on the drawings that the large mass would be the dark color and the flat roof masses would be the cameo (light) color. He had copies of the wrought iron fence and Mr. Murphey asked him to bring.

Questions to the Applicant:

Chair Woods asked Mr. Rasch for an answer to the question about different colors on a building in this district.

Mr. Rasch read from Section 14-5.2 I (1) (b), "The color of stuccoed buildings shall predominantly be in browns, tans, local earth tones and soft pastels. Surfaces of stone or brick shall be of a natural color. Entryways and portals or porches may be emphasized by the use of white or other colors. Pinking of buildings that cause arresting or special effects or bold repetitive patterns or using buildings as signs is prohibited. Murals, however, may be referred to the HDRB for a recommendation." So it just says predominantly in browns, tans or local earth tones and entryways or portals could have white or other colors.

Chair Woods was not sure Mr. Enfield was meeting the intent of the ordinance in that he had his brown but if he was doing the flat roofed sections in the white, she thought the code was fairly specific that the white be under portals. If he changed that to another brown or earth tone color perhaps that would be more within the intent of the ordinance.

Mr. Enfield showed his client the chart from which to make a choice.

Mr. Enfield proposed changing Cameo to Sandalwood and provided the color chart for the Board.

Chair Woods thought Sandalwood was still fairly light and didn't think that was the intent of the code.

Mr. Enfield objected that Sandalwood matched an earth tone. He offered to let the Board look at the colors and determine that together.

Chair Woods said there was a concern with having a two-toned building in the Historic District. And if it was in such contrast, that was a concern.

Mr. Enfield said they were considering red because the REI building is red but he told his client that would not pass the Board. He didn't think REI's red could be called an earth tone color although he thought the Board approved that color for the building.

Mr. Enfield was told the Board didn't hear the REI project.

Mr. Katz was confused whether the color was on the studio on the left or just the part in the middle.

Mr. Enfield said the lighter color would be on three sections which were the two studios in the front and part of the existing building that had a flat roof also. It would be those three sections.

Chair Woods asked Mr. Enfield how the colors would be separated if he didn't have a completely separate mass. He would just have a line of different color stucco meeting.

Mr. Enfield said he actually showed a control joint between the flat roofed section and the metal roof section on the back elevation in his drawings. It would be more than a line because they had to put foam on the exterior of the existing adobe wall. So they planned to use that foam to distinguish the masses also.

He added that this was an unusual site because it was located on 131 Romero Street prior to the creation of the Railyard. When they created the Railyard, they created Camino de la Familia. And that put this property on Camino de la Familia. The only part of the staff report he disagreed with was that he mentioned one color and he was proposing two colors. And it wasn't Madeira. It was his mistake. The color was really called La Morena. So his proposal was for Sandalwood and La Morena as the two stucco colors. The darker color would be on the larger metal roof mass and Sandalwood would be on the flat roofed areas.

He mentioned the height considerations. Because Camino de la Familia was created with the Railyard, this property was no longer on Romero Street at 131 Romero. So he was doing the height calculation and there were no buildings on Camino de la Familia that could be measured. When it was considered on Romero Street the maximum height would be 15' 1". But if there are no structures to include, it could be up to 16' and in recycling this old building he hoped the Board would grant the height.

Mr. Enfield noted that his client had served in Suffolk, England on a historic board. This property was a

nice transition from the REI Building to Romeo Street. That was his charge.

Ms. Rios asked the interior ceiling height of the old building was.

Mr. Enfield said it was 7' and in places lower than that.

Ms. Rios asked if lighting was part of this application.

Mr. Enfield agreed and apologized that he didn't show those or describe them.

Ms. Rios asked if anything on the roof would protrude.

Mr. Enfield said it had flat skylights. Nothing would be visible other than the vents.

Ms. Rios asked for the color of the window frames.

Mr. Enfield said the windows would be grey.

Ms. Rios asked if the two stucco colors were to distinguish masses.

Mr. Enfield agreed and thought it would look better with smaller masses in a lighter color.

Ms. Rios asked if staff agreed.

Mr. Murphey noted that it would harmonize with the colors of the Railyard district.

Ms. Rios recalled that the district west of the Railyard had lots of colors - lots of yellows and greens in the past.

Mr. Armijo asked what type of roof he would have there.

Mr. Enfield said it was Galvalume standing seam (metal color).

Mr. Armijo asked about the pitch.

Mr. Enfield confirmed it was 5:12. He said when one got shallower than that, the building roof profile looked bad. They couldn't go any higher and stay within the 10' bearing height.

Chair Woods asked if the windows would be single lift or double hung windows.

Mr. Enfield said they were casements with a single muntin across. He saw that look in the Railyard.

Chair Woods asked what was over the doors.

Mr. Enfield said they were metal overhangs like the ones on Guadalupe with metal struts going back to the building. The new galleries on Guadalupe and Paseo de Peralta had them. They would overhang 2 feet to protect the doors and windows from the weather.

Mr. Boniface asked if he had photos of the fence.

Mr. Enfield said he just had drawings. He said they would have posts.

Mr. Boniface asked if there would be any fluting in the top.

Mr. Enfield said they would use hollow square tubes and use 4x4 rusted posts 6-7' on center and the pickets would be six inches on center. They would be rusted steel to match the overhangs.

Ms. Rios said La Madeira had grey in it. She thought Sandalwood would look better with Buckskin or Adobe.

There were no speakers from the public regarding this case.

Mr. Enfield agreed to use Adobe and Sandalwood stucco colors.

Action of the Board:

Ms. Rios moved to approve Case #H-13-078 per staff recommendations with the following conditions:

- 1. That the building be two-toned as indicated by the applicant with Sandalwood for old part and Adobe for new part;**
- 2. That lighting be taken to staff for review and approval;**
- 3. That nothing protrude from the roof; and,**
- 4. That the applicant has met the criteria for granting the exception.**

Ms. Mather seconded the motion and requested an amendment that the Sandalwood was for the flat roof part of the building and Adobe was for the pitched roof part. Ms. Rios accepted the amendment as friendly.

Chair Woods asked for an amendment regarding the roof that vents and low profile skylights were allowed. Ms. Rios accepted the amendment as friendly and the motion passed by unanimous voice vote.

- 3. Case #H-13-079. 66-70 E. San Francisco Street. Downtown & Eastside Historic District. Jeff Seres, agent for Greer Enterprises, owners, request a historic status review of a non-contributing commercial structure. (David Rasch).**

Mr. Rasch presented the staff report for this case as follows: recommend upgrading to Contributing.

BACKGROUND & SUMMARY:

66-70 East San Francisco Street, previously known as J.C. Penny's and Dunlap's and now known as Plaza Galleria, was originally constructed in the Spanish-Pueblo Revival style in 1955. The building is listed as non-contributing to the Downtown & Eastside Historic District.

The north façade facing the Plaza has historic massing with chip-carved woodwork on the front portal corbels and header beam. The storefront windows and doors are not historic, but it appears that the original design scheme may not have been altered.

The upper floor has intact historic windows and other character defining elements including a Spanish Colonial Revival arched pediment, recessed walls with projecting vigas, and an historic wooden window grille.

In 1967, the J. G. Meem firm designed sidewalk Spanish-Pueblo Revival portals around the Plaza, including this building. While the portals are not historic, they now represent an important design idiom of the Recent Santa Fé style.

The south elevation facing Water Street was completely redesigned in 1994 with a two-story Spanish Colonial Revival arched arcade. An appeal to the Governing Body that this design violated the Santa Fe style standards was denied. Also approved in 1994, was a proposal to redesign the north elevation, but it was not performed.

STAFF RECOMMENDATION:

Staff recommends that the Board upgrade the historic status of the building to contributing due to a good degree of historic integrity with the north elevation designated as primary, excluding the non-historic storefront windows and doors.

Applicant's Presentation

Present and sworn was Mr. Jeff Seres, Box 9308, who asked if the portal was on City property as Mr. Rasch stated, that meant it was not part of this status change.

Mr. Rasch explained that the Meem portal was on City property but the original [chip card?] portal was part of his client's property.

Mr. Seres said okay.

Questions to the Applicant

Ms. Mather asked if there were actually vigas on the second floor.

Mr. Seres said they were faux vigas (viga tails or ends).

There were no speakers from the public regarding this case.

Action of the Board:

Mr. Boniface moved in Case #H-13-079 to approve upgrading the historic status of this building at 66-70 East San Francisco Street to Contributing due to the good degree of historic integrity and with the north elevation designated as primary, excluding the non-historic storefront windows and doors on the ground floor, that the windows and grille on the second floor were historic, and noting that the John Gaw Meem portal was on city property and not part of this consideration. Ms. Mather seconded the motion.

Mr. Armijo asked for clarification regarding the south elevation and Chair Woods clarified it.

The motion passed by unanimous voice vote.

Chair Woods reminded Mr. Seres that if the Greer family wanted to do something with this property that nothing could be done that would change the historic status.

Mr. Seres acknowledged that the language in the Code was "shall be denied." So he understood that any changes that wouldn't change its status could be approved.

Ms. Brennan agreed. If the proposed changes do not change the status, they could be approved.

Chair Woods cautioned that they still must meet the design standard.

I. MATTERS FROM THE BOARD

Chair Woods asked Ms. Brennan to give an update on the cell tower issues.

Ms. Brennan said the issue might be brought forward at the first meeting in October and it falls within the Board's jurisdiction because it would be located within a historic district and because the Council felt when they revised the ordinance that the H Board should hear anything that was in a District. The tower was to be at the Burger King and gas station at the corner of Alameda and St. Francis which was a remnant in the Westside-Guadalupe District on commercially zoned property and it was a preference for locating cell towers. So the Board ended up having jurisdiction although unusual. It was done once in the St. John's case. The Board would apply the aesthetic requirements under the Telecom Ordinance as well as the historic ordinance. She would provide a memo that would include a lot of detail and background on what the federal rules were. The memo will take the Board through all of those considerations, staff analysis and lots of photos.

She invited board members to call her with any questions.

Chair Woods recalled that what happened with the St. John's Church was that the cell tower was within a chimney. So it dealt with materials that were in the H ordinance. Assuming this is just metal, we don't have that in our ordinance.

Ms. Brennan agreed and said that was why she urged the board members to read her memo. She understood it was difficult because there were no design standards for towers but this was aesthetics of the telecom act to minimize the impact.

Ms. Rios asked if this was not in the HD.

Ms. Brennan said it was just inside the District and in a C-2 zone.
Chair Woods understood that Council says we must hear it, based on aesthetics of the telecom act.

Ms. Brennan agreed and added that it had a wall that must be within historic standards.

Chair Woods pointed out that they would have a tough time getting quorums for the next couple of meetings. She wouldn't be at either October meetings.

Ms. Rios said she would be out from September 27th through October 16th

Ms. Mather wouldn't be at the October 22 meeting.

Chair Woods added that Karen Walker has been very ill and wasn't sure when she could return.

Ms. Brennan asked if Mr. Rasch had their schedules. Chair Woods agreed.

Ms. Brennan said this case needs a full complement and there will be a lot of public testimony, especially concerning health effects which the Board would hear but must disregard. So it would be best that it be a decision of the whole board and not a small portion of the board.

Chair Woods said they wouldn't have all board members present in October's meetings.

Ms. Rios added that she wouldn't be here for the entire month of November.

Ms. Brennan said a lot of people will attend that meeting.

Ms. Mather was confused about the Governing Body wanting the Board to look at this case but not the Atalaya School.

Ms. Brennan said during consideration of the telecom ordinance she had originally provided that any

facility located in a commercial or industrial zone could be administratively approved but the preservation community urged that any of them that were proposed in the historic districts should be reviewed by HDRB. So the Council gave the HDRB jurisdiction at that time.

The matter of the school had to do with sovereign authority on the interaction of governments.

Ms. Rios remembered that the HDRB in the past made decisions in reference to the huge tower on Marcy Street when they were making additions to that tower.

Chair Woods said she didn't understand about Atalaya School either. The HDRB heard school projects many times. They did Carlos Gilbert, Acequia, Manderfield and a lot of grief would have been saved in the City if the Board had heard Atalaya also. So she would like a statement by the staff on why this was not reviewed by the HDRB. She believed, with all the previous school cases, the concerns of the neighbors and HB 360 that it absolutely should have come before us.

Ms. Brennan agreed to provide the information why it didn't.

Mr. Katz asked if height was a consideration on this cell tower.

Ms. Brennan said the height is limited to 100' and this one, at 64', is considerably under that. The Marcy Street tower is 186 feet high. So the height does not need a height exception and the Board will be using its criteria on the set back exception. The setback requirement was established under the Telecommunications Ordinance and consisted of 150% of the height of the tower. It was an older provision that Council decided to retain on the theory that if a tower toppled it should not topple on a neighbor's property so it would require a 64' set back from adjacent property lines. But towers today are designed to telescope rather than topple. There is code applicable to them now.

Ms. Mather didn't understand how the Board could have jurisdiction over an ordinance it didn't create.

Ms. Brennan said she explained all of it in her memo. The Board was exercising jurisdiction over both ordinances.

Mr. Rasch added that the Board would be using criteria 1, 2, 3, 5, and 6.

Chair Woods thought it would also be helpful to list explicitly what was in the Board's jurisdiction and what was not.

Ms. Brennan hoped the memo would be very clear in that regard. Some things remained in the telecommunications ordinance that might be outdated. The Board will not be recommending but making the final decision. And it almost certainly will be appealed to the Governing Body. There are certain findings the Board is required to make. The criteria will be broken out. There were about 20 exception requests and a paragraph would be needed on each one.

Chair Woods recalled that the last time there were disruptions and there was some very aggressive behavior toward the Board and no one was here to help the Board with order. They needed a policeman or some security to help.

Ms. Brennan said the City could provide that.

Chair Woods said if there wasn't she would adjourn the meeting.

Ms. Mather said if it was anything like Drury it would take up so much of the Board's time that it should be a special meeting.


Ms. Brennan agreed it certainly should be a short agenda.

Chair Woods said to Ms. Brennan that she wasn't present for the DeFouri Street Bridge case and they got into an argument on the size of the bridge. The size did affect the streetscape.

J. ADJOURNMENT

The meeting was adjourned at 6:24 p.m.

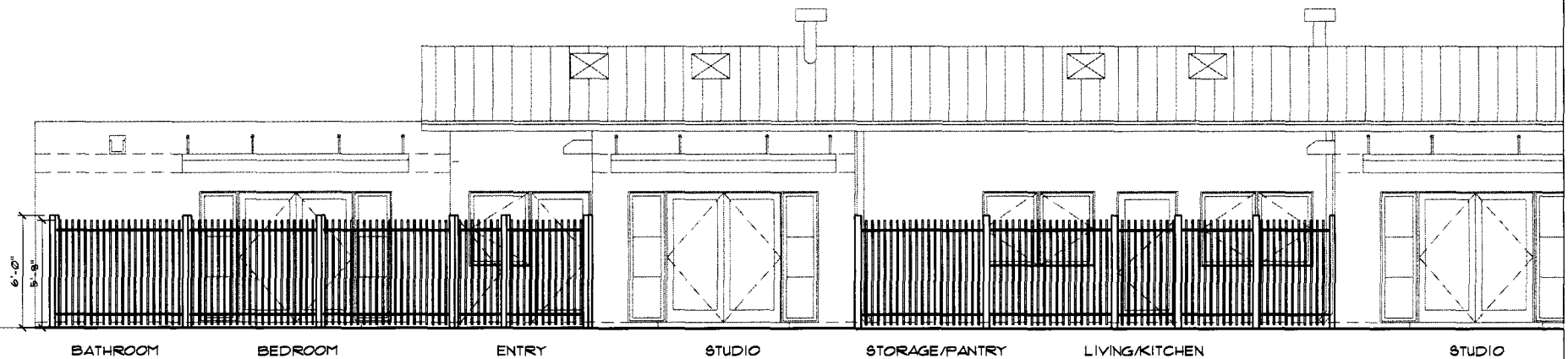
Approved by:


Sharon Woods, Chair

Submitted by:


Carl Boaz, Stenographer

Exhibit 1
HDRB 9/10/2013



PROPOSED FENCE ELEVATION (STREET VIEW)

SCALE: 1/4" = 1'-0"

131 Romero St. (131 Camino De La Familia)
Architectural Alliance, Inc.

Supplemental Drawing
Sheet 1 of 1

