



Agenda

DATE 4/16/13 TIME 9:52 am
 PREPARED BY Camille V. [Signature]
 REVIEWED BY JD

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, April 22, 2014 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, April 22, 2014 at 5:30 P.M.

CITY HALL COUNCIL CHAMBERS

A M E N D E D

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: April 8, 2014
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-13-091 1001 E. Alameda Street
 Case #H-13-084 145 E. Alameda Street
 Case #H-14-017 208 & 207 ½ Polaco

Case #H-14-018 661 C Garcia Street
 Case #H-14-019 707 Agua Fria Street
 Case #H-14-012 223-225 Johnson Street

- F. BUSINESS FROM THE FLOOR

- G. ACTION ITEMS

1. Case #H-14-016. 116 Calle la Pena. Downtown & Eastside Historic District. Plan A Architecture, LLC, agent for Dan & Ashley Perry, owners, proposes to remove a street-frontage coyote fence and replace it with a stuccoed yardwall at 4'6" high with taller accents, pedestrian gates, and a patio with a banco and fireplace at a non-contributing property. (David Rasch).
2. Case #H-05-179. 270 Las Colinas Drive (Lot 7). Downtown & Eastside Historic District. Lorn Tryk Architects PC, agent for Piedra partners LLC, owners, proposes to construct a 4,825 sq. ft. single-family residence to a maximum height of 20' on a sloping site where the maximum allowable height is 18'6". (David Rasch).
3. Case #H-13-010. 303 East Alameda Street. Downtown & Eastside Historic District. Wayne Lloyd, agent for Schepps NM Development, owners, proposes to remove publicly-visible rooftop equipment and replace it with new equipment and stuccoed screens that are lower than adjacent parapet heights on a contributing commercial structure. (David Rasch).
4. Case #H-11-035. 505A Cerrillos Road. Historic Transition Historic District. Gabriel Browne, agent for McMojo LLC, owners, proposes to amend a previous approval to remodel a contributing commercial building by altering non-historic openings and constructing a roof deck on the front elevation. An exception is requested to alter the character of the primary elevation (Section 14-5.2(C)(1)(a)). (David Rasch).

5. Case #H-13-086B. 918 Acequia Madre, C. Downtown & Eastside Historic District. Martinez Architecture Studio, agent for David Muck and Cole Martelli, owners, proposes to demolish a contributing residential structure. An exception is requested to remove historic materials and degrade the historic status (Section 14-5.2(D)(1)(a)+(D)(5)). (David Rasch).
6. Case #H-14-020. 125 W. Santa Fe Avenue. Don Gaspar Area Historic District. Robert Lemunyon, agent/owner, requests historic status review and determination of primary elevations for a contributing single-family residence and a contributing free-standing garage. (David Rasch).
7. Case #H-14-022. 723 & 725 Canyon Road. Downtown & Eastside Historic District. Michael Bodelson, agent for Frank Sanchez, owner, proposes to construct a 1,596 sq. ft. single-family residence to a height of 15'6" and a 2,730 sq. ft. single-family residence to a height of 16'6" where the maximum allowable height is 17'8". (David Rasch).
8. Case #H-14-023. 623 W. Alameda Street. Westside-Guadalupe Historic District. Anthony A. Lucero, agent for Arthur & Carolyn Lucero, owners, requests confirmation of non-contributing historic status and proposes to demolish a single-family residence. (David Rasch).
9. Case #H-14-024. 350 Delgado Street. Downtown & Eastside Historic District. Eric Montoya, agent for Elizabeth Travis ETM Inc., owner, proposes to construct approximately 1,500 sq. ft. of additions, install mechanical units on the ground on the north and south side of the building and screen them with coyote fences, install stuccoed screens on the rooftop to a height of 14'6" where the maximum allowable height is 14'7", and to remodel the front yardwalls where the maximum allowable heights are 60" on Acequia Madre and 58" on Delgado Street on a non-contributing property. (David Rasch).
10. Case #H-14-025. 113 Washington Avenue. Downtown & Eastside Historic District. Pella Windows & Doors, agent for Chris Colli, owner, proposes to replace windows on a non-contributing commercial structure. (David Rasch).
11. Case #H-14-026. 511 E. Palace Avenue. Downtown & Eastside Historic District. Lloyd & Associates Architects, agent for Margaret Beacham, owner, proposes to install a window on a contributing single-family residence. An exception is requested to create an opening on a primary elevation where an opening does not exist (Chapter 14-5.2(D)(5)(a)(ii)). (David Rasch).
12. Case #H-14-021. 229 Galisteo Street. Downtown & Eastside Historic District. Pete Quintana, agent for Ipiotis Partnership, owners, proposes to replace a publicly-visible rooftop unit with a smaller publicly-visible rooftop unit on a non-contributing commercial structure. (David Rasch).

H. COMMUNICATIONS

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.



Agenda

CITY CLERK'S OFFICE

DATE 4/3/2014 TIME 2:55P

SET UP BY Camille Kirk

RECEIVED BY CR

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, April 22, 2014 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, April 22, 2014 at 5:30 P.M.

CITY HALL COUNCIL CHAMBERS

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES: April 8, 2014

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-13-091	1001 E. Alameda Street
Case #H-13-084	145 E. Alameda Street
Case #H-11-035	505A Cerrillos Road
Case #H-14-017	208 & 208 ½ Polaco

Case #H-14-018	661 C Garcia Street
Case #H-14-019	707 Agua Fria Street
Case #H-14-012	223-225 Johnson Street

F. BUSINESS FROM THE FLOOR

G. ACTION ITEMS

1. Case #H-05-179. 270 Las Colinas Drive (Lot 7). Downtown & Eastside Historic District. Lorn Tryk Architects PC, agent for Piedra partners LLC, owners, proposes to construct a 4,825 sq. ft. single-family residence to a maximum height of 20' on a sloping site where the maximum allowable height is 18'6". (David Rasch).
2. Case #H-13-010. 303 East Alameda Street. Downtown & Eastside Historic District. Wayne Lloyd, agent for Schepps NM Development, owners, proposes to remove publicly-visible rooftop equipment and replace it with new equipment and stuccoed screens that are lower than adjacent parapet heights on a contributing commercial structure. (David Rasch).
3. Case #H-13-086B. 918 Acequia Madre, C. Downtown & Eastside Historic District. Martinez Architecture Studio, agent for David Muck and Cole Martelli, owners, proposes to demolish a contributing residential structure. An exception is requested to remove historic materials and degrade the historic status (Section 14-5.2(D)(1)(a)+(D)(5)). (David Rasch).
4. Case #H-13-099. 511 E. Palace Avenue. Downtown & Eastside Historic District. Lloyd & Associates Architects, agent for David Lamb, owner, proposes to install a window on a contributing single-family residence. An exception is requested to create an opening on a primary elevation where an opening does not exist (Chapter 14-5.2(D)(5)(a)(ii)). (David Rasch).

5. Case #H-14-020. 125 W. Santa Fe Avenue. Don Gaspar Area Historic District. Robert Lemunyon, agent/owner, requests historic status review and determination of primary elevations for a contributing single-family residence and a contributing free-standing garage. (David Rasch).
6. Case #H-14-022. 723 & 725 Canyon Road. Downtown & Eastside Historic District. Michael Bodelson, agent for Frank Sanchez, owner, proposes to construct a 1,596 sq. ft. single-family residence to a height of 15'6" and a 2,730 sq. ft. single-family residence to a height of 16'6" where the maximum allowable height is 17'8". (David Rasch).
7. Case #H-14-023. 627 E. Alameda Street. Westside-Guadalupe Historic District. Anthony A. Lucero, agent for Arthur & Carolyn Lucero, owners, requests confirmation of non-contributing historic status and proposes to demolish a single-family residence. (David Rasch).
8. Case #H-14-024. 350 Delgado Street. Downtown & Eastside Historic District. Eric Montoya, agent for Elizabeth Travis ETM Inc., owner, proposes to construct approximately 1,500 sq. ft. of additions, install mechanical units on the ground on the north and south side of the building and screen them with coyote fences, install stuccoed screens on the rooftop to a height of 14'6" where the maximum allowable height is 14'7", and to remodel the front yardwalls where the maximum allowable heights are 60" on Acequia Madre and 58" on Delgado Street on a non-contributing property. (David Rasch).
9. Case #H-14-025. 113 Washington Avenue. Downtown & Eastside Historic District. Pella Windows & Doors, agent for Chris Colli, owner, proposes to replace windows on a non-contributing commercial structure. (David Rasch).
10. Case #H-14-021. 229 Galisteo Street. Downtown & Eastside Historic District. Pete Quintana, agent for Ipiotis Partnership, owners, proposes to replace a publicly-visible rooftop unit with a smaller publicly-visible rooftop unit on a non-contributing commercial structure. (David Rasch).

H. COMMUNICATIONS

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.

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD

April 22, 2014

ITEM	ACTION TAKEN	PAGE(S)
Approval of Agenda	Approved as amended	1-2
Approval of Minutes		
April 8, 2014	Approved as amended	2
Findings of Fact & Conclusions of Law	Approved as presented	2
Communications	Water Department Report	2-4
Matters from the Floor	Comments	4-5
 Action Items		
1. <u>Case #H-14-016</u> 116 Calle la Peña	Approved with conditions	5-6
2. <u>Case #H-05-179</u> 270 Las Colinas Drive (Lot 7)	Approved with conditions	7-9
3. <u>Case #H-13-010</u> . 303 East Alameda Street	Approved as recommended	9-10
4. <u>Case #H-11-035</u> . 505A Cerrillos Road	Approved with conditions	11-15
5. <u>Case #H-13-086B</u> 918 Acequia Madre, C	Approved as recommended	16-20
6. <u>Case #H-14-020</u> . 125 W. Santa Fe Avenue	Approved demolition	21-23
7. <u>Case #H-14-022</u> . 723 & 725 Canyon Road	Approved with conditions	23-26
8. <u>Case #H-14-023</u> . 623 W. Alameda Street	Approved as recommended	26-28
9. <u>Case #H-14-024</u> . 350 Delgado Street.	Postponed for status review	28-33
10. <u>Case #H-14-025</u> . 113 Washington Avenue	Approved with conditions	33-35
11. <u>Case #H-14-026</u> . 511 E. Palace Avenue	Approved with conditions	35-37
12. <u>Case #H-14-021</u> . 229 Galisteo Street	Approved with condition	37-39
 H. Matters from the Board	Discussion	39
 I. Adjournment	Adjourned at 8:30 p.m.	40

MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

April 22, 2014

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. Edmund Boniface
Mr. Frank Katz
Ms. Christine Mather

MEMBERS ABSENT:

Mr. Bonifacio Armijo [excused]
One vacancy

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Ms. Kelley Brennan, Interim City Attorney
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

Mr. Rasch requested that Communications be moved forward on the agenda before Business from the Floor.

Ms. Rios moved to approve the agenda as amended. Mr. Katz seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES - April 8, 2014

Ms. Rios requested a change to the minutes on page 19, 4th paragraph where it should say, "Ms. Rios asked if the opening of the doors and windows had changed."

Chair Woods requested a change on page 17, middle of the page where it should say, Chair Woods suggested that if they needed that space for the architecturally designed railings all over the buildings that would not block the wavy façade on top."

Ms. Rios moved to approve the minutes of April 8, 2014 as amended. Mr. Katz seconded the motion and it passed by voice vote with all voting in favor except Mr. Boniface who abstained

E. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #H-13-091	1001 E. Alameda Street
Case #H-13-084	145 E. Alameda Street
Case #H-14-017	208 & 207 ½ Polaco
Case #H-14-018	661 C Garcia Street
Case #H-14-019	707 Agua Fria Street
Case #H-14-012	223-225 Johnson Street

Mr. Katz moved for approval of the findings of fact and conclusions of law as presented. Ms. Rios seconded the motion and it passed by voice vote with all voting in favor except Mr. Boniface who abstained.

H. COMMUNICATIONS

Mr. Nick Schiavo was present to address the hot boxes issue. He said after his last meeting here he went back and did more research on below ground vaults and confirmed that underground vaults were still not possible but he talked with his staff about location and they felt there was a way to look at granting a variance to go further than the 30' limit from the meter so that it would not detract from the streetscape. That was his proposal to the Board.

Mr. Boniface asked what the reason was for not putting it underground.

Mr. Schiavo said it was for personnel safety.

Mr. Boniface asked him to explain the 30' limit.

Mr. Schiavo clarified that was where he was willing to grant a variance. The Water Department could extend beyond the 30' connection point. He couldn't find anything in the code that would prevent that.

Mr. Boniface said more importantly the Board wanted to know how they could make sure that a required hot box would come to the Board before final installation.

Mr. Schiavo suggested the Board require that it be brought as part of their application.

Mr. Boniface asked if the Board could do that right now.

Mr. Rasch said it would be an internal procedure. He asked if hot boxes were required for any commercial establishment or just those over a certain size.

Mr. Schiavo said it was required for any commercial establishment.

Mr. Rasch said he would inform his staff that when looking at a commercial establishment in a historic district that they would have to ask that question.

Mr. Schiavo explained that it was for backflow prevention.

Mr. Boniface commented that they were sometimes very large.

Mr. Schiavo agreed. Most were large enough to climb inside to do the plumbing.

Chair Woods was not comfortable just having staff doing that. Just like any of the requirements, a hot box must come before the Board as part of the application process. It is a structure if it is publicly visible.

Mr. Rasch proposed to note in each H Board application packet that commercial projects must bring the hot box design and location to the Board.

Chair Woods asked if a hot box was also required for multi-family applications.

Mr. Schiavo said currently was not but they were working on changes to the ordinance that would require hot boxes.

Ms. Rios asked what was involved in moving a hot box from one location to another.

Mr. Schiavo said if it was currently placed, he hadn't thought that far ahead but this would be for new

applications only.

Chair Woods asked if he was familiar with the hot box the Board had been dealing with. Mr. Schiavo agreed.

Chair Woods asked what the Board could require that would not impact the function and the maintenance of the hot box to screen it at its current location.

Mr. Schiavo said the screening should be straightforward as long as his staff could still get access to it, like a coyote fence or some kind of fencing around it as long as Water Department could open it up with one or two doors.

Chair Woods asked if it could be a wall.

Mr. Schiavo agreed it could be tucked behind a wall as long as they could access it.

Ms. Mather asked if the purpose was to prevent water backing up.

Mr. Schiavo explained that in the wintertime, water freezes and they have to wrap that box with heat tape because it comes out of the ground and then back down. For OSHA it requires the plumbing work to be done inside.

Chair Woods asked if any applicant before the Board with a commercial application would know a hot box was required.

Mr. Schiavo agreed. All commercial applicants were told a hot box was required. So his staff would be on look out for those that were in historic districts.

Mr. Boniface saw a potential problem if the applicant came to the HDRB first and to Water second. He was concerned about communication between the two departments.

Mr. Schiavo suggested that language could be included in the application "you must confirm this location was acceptable with the HDRB."

Chair Woods thanked Mr. Schiavo for coming back to the Board to work this out.

Chair Woods announced Karen Walker had resigned for health reasons.

F. BUSINESS FROM THE FLOOR

Present and sworn was Ms. Jane Farrar, 401 Delgado Lane, who came to the Board to ask them to investigate the historic fence along Delgado. She had lived in the property next door for 50 years and was

concerned that it was not mentioned that it was historic.

Present and sworn was Ms. Stefanie Beninato, PO Box 1601, Santa Fe, who brought a flash drive to show pictures to the Board. She had done research on the property next door to her and it had an adobe wall she believed was historic. And even if it wasn't, the Board was responsible for non-historic properties also. The wall had block on top of the adobe and faced out. It was cracking because the wall was crumbling onto her property and the lowest level was rotting out. Her pictures showed where it was breaking. There was block and pen tile on top of the adobe had several courses. It was two and a half feet from her contributing structure and she feared it would destroy her wall.

She showed the part of the ordinance that was pertinent to this problem and said the Board was supposed to protect these structures from falling onto another property. It had to be kept waterproofed as she read from the ordinance.

The owners wanted her to get a structural engineer. She was asking the Board to do something because it would someday fall on her house. The roof on the shed on that property had a hole in it and was taking in water.

There were no other speakers from the public.

G. ACTION ITEMS

1. **Case #H-14-016. 116 Calle la Peña. Downtown & Eastside Historic District. Plan A Architecture, LLC, agent for Dan & Ashley Perry, owners, proposes to remove a street-frontage coyote fence and replace it with a stuccoed yardwall at 4'6" high with taller accents, pedestrian gates, and a patio with a banco and fireplace at a non-contributing property. (David Rasch).**

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

116 Calle la Peña is a single-family residential building that was constructed in the Spanish-Pueblo Revival style in 1944. Significant non-historic alterations have been performed on the structure. The building is listed as non-contributing to the Downtown & Eastside Historic District.

On March 26, 2014, the HDRB postponed action on this request pending redesign that includes reuse of more of the existing distinctive coyote fence.

Now, the applicant returns with a proposal to remodel the property by replacing a coyote fence at the front lotline with a stuccoed yardwall with two pedestrian gates and other site work.

The yardwall will vary in height from 4' 6" to 8' over the gates. Additional variation in massing will be

achieved with a buttress, steps or undulations in height, a window with paired wooden shutters below and exposed wooden header, and a low stone planter around the parking area. The bileaf wooden gates do not present fenestration and pendant light fixtures were proposed above the gates. The over-gate arch has been reduced in height from 9' to 7' 10". A tapered cylindrical fireplace and chimney has been deleted from the proposal and a fire pit will take its place. Two more feet of coyote fence is preserved at the north lotline and the driveway wall will be changed to reuse existing coyote fence. Other site work includes flagstone terraces and a path with a banco and a water feature.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & eastside Historic District.

There were no questions to staff.

Present and sworn was Mr. Steven Samuelson, 500 Montezuma Ave 300C, who thanked the Board for revisiting this proposal. They made the adjustments recommended by the Board and he thought it was a better proposal now.

Ms. Rios asked what the full length of the wall was.

Mr. Samuelson said it had two sections. Along the road it was 70' and where it met the garage was 10'. Overall there was less than one hundred feet of adobe wall.

Ms. Rios asked if the gated area was 7' 10" high.

Mr. Samuelson agreed and said they reduced the gate height to 6' 4" as part of the Board's requests.

Ms. Rios asked what they were using for the planter.

Mr. Samuelson said they would use river rock.

Ms. Mather thanked him for the changes and asked about the water feature.

Mr. Samuelson said it would be a small reflecting pool just inside the wall and a slope from the driveway in back. It would be made out of rock and have a foot and a half water drop.

Ms. Mather asked if that was part of the original proposal. Mr. Samuelson agreed.

Ms. Rios asked about exterior lighting.

Mr. Samuelson said they matched the lights on the house already. It was a traditional brass fixture. He offered to submit photos to staff.

There were no speakers from the public regarding this case.

Action of the Board

Mr. Boniface moved to approve Case #H-14-016 as submitted and that exterior light designs be brought to staff for review and approval. Ms. Rios seconded the motion and it passed by unanimous voice vote.

- 2. Case #H-05-179. 270 Las Colinas Drive (Lot 7). Downtown & Eastside Historic District. Lorn Tryk Architects PC, agent for Piedra partners LLC, owners, proposes to construct a 4,825 sq. ft. single-family residence to a maximum height of 20' on a sloping site where the maximum allowable height is 18'6". (David Rasch).**

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

270 Las Colinas Drive, aka Lot 7, is a vacant lot in this subdivision where the HDRB previously granted allowable heights at 16' 6" not to exceed 18' 6".

The applicant proposes to construct a 4,825 square foot single-family residence in the Territorial Revival style to a height of 20' on a sloping site. As shown through topographic information, the HDRB may grant 4' of additional height without a height exception request.

The building will feature room-block massing without coping at the parapets, square posts and beams at the portals, and corniced window and door surrounds. A metal baluster and handrail will be installed along parts of the north and east elevations.

There were multiple locations on all elevations where window and door openings were nearer than 3' to an outside corner. Staff is unsure of the public visibility of this residence and an exception has not been requested.

STAFF RECOMMENDATION:

Staff recommends approval of this application if the structure is not visible from Gonzales Road or staff recommends redesign that eliminates the narrow corners or an exception is requested to have openings nearer than 3' to a corner. Otherwise, this application complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

Questions to Staff

Ms. Rios asked if this was a Territorial home.

Mr. Rasch said it was but without coping.

Ms. Rios asked if the windows were not compliant and for Mr. Rasch to explain when that was permissible and when it wasn't.

Mr. Rasch said that in this district only, any publicly visible elevation opening must be no closer than 3' from a corner. The Board had granted some exceptions such as garage doors and sun porches. He recommended the applicant testify to visibility.

Ms. Rios asked how many windows there were.

Mr. Rasch said there were 3-4 sets.

Present and sworn was Mr. Lorn Tryk, 206 MacKenzie, who said the windows were not visible. The sets of windows were in the back but none was visible from Gonzales Road. It was the very back lot of the project.

Mr. Katz said the only one in question for him was the one in the gym. The breakfast room window was sort of tucked in. But the one facing the east just faced a whole bunch of areas on the east side. That one window seemed to be visible although he was not sure about the breakfast area window. He couldn't understand why that whole set of windows couldn't be located so they were in compliance.

Chair Woods also suggested the window on the east façade should be centered and have just two windows centered on the north façade.

Mr. Tryk said they were willing to do that. The only reason they did this layout was to match the detail on the breakfast room and use it more than once. It was true there were a lot of houses in that subdivision to the north looking at this project.

Chair Woods referred to sheet A-7 and the floor above that enclosed area was really high and if that portal could be lowered a foot or two it would be less awkward.

Mr. Tryk said the parapet at breakfast area was at 13' and she was suggesting having it at 12' and he agreed they still could do that.

Ms. Rios asked if they would have anything on the roof.

Mr. Tryk said only low profile skylights but no mechanical equipment.

Ms. Rios asked for the proposed colors.

Mr. Tryk said all the trim would be Linen except for the front gate and the shutters which would be Sage green.

Ms. Mather noted they were using STO and asked if that was the same as the others.

Mr. Tryk agreed.

Chair Woods asked if the railing was metal or wood.

Mr. Tryk said it was metal and black.

He reported back that Ms. Mather had asked him last time about the east window on Lot 4. It was actually a door behind a yard wall and was on the original approved document.

Ms. Mather thanked him for clarifying that.

Ms. Mather thought a black railing all across the back was very contrasting.

Mr. Boniface thought it was okay to do black as contrast to the whiteness of the windows so I favor black.

Public Comment

Ms. Beninato (previously sworn) said it was a huge house for a single family home. She just didn't know why it was being called Territorial style. With no brick coping and pediments it didn't seem to be in that style so she didn't think it was really Territorial.

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

Action of the Board

Ms. Mather moved for approval of Case #H-05-179 at 270 Las Colinas Drive, Lot 7, as submitted with conditions:

- 1. That on north side one window be removed and two remaining windows would be centered;**
- 2. That on the east side, two windows would be centered;**
- 3. That the portal parapet would be reduced one foot;**
- 4. That there would be no visible rooftop appurtenances;**
- 5. That the paint colors would be Linen and Sage green;**
- 6. That the railings would be metal and the color be at the discretion of the applicant.**

Mr. Boniface seconded the motion.

Chair Woods clarified that on the east side there were three windows.

Mr. Boniface said on the north they proposed three and one would be removed and the two would be centered. Ms. Mather agreed those amendments were friendly and the motion passed by unanimous voice vote.

3. **Case #H-13-010. 303 East Alameda Street. Downtown & Eastside Historic District. Wayne Lloyd, agent for Schepps NM Development, owners, proposes to remove publicly-visible rooftop equipment and replace it with new equipment and stuccoed screens that are lower than adjacent parapet heights on a contributing commercial structure. (David Rasch).**

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

303 East Alameda is known as the Inn on the Alameda. The Casas del Rio are three free-standing structures that were built before 1928 in the Spanish-Pueblo Revival style. The building on the corner of Paseo de Peralta and Alameda Street is listed as contributing to the Downtown & Eastside Historic District. At an unknown non-historic date, publicly-visible mechanical units and ductwork was installed on the roof.

The applicant proposes to remodel the property by removing the existing mechanical equipment, reroofing, and installing new equipment that will be screened from public view.

The new equipment includes four condensers that are approximately 2' high on 2" concrete pads with rubber dampers. The condensers will be grouped in pairs and placed in two locations on the center area of the roof. Four-sided stuccoed screen walls will be constructed at 3' high which is lower than the adjacent parapet heights.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

There were no questions to staff.

Present and sworn was Mr. Wayne Lloyd, 100 North Guadalupe, who said he had the cut sheets of the equipment if the Board wanted to see them.

Mr. Katz commented this was a very nice improvement over that what was there now.

Ms. Rios asked how many new enclosures there were.

Mr. Rasch said there were two with 2 units each so four units.

Ms. Mather asked if the stucco was the same color.

Mr. Lloyd agreed that it would because they were not going to restucco.

Public Comment

Ms. Beninato (previously sworn) felt the same as Mr. Katz - that it was a great improvement.

Action of the Board

Ms. Rios moved to approve Case #H-13-010 at 303 East Alameda per staff recommendations. Ms. Mather seconded the motion and it passed by unanimous voice vote.

- 4. Case #H-11-035. 505A Cerrillos Road. Historic Transition Historic District. Gabriel Browne, agent for McMojo LLC, owners, proposes to amend a previous approval to remodel a contributing commercial building by altering non-historic openings and constructing a roof deck on the front elevation. An exception was requested to alter the character of the primary elevation (Section 14-5.2(C)(1)(a)). (David Rasch).**

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

505A Cerrillos Road, formerly 519 Cerrillos Road, and previously known as the Santa Fe Theater and later as car dealerships, is an 8,685 square foot commercial structure that was constructed by 1948 in the Moderne style. Reversible or non-character-defining alterations have preserved the historic integrity of the building and it is listed as contributing to the Historic Transition Historic District and the west elevation is designated as primary.

From 2007 to 2011, the Board conditionally approved remodeling of the building while preserving the distinctive primary west elevation.

On April 8, 2014, The HDRB postponed action on this proposal for redesign of the roof deck railing that mimicked historic character and distracted from the Moderne style.

Now, the applicant requests to amend the previous approval to remodel the structure with the following two items, that will create a roof deck on the second floor west elevation.

1. Two existing windows will be removed and converted to doors in the existing opening dimensions. The lite pattern has been changed to be more similar to the existing lite patterns.

2. A safety railing is required for occupation of the roof deck. The railing will be black steel that attaches in front of the unique front façade design and creates a more busy appearance than the existing streamlined appearance. A small area of brick detailing will be extended vertically beyond the roof deck. An exception is required to alter the character of the primary elevation (Section 14-5.2(C)(1)(a)) and the required exception responses are as follows.

EXCEPTION TO ALTER PRIMARY ELEVATION CHARACTER

(I) Do not damage the character of the streetscape

We feel that this design builds on the unique character of this specific façade. (By using and building on the pagination of the glass and columnar posts below from the Historic Dealership photos that have been presented).

Staff response: Staff does not agree with this statement. The historic character of the primary façade will be altered with features that mimic the historic details and change the character of the streamlined design.

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

The Street below retains the same walkway and sidewalk path. By using the roof space above as horizontal space for gathering - we feel the pedestrian nature of the space will be greatly enhanced. (The use of this space by the local tenant will be of great value).

Staff response: Staff does not agree with this statement. The applicant has not described a potential hardship or injury.

(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 specific design we are intending is unique to the character of this building and does remain in Historic Context. As we have presented to the public before for these building proposals – we will endeavor to present a clear and specific design not only in 2 Dimensional Drawings but also in 3D Computer Walkthrough.

Staff response: Staff does not agree with this statement. The mimicry of unique detail creates a false sense of historical development. The applicant has not described design options available that would visually recede, rather than compete with the historic design, such as a stuccoed or brick wall.

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

This building is unique to Santa Fe – both in type and character. We are planning to enhance and building on these – **site-specific** characteristics.

Staff response: Staff does not agree with this statement. Enhancing the historic character of the building does not maintain its integrity.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant; and

The nature of this existing space and design lends towards both its intended design and use.

Staff response: Staff does not agree with this statement. The applicant has not described special conditions or circumstances.

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

The overall building height and character of the façade will be maintained.

Staff response: Staff does not agree with this statement. The character of the streamlined façade will be altered by this proposal.

STAFF RECOMMENDATION:

Staff finds that the applicant has not met the exception to alter a primary elevation and recommends that the roof deck be redesigned in a more simplified manner that does not compete with the character defining details.

Chair Woods recalled they got into this last time. She asked if this proposal would make this property lose its status. They were now extending the steel from the first floor.

Mr. Rasch recommended the railing not attach to the front façade but step back a foot and be simplified. With a minimal railing it would retain its status then because the railing would be reversible.

Ms. Rios asked if the width of the two doors to be converted to windows would be the same width. Mr. Rasch agreed and it wouldn't need an exception.

Ms. Mather referred to page 20, the view from Cerrillos Road, looked like there was a brick part of the façade that extended up.

Mr. Rasch agreed and thought that was an extension and brick below existing. The applicant could clarify that.

Ms. Mather said it appeared on the floor plan.

Mr. Rasch said the applicant could clarify that.

Present and sworn was Mr. Gabriel Browne, 1012 Marquez Place, #310B, who stood for questions.

Mr. Boniface asked Mr. Rasch which parts were reversible alterations.

Mr. Rasch said a lot of what the applicant had already done were alterations and now they could see some of the front façade being restored to the original.

Mr. Boniface commented that page 10 looked like a barn.

Mr. Rasch explained that was the back of the structure.

Mr. Browne said they came a few weeks ago and the Board suggested a simpler railing and he tried to address the concerns. Prior to 2007, this building was restuccoed. To answer the specific question, on that front façade they found brick that went from ground up to the roofline and they restored that. They brought the brick through the roof line and hearing doubt that it was a good idea, they brought it back for the Board's review. They were now proposing to bring it further to define the elements.

Ms. Mather didn't recall that part of the conversation but asked if he would be willing to remove that brick element. Mr. Browne agreed.

Ms. Mather said the railing was now projecting out over that façade and asked if he would step it back and simplify it without the new conjectural elements on the railing.

Mr. Browne agreed they would.

Chair Woods asked to see where it was.

Mr. Rasch showed them.

Chair Woods asked if they wanted to add it to the top.

Mr. Rasch agreed.

Mr. Boniface said in the packet on page 21 he wanted to make sure they were accepting something they were unaware of. It showed an inset with four windows and asked if they were changing the south elevation.

Mr. Browne said they had asked for that inset in 2007 and decided to leave it as it was originally.

Mr. Boniface understood and assumed Mr. Rasch would work with the applicant on that change. He noticed on the east elevation there was some kind of dark band and that was administratively approved.

Mr. Rasch agreed.

Ms. Rios asked what the height of the railing was.

Mr. Browne said it was 3.5'.

Ms. Rios asked about the railing material.

Mr. Browne said it was steel and black.

Ms. Rios asked if the light pattern on the doors would mimic the windows they were removing.

Mr. Browne agreed they had attempted to do that but were going from a 4.5' window to 3' wide door.

Mr. Rasch explained that there was a sidelight that made up the rest of the original opening.

Mr. Browne agreed.

Chair Woods was concerned that the side light was introducing a different element.

Mr. Browne said they could make a custom door to match.

Chair Woods suggested he could frame it in slightly like a four foot door using a thick inset jamb.

Mr. Browne thought they would end up with a lot of black steel there.

Chair Woods said the Board wanted to work with him but also needed to keep its historic status.

Mr. Browne said his interests were parallel with the Board's.

Public Comment

Ms. Beninato (previously sworn) said she lived close by and appreciative that they exposed the original brickwork. She liked their design. Setting back the railing was good but the railing reflected the age when it was constructed (the 1930's).

Regarding the separate side light, she thought the wide door wouldn't compromise the features of the primary façade.

Present and sworn was Ms. Theresa Niemeyer, 345 Delgado, who recommended a frameless door

with pivot hinge to reflect that opening.

Chair Woods summarized the Board's suggestions and she suggested the final design be reviewed and approved by staff.

Action of the Board

Mr. Boniface moved to approve Case #H-11-035 at 505A Cerrillos Road with the following conditions:

- 1. That the single door proposed in the two window openings be a single door of the same width as the original opening;**
- 2. That the railing be the same design as the existing railing but set back at least one foot;**
- 3. That the applicant delete the addition of brick on top of the roof deck; and,**
- 4. That the applicant work with staff for further modifications staff feels necessary.**

Ms. Mather seconded the motion.

Chair Woods asked for a friendly amendment that these new doors have the same muntin pattern as the windows and that staff approve the final design or be brought back to the Board if staff didn't agree.

Ms. Mather asked for a friendly amendment that the exterior lights be brought to staff.

Mr. Boniface accepted the amendments as friendly and the motion passed by unanimous voice vote.

- 5. Case #H-13-086B. 918 Acequia Madre, C. Downtown & Eastside Historic District. Martínez Architecture Studio, agent for David Muck and Cole Martelli, owners, proposes to demolish a contributing residential structure. An exception is requested to remove historic materials and degrade the historic status (Section 14-5.2(D)(1)(a)+(D)(5)). (David Rasch).**

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

918 Acequia Madre Unit C is a single family residence that was constructed in the late 1940s in the Spanish-Pueblo Revival style. The Historic Districts Review Board designated the structure as contributing to the Downtown & Eastside Historic District with elevations 4, 5, 6, and 7 as primary on September 24, 2013.

On February 11, 2014, the HDRB postponed action pending submittal of additional information.

Now, the applicant requests demolition of the entire structure and an exception is requested to remove historic materials and degrade historic status (Section 14-5.2(D)(1)(a) and (D)(5)).

In addition, the applicant submitted a floor plan and elevation of a proposed replacement structure as an example of streetscape reestablishment only. No action is requested on this design.

EXCEPTION TO DEMOLISH HISTORIC STRUCTURE

Do not damage the character of the streetscape;

The character of the streetscape is not damaged because the house to be demolished will be replaced with a house that will meet the historic and building regulations of the City.

Staff response: Staff agrees with this statement.

Are required to prevent a hardship to the applicant or an injury to the public welfare;

This demolition is required to prevent injury to the public because the building is not safe and not compliant with building code. The house also has extensive mold in the ceiling cavity due to years of leaks.

Staff response: Staff agrees with this statement.

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;

Our proposal strengthens the unique heterogeneous character of the City because we will design a new house to replace this that will be safe for habitation. This new house will be brought before the Board to ensure that its' design follows all historic regulations.

Staff response: Staff agrees with this statement.

Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape;

This demolition is due to the special conditions of the structure because this particular structure is unsafe and not possible to renovate.

Staff response: Staff agrees with this statement.

Are due to special conditions and circumstances which are not a result of the actions of the applicant;

This demolition is not a result of the actions of the applicant because a forensic structural report revealed the unsafe condition of the house which was not disclosed to the current owners and the house was recently reroofed and restuccoed to conceal any problems.

Staff response: Staff agrees with this statement.

Provide the least negative impact with respect to the purpose of this section as set forth in subsection 14-5.2(A)(1);

Our proposal provides the least negative impact because if this house was modified the necessary structural changes would require us to replace all the existing material and this modification could not be

accomplished within the historic regulations. Demolition and a replacement house on this site would allow us to meet all necessary City historic and structural regulations.

Staff response: Staff agrees with this statement.

14-3.14(G) Standards for Demolition of Historic Structures

In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

- (a) Whether the structure is of historical importance;
- (b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and
- (c) The state of repair and structural stability of the structure under consideration.

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to demolish the contributing historic structure as complying with Section 14-3.14 Demolition of Historic Structures.

Questions to Staff

Mr. Boniface asked if the applicant brought new information on the mold.

Mr. Rasch said no.

Ms. Rios asked what the information was that the Board had regarding the mold.

Mr. Rasch recalled at the last hearing the maker of the motion asked for experts to be here to testify and he thought one was present.

Ms. Mather said one of the major issues was to raise the ceiling height and then they discovered there was no bond beam or other structural integrity.

Mr. Rasch agreed. This structure had no substantial foundation and he believed the mold didn't meet threshold amounts but structural stability had a report in the packet.

Present but not sworn was Mr. Joseph Karnes, 200 W. Marcy, who said he was here on behalf of the applicants who were out of state and could not attend this meeting. He said he was joined by the architect, Mr. Richard Martínez, Mr. Jim Hands, and Mr. Ra Patterson, who looked at the windows and the structure. They had a representative of CERL who called earlier to say he could not make it. Mr. Karnes briefly addressed the concerns he understood came up at the last meeting. Two of 5 samples taken came up with

mold. The Board felt if that was the only issue that the mold could be remediated. But mold was not the driving force for the application at all. Mr. Hands would talk about structural concerns. Mold was analyzed because of Mr. Hands' discovery during his initial inspection of the property.

Mr. Karnes said the applicants purchased this property initially with the intent to remodel the interior and raise ceilings from 7' to 8' or 9' and the parapet by 2-3 feet and bring the structure up to Code. They knew when they purchased it that the house didn't have any historic designation and felt raising the parapet height wouldn't raise any historic issues. During the Board's site visit, the exterior seemed to be sound. That was because the previous owners restuccoed the house not long before they sold it and that concealed the serious structural issues.

After purchasing, the applicants became aware of the deficiency. After looking closely at the interior, Mr. Martínez recommended that an engineer assess the structure and structural conditions and any actions necessary to carry out the objective of the remodel.

After visiting the house and inspecting it and reviewing Mr. Hands' report from last Fall, Mr. Purdy sent an email to the applicant. Mr. Karnes read a portion of the email to the Board. Mr. Purdy said, after reviewing the structure, he had no other choice but to deem the building unsafe for human occupancy and recommend a complete demolition of the structure. That email was dated November 15th.

In addition to that, after the structure was designated Contributing, the applicant spoke with staff who was Mr. Murphy who stated that an exception to raise the parapet height by two or three feet would be difficult if not impossible to achieve. He discouraged that action.

The applicants concluded the only course was to request demolition of the structure. So the Board had the updated Hands report that he would speak to and the staff recommendation and Mr. Purdy's recommendation. Given the circumstances, demolition was warranted and he requested that the Board make that decision. They would stand for questions.

Present and sworn was Mr. Jim Hands, 1216 Parkway Drive, who said he didn't know which report the Board had but the latest one was March 17th. He didn't know how much the Board wanted him to go into it now. There was a lot of rotted decking. The floor had a lot and the floor sat directly on the ground. A lot of adobe had crumbled and they didn't have a bond beam - not even wood for the vigas.

Going through all of this, the building was not safe and any work on it would just make it worse. The rubble foundation had lots of wear and tear. They put on a concrete skirt but that was broken too.

Chair Woods pointed out that to do a bond beam they would have to take off the roof and crumbling adobe would fall down and the rubble foundation would have to be underpinned.

Mr. Hands said one of the things they had used was gabion enclosed wire and helical anchors on rubble foundations which had to be done in sections. And they would have to install 20-30 thirty foot anchors which cost about \$2,500 each so it would be a \$70-80,000 underpinning job.

Chair Woods added that the floor joists would have to be taken out and concrete poured.

Mr. Hands agreed. There were some portions that were poured but that settled and that would also have to be handled. The interior floor was below exterior grade in some places.

Chair Woods concluded it was probably disintegrating.

Ms. Rios asked what was the square footage was.

Mr. Hands said it was about 700 square feet.

Ms. Rios asked what the evidence was that a lot of adobe was crumbling.

Mr. Hands said he took photos and they were in his report - #5 and #6 on page 24. Also #7 where they exposed beneath the vigas and found no bond beam.

Ms. Mather assumed he concurred with Mr. Purdy that the building was not structurally sound and a good candidate for demolition. Mr. Hands agreed.

Ms. Rios pointed out that this type of building existed in other parts of the historic districts. They have been and could be remodeled. Mr. Rasch agreed.

Ms. Rios found it interesting that Mr. Purdy's report from September said the structure didn't comply with the code but did not pose a threat of immediate collapse.

Mr. Karnes said that Mr. Purdy changed his mind on the basis of the new engineering report. He believed the latter report superseded the earlier report.

Mr. Katz asked if they couldn't brace the walls in order to put in a bond beam.

Mr. Hands said Mr. Katz was saying to rebuild it.

Mr. Katz said they could rebuild the roof and use the existing walls.

Mr. Hands said the walls were crumbling and in his experience they would have to take down more and more adobe and replace it. So it could be taken down but the rubble foundation wouldn't work. They would already be taking out the floor and the roof. The building there now was not structurally safe and remodeling would be extensive.

Mr. Katz said he had helped persuade his neighbors to save one like this and they tried and they had endless problems.

Mr. Boniface said from his experience as an architect in trying to save these old buildings it was pretty much as Mr. Hands described. In the end you have in essence rebuilt it and not saved anything. What Mr. Purdy wrote was also strong evidence to indicate demolition.

Chair Woods concurred as a builder. She had known Jim Hands for 30 years and respected his opinion. If he said it was unsafe, she was not willing to take on the liability.

Mr. Boniface thought Ms. Rios made a good point. A lot of buildings were constructed like this and were still standing but what he observed on the site visit today was that this structure had not been kept up. Maintaining an old house was the difference.

Public Comment

Ms. Beninato (previously sworn) pointed out that Mr. Karnes had testified and was not sworn. Also she was in agreement with Ms. Rios that there were others and historic homes frequently open up a can of worms but it was part of owning a historic house. She was sorry that the Board seemed inclined to demolish it without a new design being submitted. She wished the Board would at least make a condition that the new structure must follow the foot print of the existing building and the replicated façades that were primary. She was also sorry they were not willing to do an external foundation. They could try for bond beam and if it didn't work, they could come back to request demolition. The wall was crumbling on her own house too. In this case, the Board was rewarding the neglect and then the historic house goes away.

Ms. Rios said she had been on this board for many years and she was really torn on this building. She remember the Board had a building in the Anita compound that got an award. It was an adobe house and what happened was that it could not be preserved because the adobe was really mud. It crumbled. And she was afraid that was the case with this building. It didn't have a proper foundation and they could put in helical piers but if the adobe was crumbling they were really reinventing the building.

Action of the Board

Ms. Mather moved in Case #H-13-086B to approve demolition per staff recommendations and noting that the applicant had met the exception criteria. Mr. Katz seconded the motion and it passed by unanimous voice vote.

- 6. Case #H-14-020. 125 W. Santa Fe Avenue. Don Gaspar Area Historic District. Robert Limonene, agent/owner, requests historic status review and determination of primary elevations for a contributing single-family residence and a contributing free-standing garage. (David Rasch).**

BACKGROUND & SUMMARY:

125 West Santa Fe Avenue is a single-family residential building with a free-standing single-car garage that was constructed in a vernacular manner by 1930. Both structures are listed as contributing to the Don Gaspar Area Historic District.

The applicant requests that the Board assign primary elevations, so that the owner could plan for remodeling with the appropriate standards.

On the residence, there is an eyebrow over the historic window and entry door with the wall a contrasting white color. Historic windows include 3-over-6 and 6-over-6 wood units. The character-defining elements are found on the south street-facing elevation with room block massing, a sculpted chimney and historic windows and a door.

On the garage, historic wooden carriage doors are installed on the west elevation and a historic wooden pedestrian door is installed on the south elevation. A shed roof drains to the east. The main character-defining elements are found on the west elevation.

STAFF RECOMMENDATION:

Staff recommends retaining the historic status of contributing for the residence with the south elevation as primary and retaining the historic status of contributing for the garage with the west elevation as primary.

Questions to Staff

Chair Woods said in the photo it looked like it had a bigger door there and then part of it was stuccoed in so she questioned its historic status.

Ms. Mather asked, assuming the Board designate the south elevation of the residence as primary, if the Board could exclude the eyebrow.

Mr. Rasch said it was not well preserved so he agreed.

Ms. Rios asked if, even if the door was wider, he still felt it was contributing.

Mr. Rasch said he did and said the carriage doors were historic.

Present and sworn was Mr. Robert Limonene, 125 West Santa Fé Ave., who apologized that he had poor hearing.

Chair Woods asked if there had been another door on the garage.

Mr. Limonene agreed. This door was not original. The original door had been a double door that swung up and it had a 300 pound counterweight that had pulled the lintel down about six inches and in order to save the garage he jacked it up and put in one door. He put it in 20 years ago.

Ms. Mather asked how long Mr. Limonene had lived there.

Mr. Limonene said it was more than 20 years.

Ms. Rios asked Mr. Rasch, given this information, if he still felt it should be contributing.

Mr. Rasch said with that alteration on the west, he didn't think it could be primary. But if the Board wanted to downgrade it that would have to be done at another meeting. He agreed that without this façade as primary, it would not be contributing

Public Comment

Ms. Beninato (previously sworn) said his house looked like it had been there a long time. The woodwork needed to have work.

She said she came to the City offices in 2006 to request a status review and was told that her house was contributing because it was 50 years old but it had no primary façade so if that was required, maybe she should have her house downgraded. The pattern of having the garage in back was a contributing pattern and maybe the Board could do that here. The south façade was the one that should be preserved.

She said she was interested in what renovations he would do. He came in a few years ago thinking about a pedestrian gate at his front entry.

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

Action of the Board

Mr. Katz moved in Case #H-14-020 to accept the staff recommendation to retain the residence as Contributing and designating the south elevation as primary and ask that the garage should be considered for downgrading with public notice so the Board could rule on it. Mr. Boniface seconded the motion.

Ms. Rios asked for a friendly amendment to exclude the eyebrow, Mr. Katz agreed it was friendly and it passed by unanimous voice vote.

- 7. Case #H-14-022. 723 & 725 Canyon Road. Downtown & Eastside Historic District. Michael Bodelson, agent for Frank Sanchez, owner, proposes to construct a 1,596 sq. ft. single-family**

residence to a height of 15'6" and a 2,730 sq. ft. single-family residence to a height of 16'6" where the maximum allowable height was 17'8". (David Rasch).

BACKGROUND & SUMMARY:

723 and 725 Canyon Road are two vacant lots in the Downtown & Eastside Historic District that do not have Canyon Road frontage, but may be viewed from across the Santa Fe River on Alameda Street.

The applicant proposes to construct two single-family residences with attached garages where the maximum allowable height is 17' 8".

1. Lot D-1 will have a 1,596 square foot structure at 15' 6" high. It is designed in the Territorial Revival style with room-block massing, brick coping or no coping on the parapets (page 7 and 7A - two options for the Board), square posts on portals, and pedimented window and door surrounds.
2. Lot D-2 will have a 2,730 square foot structure at 16' 6" high. It is designed in the Territorial Revival style with room-block massing, brick coping or no coping on the parapets (page 6 and 6A), square posts on portals, and pedimented window and door surrounds.
3. Other site work includes the construction of 5' and 6' high stuccoed yardwalls, a 5' high coyote fence, a 12' wide wood and metal vehicle gate with windows at the top flanked by brick-capped stuccoed pilasters, a main entry gate to D-2 with a brick-capped wall and entry surround, and a secondary pedestrian gate with a wood plank gate.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

Mr. Rasch said the Board should clarify if these two were not going to be built simultaneously in which case the Board would need to make two separate motions so the applicant would have two separate approval letters for two separate building permits.

Ms. Mather asked Mr. Rasch if he had a preference on the two options. Mr. Rasch did not.

Chair Woods asked if Mr. Rasch brought a stucco sample.

Mr. Rasch agreed. It was Fawn.

Present and sworn was Mr. Michael Bodelson, 11 East Wildflower Drive, who said Mr. Rasch gave a good report. The option he wanted to present to the Board. The client was interested in Territorial but got sticker shock on the parapet costs.

Chair Woods asked, if these were two separate houses, why he gave them the same stucco color.

Mr. Bodelson explained that they were in a compound and he thought it would be best to use the same color but would agree to having different colors if the Board required it. He said the owner wanted to build the first one as speculative and later the second was where he wanted to live.

Ms. Rios asked him to describe the metal vehicle gate.

Mr. Bodelson thought it was five feet high or maybe 4.5'

Mr. Rasch said the top was 5' 9".

Chair Woods asked about the entry way.

Mr. Bodelson said it would be an entrada gate.

Chair Woods thought it looked to be about 10' high.

Mr. Bodelson agreed it was probably pushing 10'.

Mr. Rasch referred the Board to Sheet six and said the header was 7' and the top was 9' 4".

Chair Woods asked if he would be willing to take off the top and have buttresses or pilasters only because it was a small compound.

Mr. Bodelson agreed. It was fairly close into the building and he was fine with buttresses and have staff review and approved that.

Mr. Katz asked if the Board could approve a design and an alternative. Mr. Rasch said the Board could or could leave the choice up to the applicant.

Ms. Rios asked if Fawn had enough pink in it.

Mr. Bodelson said it was lighter and contrasted well with red. It had a little yellow in it.

Ms. Rios asked if he wanted both to be the same color.

Mr. Bodelson said the two houses would be separated by a patio wall and the distance between them was about 30'. Also there were patio walls to the rear and the front.

Ms. Rios asked if it was far enough back from the street.

Mr. Bodelson said the view was only a snapshot from Canyon Road but was visible across the river.

Mr. Boniface asked for the color of the trim.

Mr. Bodelson said the trim would be bone white.

Mr. Boniface asked if the only difference was that one could have coping and the other not.

Mr. Bodelson agreed.

Mr. Boniface encouraged him to do the brick coping for a great classical look.

Mr. Bodelson said his client agreed to have coping but was hesitant with the cost. He liked it a lot and was very definite on the Territorial style.

Ms. Mather asked him to describe the windows.

Mr. Bodelson said they would be wood metal clad aluminum with applied mullions, trim was more typical casement. Under the portals they were flat top with flashing painted. They were white.

Ms. Mather noted he submitted a light fixture on either side of the gate.

Mr. Bodelson said there were two types. They would use a sconce for one with patina and the other was a carriage light with a motion sensor.

Ms. Rios asked if he would have anything on the roof.

Mr. Bodelson said only low profile skylights that would not be visible.

Public Comment

Ms. Beninato asked if the lights would be shaded and down focused. That was important. She was glad to hear about no entrada. She thought it was great to use the same stucco color.

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

Action of the Board

Ms. Mather moved to approve Case #H-14-022 at 723 Canyon Road per staff recommendations with the following conditions:

- 1. That the stucco color be Fawn;**
- 2. That the light fixtures be approved as submitted;**
- 3. That the windows be white clad as indicated;**
- 4. That the wood trim color be off white or bone white;**

5. That the gate have pilasters instead of an entrada.
6. That the applicant could choose either coping or not.

Mr. Boniface seconded the motion and asked that there be no visible rooftop appurtenances.

Ms. Rios asked for a friendly amendment that the vehicle gate be uneven Ms. Mather agreed - unanimous.

Ms. Mather moved to approve Case #H-14-022 at 725 Canyon Road with the same conditions as for 723 Canyon Road and that the Board approve brick coping. Ms. Rios seconded the motion and it passed by unanimous voice vote.

8. Case #H-14-023. 623 W. Alameda Street. Westside-Guadalupe Historic District. Anthony A. Lucero, agent for Arthur & Carolyn Lucero, owners, requests confirmation of non-contributing historic status and proposes to demolish a single-family residence. (David Rasch).

BACKGROUND & SUMMARY:

623 West Alameda Street was a single-family residence that was converted from stables and storage to residential use in 1956. The building is listed as non-contributing to the Westside-Guadalupe Historic District. Windows consist of 1-by-1 aluminum sliders and 6-over-6 wood units. The building is not well preserved.

The applicant proposes to demolish the structure and the following standards apply. Historic preservation staff finds that the structure is not of architectural importance and the building official finds that the structure is deteriorated.

14-3.14 (C) Staff Review and Report

Before granting approval or denial to a demolition request, the land use director shall provide the following information on the structure under consideration.

- (1) A report on the historic or architectural significance of the structure;
- (2) A report from the city building inspector on the state of repair and structural stability of the structure;
- (3) If the structure is more than seventy-five years old, and the entire project of which demolition is a part requires an archaeological clearance permit, a report from the land use director on whether the demolition would damage possible archaeological artifacts; and
- (4) Other information as requested by the HDRB or governing body

14-3.14(G) Standards

- (1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:
 - (a) Whether the structure is of historical importance;
 - (b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and
 - (c) The state of repair and structural stability of the structure under consideration.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-3.14 Demolition of Structures in Historic Districts.

Mr. Rasch pointed out a zero lot line wall.

Ms. Rios asked if it had never been designated.

Mr. Rasch said it was noncontributing.

Present and sworn was Mr. Anthony Lucero who said nothing was built to code. The foundation was concrete on river rock. The water table from river led to cracking and lots of moisture infiltration. Walls were crumbling. Vigas were six inch without any bond beam. The last time it was lived in was 1980. During that time, his parents had trouble keeping up with the maintenance. On page 7 of the report you could see the beams were collapsing. They tried to reinforce the vigas but to no avail. The blue items were Rome. They ran it through the ceiling and moisture destroyed the electrical system.

Public Comment

Ms. Beninato (previously sworn) said she understood it was non-contributing and heard it was not to code and not maintained for 35 years. But she wondered with the zero lot line, what would happen there. Once they destroy more than 50% of it, she was hoping the applicant was aware that with setbacks enforced, the maximum area might be much smaller.

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

Action of the Board

Mr. Boniface moved in Case #H-14-023 at 623 W. Alameda Street to approve the demolition as proposed and as staff recommended. Ms. Mather seconded the motion and it passed by unanimous voice vote.

9. **Case #H-14-024. 350 Delgado Street. Downtown & Eastside Historic District.** Eric Montoya, agent for Elizabeth Travis ETM Inc., owner, proposes to construct approximately 1,500 sq. ft. of additions, install mechanical units on the ground on the north and south side of the building and screen them with coyote fences, install stuccoed screens on the rooftop to a height of 14'6" where the maximum allowable height is 14'7", and to remodel the front yardwalls where the maximum allowable heights are 60" on Acequia Madre and 58" on Delgado Street on a non-contributing property. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

350 Delgado Street is a single-family residence that was constructed in the Spanish-Pueblo Revival style in the early 20th century with many alterations. The building is listed as non-contributing to the Downtown & Eastside Historic District.

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

1. Additions proposed for the rear west elevation include a 933 square foot two car garage at a foot lower than the adjacent residence parapet, 323 square feet of storage rooms, and two portals at 65 and 329 square feet.
2. A 140 square foot addition on the front east elevation will match existing adjacent parapet height.
3. Several window and door changes are proposed including replacement of the pedimented French doors at the main entry with Gothic Revival arched doors and the installation of an odd-shaped specialty window that is not publicly-visible on the garage addition.
4. A mechanical system will be installed with ground mounted units at both the south and north elevations that will be screened with coyote fencing. Ductwork will be screened with stuccoed walls that appear like fireplace chimneys on the two elevations and then wrap over the parapets to continue along the roof as matching the tallest part of the building height.
5. The property will be entirely enclosed within 6' high stuccoed yardwalls and coyote fencing on the non-street frontage. The existing street-frontage yardwall will be redesigned with new design elements and increased height where the maximum allowable heights are 60" on Acequia Madre and 58" on Delgado Street. The driveway entry will be shifted to the north side of the Delgado

frontage and an arched bi-leaf vehicle gate will be installed. An arched pedestrian gate along Delgado Street will have a Mission bell with an undulating parapet above the entry. Other decorative elements in the yardwalls include river rock accents, planters, and a banco.

STAFF RECOMMENDATION:

Staff recommends approval of this application with a condition that the mechanical system be redesigned so that it doesn't wrap around the entire building as the highest portion and affecting the appearance of room-block massing. Otherwise, this application complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

Questions to Staff

Ms. Mather said in looking at the only report in here there was nothing about the renovation of the original house. The renovation was not that long ago - maybe less than 20 years ago. She wondered why there were no reports in here on the changes to the house. What Ms. Farrar brought forward helped her remember that historic wall.

Mr. Rasch explained that the historic inventories were what the consultant felt. This was the 1984 inventory done for historic mapping. He saw no mention of the yard walls so he didn't know the date of construction or alteration.

Ms. Mather noted that the second inventory said it was now recommended for non-contributing status. And that was also the drawing on there where the alterations occurred. Those were quite sensitive alterations but this was now a substantial change.

Chair Woods asked what the Board should do if they wanted a status inventory for the wall.

Mr. Rasch said the Board could postpone the wall remodel pending a status report and go ahead with consideration of the house remodel. He could ask the applicant to look for the evidence whether an aerial or a historian.

Mr. Boniface asked about the maximum wall height of 5' on Acequia Madre and 4' 10" on Delgado Street.

Mr. Rasch clarified that only the accents could exceed the maximum heights. The rest must maintain lower than the maximums.

Mr. Boniface asked if the entry was considered an accent.

Mr. Rasch agreed.

Mr. Boniface understood the logic behind that. But it was a huge amount of wall - not just at gate - that went far each way and the accent was now the wall.

Mr. Rasch said the Board could determine if it would require an exception or could deny the proposed design.

Chair Woods said first it needed to have a status review.

Ms. Mather pointed out that the March 24 letter to the Board described this wall along Delgado as long and having no characteristics. That was a profound misunderstanding of the historic ordinance. It has aesthetic value and historic value.

Present and sworn was Mr. Eric Montoya, PO Box 153, Española, who had nothing to add. This was his first time before the Board.

Chair Woods said on the addition at the master closet, the original façade had the window centered but the closet could be moved 18" so the applicant could keep that centered and maybe even lower the height. The same thing was true on the garage by stepping it back a few feet.

She was having a very hard time with the heating system design and 60' of stuccoed screening. It was a very unconventional design.

Mr. Montoya asked how else they could we do the air conditioning ductwork. The client really wanted cooling and he didn't know how else to do it.

Chair Woods said there were other ways to do it. This defined the mass going down this building; especially the reading as a chimney and then making the hard 90 degree turn and shooting down the sides. There were other ways to do it and she was concerned about it.

Mr. Montoya said they were proposing two individual systems going up the side. He agreed it was a lot and was one linear plane.

Chair Woods said he could use the area back at the garage with joist ducting from there.

Ms. Rios asked how much total square footage he was adding.

Mr. Montoya said it was 1,500 combined heated and unheated square feet.

Ms. Rios asked how close it was on the Delgado side.

Mr. Montoya said the only addition there was the master bed room. It was 60 feet from Delgado.

Mr. Montoya asked if he could bump the master bedroom out 18".

Chair Woods said he could if it could maintain the original façade.

Mr. Katz asked about a window in the closet.

Chair Woods added that he could pull the closet forward.

Mr. Boniface suggested that lowering the roof on the master closet would really help with block massing. He liked the idea of the window but just dropping the roof there.

Chair Woods asked if the applicant had pictures of the special window.

Mr. Montoya described it as an etched window with architecture. He said his client pulled it out of a Maui building.

Ms. Mather asked if he had any knowledge about the wall's history.

Mr. Montoya said he did the wall in 1998. He really didn't know if that wall was contributing or not. The buttress at the end was new.

Ms. Mather asked if he had photos of the house and floor plans.

Mr. Montoya said he might have the original blueprints. It had not changed any after the remodel. It had the old mud plaster. He explained that he had done the electrical but not the construction.

Public Comment

Ms. Niemeyer (previously sworn) said she was new to Santa Fé. They bought their property next door two years ago. She had a hard time believing the wall was not old. She knew the former owners who sold it in January. It was probably the prettiest house she had been in. She described the historic elements that were signature elements of the architect.

Many of the windows had the old rippling glass. The addition was done in the late 90's on the northern part and had a clear demarcation between them. The prior owner really respected the historic structure. She was a little concerned with the entry and the scale relating to adjacent low walls on Delgado and Acequia Madre. That owner was required to keep the walls low on Acequia Madre. She was also concerned about the HVAC because she would be looking at it from her patio.

There was good old landscaping and trees that needed protecting. The doors looked historic and there was an opening in the wall where the acequia passed through. The Board needed to go and look at it and give consideration to the historic structure. She couldn't see the plans and was not sure what the process was. She would like to know where the mechanical was and was also concerned about noise from the generator.

Present and sworn was Mr. Raymond Herrera, 379 Hillside Avenue, who was really surprised this property was not contributing. He had known this property for the last 50 years since he lived on Hillside and before that when he lived on Manhattan. This was one of the most beautiful properties in Santa Fé with the acequia running through it. This house itself was extremely valuable as it is. The mechanical plans will really ruin the look of the house. A neighbor across the street put in HVAC and as long as it couldn't be seen from the street was okay but from his back porch it was a an eyesore. The owner agreed to screen it. The noise factor was a real factor too.

The wall around the perimeter was at least 50 years old. He said he was a little older as 50 years and came to that wall as a kid.

If the owner was planning to enclose it with a six foot wall it would encase that whole property in a shell and ruin the whole aesthetic value of it. At the corner she would have to leave a view corridor. The gate as described was ridiculous. He questioned why the Board would allow such a beautiful property to be desecrated. People come to Santa Fé and purchase properties on Acequia Madre and they change it to their liking and then move away. Most of the Board had seen it in the summer and was the most beautiful property with that acequia running through. But it would be ruined by allowing the proposed wall to be built. He asked them to leave it alone.

Ms. Beninato (previously sworn) agreed with the two speakers before her. She was the historian working on it but the scope of work didn't include the wall. That property went to Barrio de Analco across Delgado and still had water rights from the acequia. The wall had been there at least 39 years. She was also concerned about people wanting to wall themselves in. They should live in a gated community. The walls were just to delineate the property lines and people could see and talk across the wall.

She added that this property only had about four owners since the 1700's and related to the original land grantee.

Chair Woods asked Mr. Rasch about a statement that a secretary had crossed out contributing and put in non-contributing.

Mr. Rasch said that wasn't the way the City did it. But the inventory was only a consultant's recommendation. The Board must have made it non-contributing at some time. And thus those historic features didn't need to be preserved.

Chair Woods thought it must have been sometime between 2000 and 2005.

Mr. Rasch said his predecessors, James Hewitt and Mary G. had the Board do designations but never took them to the Governing Body and never changed the maps. It was possible one of them went in and changed the map. But it probably was done by Maria Vigil. The City Clerk made staff destroy the records that were over ten years old. And when he came on in 2003 he stopped that.

Chair Woods recalled that when she started, the Board was not able to change a designation until 2011. It was done only by recommendation. That might be worthy of reconsideration.

Mr. Rasch said in the inventory most of those alterations were historic and very little was done after 1964. He clarified that the inventory must be done by a certified historian.

Action of the Board

Mr. Katz moved that Case #H-14-024 at 350 Delgado Street be postponed and both house and wall be referred for a status review. Ms. Rios seconded the motion and it passed by unanimous voice vote.

10. Case #H-14-025. 113 Washington Avenue. Downtown & Eastside Historic District. Pella Windows & Doors, agent for Chris Colli, owner, proposes to replace windows on a non-contributing commercial structure. (David Rasch).

BACKGROUND & SUMMARY:

113 Washington Street is a commercial structure that was built after 1945 in the Territorial Revival style. The building was remodeled in 1989 in the Spanish-Pueblo Revival style, formerly known as the Inn of the Anasazi and now known as the Rosewood Hotel. The building is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to remodel the building by replacing windows on the west and south elevations. The wood windows will be changed to aluminum clad and the slightly smaller size of the windows will be resolved with frame expanders at 1 to 2" around the window perimeters.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

Questions to Staff

Ms. Mather reasoned that since the frame expanders were 1-2" they would be greater than 1".

Mr. Rasch said the Board should clarify that with the applicant.

Present and sworn was Mr. Jacob Otero, who said this was similar to what they did at La Fonda but without the expander. They had to use at least 1" on the bottom but for sashes on the sides they were

not needed and the existing wood on the face would remain. They would be at the same elevation and they would have the same reveal.

Chair Woods referred to page 15 where it showed all the different windows. Some had a door on the side and there were a few double hungs with a lintel. She asked if they were changing the configuration.

Mr. Otero said they were almost in-kind but a few could have a slightly smaller perimeter. The openings would stay the same and muntin patterns were the same. They were clad wood with dark brown stain and would be architectural series divided lights. The sill and lintels would remain intact. The inset would maintain the same dimension.

Mr. Boniface asked if Mr. Otero had said the expander used at La Fonda was 3".

Mr. Otero said they did not use an expander at La Fonda. These would still show the stucco.

Chair Woods asked how they would seal it.

Mr. Otero said they would use caulk to seal it. He apologized that he didn't have pictures to show exactly what would be there. It was just a slightly larger frame. The existing sashes were wood and would fit right inside.

There were no speakers from the public regarding this case.

Action of the Board

Ms. Rios moved to approve Case #H-14-025 at 113 Washington Avenue per staff recommendations and the condition that the window lights would be architectural series using the same width. Mr. Katz seconded the motion.

Chair Woods asked for a friendly amendment that colors be as presented, that the muntins be 1.25" and that the frame expanders not exceed 2".

Ms. Rios accepted the amendment as friendly and the motion passed by unanimous voice vote.

- 11. Case #H-14-026. 511 E. Palace Avenue. Downtown & Eastside Historic District. Lloyd & Associates Architects, agent for Margaret Beacham, owner, proposes to install a window on a contributing single-family residence. An exception is requested to create an opening on a primary elevation where an opening does not exist (Chapter14-5.2(D)(5)(a)(ii)). (David Rasch).**

BACKGROUND & SUMMARY:

511 Palace Avenue is a single-family residential building that was constructed in a simplified Spanish-Pueblo Revival style before 1928. The building is listed as contributing to the Downtown & Eastside Historic District and the south elevation is designated as primary.

The applicant proposes to remodel the building by relocating the electrical service and installing a new window on the primary south elevation. The window opening and the window will match existing conditions with bull-nosed edges and a projecting sill at the opening and a 6-over-6 window painted to match the blue trim color. An exception is requested to create a window opening where an opening does not exist (Section 14-5.2(D)(5)(a)(ii)) and the required criteria responses are as follows.

EXCEPTION TO CREATE AN OPENING ON A PRIMARY ELEVATION

(I) Do not damage the character of the district

The new window will have detailing, materials and sizing consistent with those existing along the south façade. Matching the esthetic qualities of the existing façade is a strong basis for historically sensitive design, as the existing façade is seen as the primary façade of a contributing building. We also feel the placement of the proposed window is sensitive to the existing 'massing' of the façade and does not detract from the existing historic character. In fact the massing with the new opening would still be consistent with the Pueblo Revival Architecture of Santa Fe.

Staff response: Staff agrees with this statement.

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare

If the owners were not allowed to make an opening in the proposed location they would be rather limited in the usage of the space along the section of the façade where the proposed window is placed. Presently this space is a laundry and storage area that only receives a small amount of light through the sidelites in the door on the north facing façade on the other side of the room. The owners wish this space to also be used as a breakfast nook, however the existing lighting in the space makes the room's possible functions rather limited.

Staff response: Staff agrees with this statement.

(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 owners wish for an opening in the proposed location is in keeping with the spirit of point "(iii)" of the code. The owners of 511 Palace are looking for a way to enhance their quality of life in the space and utilize a part of the residence that is 'dead space' in its current configuration. We see the addition of this window as improving the function of the home, as well as the user's experience of it, while maintaining the historic character of the property.

Staff response: Staff agrees with this statement, but the applicant has not provided design options that are available and why this one option was chosen.

STAFF RECOMMENDATION:

Staff believes that the applicant has not met the exception to create a window opening on a primary elevation where an opening does not exist and otherwise recommends approval of this application which complies with Section 14-5.2(D) General Design Standards and (E) Downtown & Eastside Historic District.

Questions to Staff

Chair Woods asked if putting in the window would hurt the status.

Mr. Rasch said the Board would have to get testimony but if granted it would remain contributing.

Mr. Wayne Lloyd (previously sworn) said he was convinced the buttress was added specifically for the electrical equipment so it was not historic. He said he would have to check the code about kitchens and baths not being considered as habitable rooms. They were required to have ten percent light for habited rooms. He had not known until today that he had not met the exception criteria.

Mr. Rasch said on the last criterion, staff agreed with the statement but the applicant failed to provide alternatives.

Mr. Lloyd said they could not open 50% of the skylight but that was the only other option he could think of.

Public Comment

Ms. Beninato (previously sworn) said she understood it might not meet code and was primary but a bedroom obviously needed egress requirements. Skylights would be an option. She hadn't heard the applicant say how it met the criteria so the public didn't know since no one had seen that.

Chair Woods said in her view, the applicant could get rid of the nonhistoric buttress. She was willing to accept the skylight option.

Mr. Katz agreed and in response to Mr. Rasch said if this was the best of design options then the applicant had provided it as the best option.

Ms. Rios agreed also.

Mr. Lloyd said they were going to match what was there. The windows would be wood true divided light.

Action of the Board

Ms. Rios moved to approve Case #H-14-026 at 511 E. Palace Avenue as proposed and determine that the window would match existing with wood true-divided and accepting that the applicant has met the exception criteria. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

12. **Case #H-14-021. 229 Galisteo Street. Downtown & Eastside Historic District. Pete Quintana, agent for Ipiotis Partnership, owners, proposes to replace a publicly-visible rooftop unit with a smaller publicly-visible rooftop unit on a non-contributing commercial structure. (David Rasch).**

BACKGROUND & SUMMARY:

229 Galisteo Street is a commercial structure that was built in the 1930s as a gasoline station in the Mission Revival style. It was converted to Ali Baba in 1984 and has been several other restaurants since then. The building is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant removed publicly-visible roof-mounted mechanical equipment and installed a different unit in the same location without approval or a permit. The owner cannot verify that the original equipment was placed on the roof with a permit. On January 27, 2014, staff granted conditional approval to turn on the heating system for use by the restaurant with the understanding that the owner must bring forward an application to the HDRB.

Now, the applicant proposes to remodel the property by replacing publicly-visible rooftop equipment with publicly-visible rooftop equipment. The maximum allowable height for this property is over 29'.

STAFF RECOMMENDATION:

Staff defers to the Board considering the publicly-visible equipment and whether it should be painted to match the stucco color or screened.

Chair Woods asked if it would be screened with a stucco wall. Mr. Rasch agreed.

Present and sworn was Mr. Pete Quintana who said he did the original work back in 1988 and got HDRB approval and changed this unit out for a 60% sized unit.

Chair Woods asked if it would be any problem to screen it with a stucco wall.

Mr. Quintana said it was no problem. They would elevate it six inches above the roof for drainage.

Mr. Boniface asked if the public would be seeing the six inch gap.

Mr. Quintana said they could see it only through the gutter. He could paint that part the same color as the stucco. But they would have to make the screen three feet wider to maintain the equipment or build it where it could be opened.

Mr. Boniface thought painting it might actually be better. That screen would be a bigger sore thumb than what was there now.

Mr. Quintana agreed. The old unit was silver and 8' long.

Ms. Mather noticed there was another round silver thing there and asked if that could be painted too.

Mr. Quintana agreed.

Public Comment

Ms. Beninato (previously sworn) said it was hard to believe this was smaller and it was very noticeable. And Galisteo leads people downtown. It was too bad it couldn't be on the ground. It was a total eyesore.

Action of the Board

Mr. Boniface moved in Case #H-14-021 at 229 Galisteo Street to request the applicant to paint the rooftop equipment to match the stucco color including the exhaust fan. Ms. Mather seconded the motion and it passed by unanimous voice vote.

I. MATTERS FROM THE BOARD

Chair Woods asked to add to the application whether there was a hot box and must be shown on the elevation and site plan.

Ms. Mather was concerned about what was brought up earlier. What should the Board do when a deteriorating building or wall was not being addressed? She asked if the Board could ask the inspector for a report.

Mr. Katz said he looked at that code section. If the structure has status, then the issue was for us to determine demolition by neglect. But if it was not a historic designated structure, the Board didn't have any authority to do anything about it. There probably was authority from Land Use.

Ms. Brennan said she couldn't speak to that right now but she knew that Land Use had looked into it.

Mr. Katz read that section of the ordinance.

Chair Woods asked for a report back from Ms. Brennan.

Mr. Rasch announced that May 29th was the award ceremony date at La Fonda.

Chair Woods said if the Board had a list of new construction residential and commercial and renovations they could do a field trip.

Mr. Rasch said he would suggest some nominations.

Mr. Boniface said he would be out May 23rd.

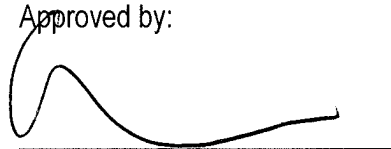
Chair Woods asked all members to please send vacation times to Mr. Rasch and to her because after losing Ms. Walker, they had to be careful to have a quorum. The Board had only lost a quorum once. Hopefully they could get a replacement soon.

Mr. Katz reported that Mayor Gonzales spent an hour with OSFA and was very receptive and very keen on education on significance and importance of historic preservation. Sometimes compromise was needed to keep vitality in the City. He also agreed to give Mr. Rasch more help and more independence.

J. ADJOURNMENT

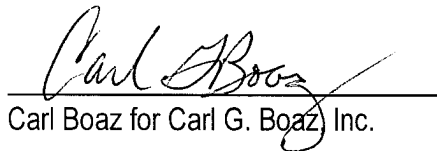
The meeting was adjourned at 8:30 p.m.

Approved by:

A handwritten signature in black ink, appearing to read 'Sharon Woods', written over a horizontal line.

Sharon Woods, Chair

Submitted by:

A handwritten signature in black ink, appearing to read 'Carl Boaz', written over a horizontal line.
Carl Boaz for Carl G. Boaz, Inc.