



Agenda

AMENDED

HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, MARCH 10, 2009 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD HEARING

TUESDAY, MARCH 10, 2009 – 5:30 PM

CITY COUNCIL CHAMBERS

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES
February 10, 2009

E. FINDING OF FACTS & CONCLUSIONS OF LAW
714 Gildersleeve Street
528 Abeyta Street

F. COMMUNICATIONS

G. BUSINESS FROM THE FLOOR

H. ADMINISTRATIVE MATTERS

I. OLD BUSINESS

1. Case #H-09-009. 135 Lincoln Avenue. Downtown & Eastside Historic District. Ken Reidy, Architect, agent for Crow & Hubb, proposes to remodel a non-contributing commercial building by replacing non-compliant windows, re-stuccoing, installing a brick course at grade, and remodeling the interior courtyard with planters, benches, a fountain, and ADA ramp. (David Rasch)

J. NEW BUSINESS

1. Case #H-09-010. 855 A Camino Ranchitos. Downtown & Eastside Historic District. Robert Farrell, agent for David & Ruth Arthur, proposes to construct an approximately 5,798 sq. ft. single family residence with attached garage to a height of 15' at midpoint and the highest section at 19', where the maximum allowable height is 17'5" on a vacant lot. (Marissa Barrett)
2. Case #H-09-011. 147 Gonzales Road #23. Downtown & Eastside Historic District. Architectural Alliance, agent for Eugenia Sangines, proposes to remodel a non-contributing building by replacing doors and windows, constructing an approximately 88 sq. ft. addition, and creating a lower level by digging down. The building height on the south elevation will be 23'8" where the maximum allowable height is 21'. An exception to Section 14-5.2 (D,9) is requested. (Marissa Barrett)

*AMENDED LOCATION:
Planning & Development Review
Conference Room
1st Floor, City Hall*

3. Case #H-09-012A. 526 Galisteo Street. Don Gaspar Area Historic District. Christopher Purvis, agent from Ms. Ortiz, proposes a status review on a non-contributing property. (David Rasch)

Case #H-09-012B. 526 Galisteo Street. Don Gaspar Area Historic District. Christopher Purvis, agent from Ms. Ortiz, proposes to remodel a contributing commercial building with an 869 sq. ft. addition to the maximum allowable height of 16', to remodel a non-contributing accessory building, and make other site alterations. (David Rasch)

4. Case #H-09-013. 1047 Old Santa Fe Trail. Historic Review District. Clemens & Associates, agent for Michael McAdams, proposes to construct yardwall, vehicular gates, and pedestrian gates to a height of 7', where the maximum allowable height is 5'5" and hardscaping on a non-designated property. An exception to Section 14-5.2 (D,9) to exceed the maximum allowable height. (Marissa Barrett)

K. MATTERS FROM THE BOARD

L. ADJOURNMENT

For more information regarding cases on this agenda, please call the Historic Preservation Division at 955-6605. Interpreter for the hearing impaired is available through the City Clerk's Office upon five (5) days notice. If you wish to attend the March 10, 2009 Historic Design Review Board Field Trip, please notify the Historic Preservation by 9:00 am on Tuesday, March 10, 2009.

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 March 10, 2009

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MINUTES OF THE
CITY OF SANTA FE
HISTORIC DESIGN REVIEW BOARD

March 10, 2009

A. CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Design Review Board was called to order by Vice Chair Cecilia Rios on the above date at approximately 5:30 p.m. in the City Council Chambers at City Hall, 200 Lincoln, Santa Fe, 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. Dan Featheringill
Dr. John Kantner
Ms. Christine Mather
Ms. Deborah Shapiro
Ms. Karen Walker

MEMBERS ABSENT:

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Mr. Carl Boaz, Stenographer

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

C. APPROVAL OF AGENDA

Mr. Rasch announced that Case #H 09-010 and 09-013 were postponed by the applicant.

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

D. APPROVAL OF MINUTES – February 10, 2009

Chair Woods asked for a correction on page 13, a third of the way down the page: - “basically she was thrilled that they had lowered the height.”

On page 16, middle of the page: -“So she was not jumping up and down about losing the fabric.”

There were no other changes requested.

Ms. Rios moved to approve the minutes of February 10, 2009 as amended. Ms. Walker seconded the motion and it passed by unanimous voice vote.

E. FINDING OF FACTS & CONCLUSIONS OF LAW

714 Gildersleeve Street

There were some questions about the wording of the findings of facts for 714 Gildersleeve.

Ms. Walker moved to postpone this item. Mr. Featheringill seconded the motion and it passed by unanimous voice vote.

528 Abeyta

Ms. Walker noted that the findings indicated the application must comply with the underlying zoning standards. She said the application did not comply with the maximum allowable lot coverage on one of the lots. That was one of the conclusions and they also came with a totally blank elevation.

Chair Woods asked if it was correct as written now. Mr. Rasch agreed.

The Board briefly discussed the other conditions of approval and determined they were all included.

Mr. Featheringill moved to approve the findings for 528 Abeyta with the two changes noted Ms. Walker seconded the motion and it passed by unanimous voice vote.

The Board discussed who should sign those.

F. COMMUNICATIONS

Mr. Rasch said he was trying to get people to go to Silver City for the New Mexico Historic Preservation Alliance Conference. He had to use the grant money from the state and was giving the Board and staff first choice. Then they would offer assistance to other people

Ms. Shapiro asked if they would pay for lodging.

Mr. Rasch said that depended on how many went.

Ms. Mather and Ms. Shapiro indicated their desire to attend.

Mr. Rasch said Mr. Hiatt wanted to go and cautioned that it might not be totally reimbursable. Certainly the registration fee would be reimbursed. The registration fee was due March 20th.

He said he was very worried about the Historic Preservation Awards. He did have money for the poster. Usually the Historic Santa Fe Foundation and OSFA helped with postcards and refreshments.

They would mail nominations to all applicants for the last two years and get nominations from the applications and the public and then the Board would vote on them. He wanted to mail out this week and have them due April 10th and Board votes on April 14 and announced on April 15. He didn't know if they were doing a ceremony this year.

The Board discussed what location they might use this year.

Chair Woods suggested having the ceremony at the Railyard and offered to rent chairs if needed.

G. BUSINESS FROM THE FLOOR

None.

H. ADMINISTRATIVE MATTERS

None.

I. OLD BUSINESS

1. **Case #H 09-009.** 135 Lincoln Avenue. Downtown & Eastside Historic District. Ken Reidy, Architect, agent for Crow & Hubb, proposes to remodel a non-contributing commercial building by replacing non-compliant windows, re-stuccoing, installing a brick course at grade, and remodeling the interior courtyard with planters, benches, a fountain, and ADA ramp. (David Rasch)

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

BACKGROUND & SUMMARY:

135 Lincoln and 150 Washington, known as the First Interstate Plaza, are two large free-standing commercial buildings that were constructed in the early 1980s in a vernacular manner with stepped massing, portals, and exposed wooden headers. Original plans called for divided-light windows, but non-compliant single-light windows are what exist today. The building is listed as non-contributing to the Downtown & Eastside Historic District.

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

1. All non-compliant doors and windows will be removed and replaced with 30" compliant (Section 14-5.2 (E)(1)(c)) divided-light glazed windows and doors. The Pella Architect Series will have tan-colored aluminum cladding.
2. The courtyard steps, bancos, and planters will be removed and the area redesigned with an ADA ramp, planters, bancos, and a fountain with reflection pool. The proposed design mimics the curved edges of the existing planter/banco area. Designs appear to show the need for railings at potential drop-offs, but these were not submitted and should be discussed.
3. The entire building will be restuccoed to match the existing elastomeric texture and color.
4. A soldier course of brick will be installed at the base of walls and pilasters to conceal waterproofing that will be installed in the courtyard area over the underground garage. Some areas already have a course of bricks and they will be duplicated in the additional areas.

STAFF RECOMMENDATION:

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

Chair Woods asked if the stucco was now elastomeric. Mr. Rasch agreed.

Ms. Shapiro asked how visible it was.

Mr. Rasch said there were two good views - from Marcy and from Lincoln and were long views into the courtyard.

Present and sworn was Mr. Michael Wewerka, 924 2nd Street NW, Albuquerque, who had nothing to add to the staff report. He clarified that the stucco was both elastomeric and painted. He said the views to the courtyard were tightly framed through a 12' hallway. Some of the visual elements would be visible from one way.

Ms. Walker asked Mr. Rasch to show the northeast wall. She wondered about opening up the NE wall where it currently was a blank façade.

Mr. Wewerka thought it was a great suggestion to put openings in the two blank walls.

Chair Woods said he would have to come back with the new drawings.

Ms. Rios asked about the railings.

Mr. Wewerka was unclear on what a vernacular ADA ramp would look like but they had a constrained budget so it would be a pipe rail, coated in tan.

Chair Woods referred to the windows and noted he was proposing a two over two design which was fairly Territorial in a Pueblo Revival building. Even if he did 2 over three would be better.

Mr. Wewerka agreed. He said it was a high profile building and Pella was excited about it.

Mr. Wewerka asked if it would be better to have four over four.

Chair Woods thought that would be great if he could do it.

Mr. Wewerka thought it would be a better part of vocabulary.

Mr. Rasch cautioned to keep the panes vertical and not horizontal.

Ms. Shapiro asked if there would be any lights on the street.

Mr. Wewerka said they had not developed lighting. They had proposed some for the hallways and the ramp itself and they would be recessed lights.

Ms. Shapiro asked if he could bring them.

Mr. Wewerka said this was his first project in Santa Fe. He said that the Albuquerque H Board usually had the applicant submit those things to staff for review and approval.

On the windows and muntins he said he would rather compromise on the muntins to keep the vertical orientation.

PUBLIC COMMENT

Present and sworn was Ms. Stefanie Beninato, 604½ Galisteo, who said it would be nice if the project came back to the Board. The NE and lighting should be done anyway. It would be at an open meeting that way and not force the staff to do it on their own.

Mr. Wewerka said they would just look at an approval so they could start.

Chair Woods explained to him that he would not get a building permit unless the permit was divided.

Mr. Wewerka asked if they did not do conditional approvals.

Chair Woods said it was up to the Board in the motion. Or it could be conditioned to bring to staff.

Mr. Wewerka said he would do the NE corner with something to accommodate the wishes of the Board. He added that they had a time crunch and had to be out of there in May.

Ms. Rios asked if the stucco would be the same color.

Mr. Wewerka agreed. He didn't know if the current best bid was conventional or elastomeric but it was the same color. He was not sure what they settled on.

Chair Woods said the application said elastomeric.

Ms. Rios suggested they could include that in the motion.

Chair Woods said if they used conventional they would have to re-lath because it had been painted.

Ms. Rios asked about the window frames.

Mr. Wewerka said they would be aluminum clad with a tan matte finish.

Dr. Kantner asked where the soldier courses would end.

Mr. Wewerka said he believed they would do it all the way around. That should be written somewhere.

Mr. Rasch agreed it was at all elevations everywhere on the building.

Chair Woods reviewed the issues: soldier course around entire building; railing to us or staff; lighting; addition of muntins to the windows to staff or Board and then the new drawings for the NE corner and approving type of stucco.

Ms. Rios moved to approve Case #H 09-009 with the following conditions that:

- 1. The brick base soldier course be on all elevations;**
- 2. The stucco be elastomeric;**
- 3. The windows be brought back to the Board with the muntin pattern and exact profile with true divided lights;**
- 4. The railing and lighting be brought back to the Board;**
- 5. The northeast corner openings be brought back to the Board.**
- 6. No visible rooftop appurtenances are allowed.**

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

J. NEW BUSINESS

1. **Case #H 09-010.** 855A Camino Ranchitos. Downtown & Eastside Historic District. Robert Farrell, agent for David & Ruth Arthur, proposes to construct an approximately 5,798 sq. ft. single family residence with attached garage to a height of 15' at midpoint and the highest section at 19' where the maximum allowable height was 17' 5" on a vacant lot. (Marissa Barrett)

This case was postponed under Approval of Agenda.

2. **Case #H -09-011.** 147 Gonzales Road #23 Downtown & Eastside Historic District. Architectural Alliance, agent for Eugenia Sangines, proposes to remodel a non-contributing building by replacing doors and windows, constructing an approximately 88 sq. ft. addition, and creating a lower level by digging down. The building height on the south elevation would be 23' 8" where the maximum allowable height was 21'. An exception to Section 14-5.2 (D,9) was requested. (Marissa Barrett)

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

BACKGROUND AND SUMMARY:

The Spanish Pueblo Revival style, single family residence located at 147 Gonzales # 23 was constructed in the 1980s and includes some non-compliant windows that do not meet the 30" windows rule. The building is built into the slope and includes a raised deck on the south elevation. The Official Map lists the building as non-contributing to the Downtown and Eastside Historic District.

The applicant proposes the following alterations:

Create a lower level living area by digging down and installing divided light French doors and windows on the south elevation. The existing height is not being altered but the south elevation grade will be altered changing the way staff reads the height. The existing height on the south elevation is approximately 19'. The new height will be 23' 8" where the maximum allowable height is 21' (17' is the maximum allowable height plus 4 addition feet for 2' foot grade change per Board approval). The applicant is requesting an exception to Section 14-5.2 (D,9) to exceed the maximum allowable height by 2' 8". As required by code the applicant has submitted the answers to Section 14-5.2 (C,5,c,1-iv). Please see the attached letter.

Construct an approximately 88 square foot addition on the non-publicly visible east elevation. The addition is for an interior stairway to the new lower level and will be below the existing height. The addition will include a divided light window and glass block windows which will match an existing on the east elevation.

Lastly proposed is the replacement of doors and windows on the north, east, and south elevations.

Windows and doors will be brought into compliance with the 30" windows rule. The windows will match the existing color. The entire building will be stuccoed in the color Hacienda. The area under all portals will be stuccoed in a cream/white stucco. Portal posts, beams, and corbels will have a white wash.

STAFF RECOMMENDATIONS:

Staff recommends denial unless the Board has a positive Finding of Fact to grant the exception to exceed the maximum allowable height. Otherwise this application complies with Section 14-5.2 (D) General design Standards for all H-Districts and Section 14-5.2 (E) Downtown and Eastside Historic District Design Standards.

Present and sworn was Mr. Eric Enfield, 612 Old Santa Fe Trail, who said this was a simple project. The client had no way to go but down. She had a water leak in her house and the whole house settled so she had to put piers under it. It destroyed the interior of the house. The piers were previously approved. It settled so all doors and windows were hard to open. So she decided to create this room below that requires underpinning around all the structure. He drew the detail for that today and didn't realize it would require an exception. So he had responded.

He pointed out where the underground excavation stopped. It was all within the perimeter. The facing was the same as existing except it has to be furred out. He shared the wall section [Exhibit A]

Chair Woods asked if he would have to take down the deck.

Mr. Enfield said they would shore it up and extend the buttresses down.

Chair Woods noted that it wouldn't need an exception if he brought it forward a foot. Then he would have a step back and it would be easier to build.

Mr. Enfield said pushing it forward would hide the piers. He tried to convince the owner to just have windows and she asked why she would want a place she could not get out of. He could also do a retaining wall and just make it like a window wall. His client lived in Mexico and worked for an engineering firm and wanted this for an engineering challenge. She said not to worry about hitting rock because it was all uncompacted fill.

Chair Woods asked if the stairs would remain. Mr. Enfield agreed.

Mr. Featheringill asked about the retaining wall.

Mr. Enfield explained that there was six to seven feet of fill around the entire house.

Ms. Shapiro didn't think it would look good.

PUBLIC COMMENT

Ms. Beninato asked if still would have water problems.

Mr. Enfield said they would not because the damage was caused from a pipe that burst.

Mr. Enfield asked if the need for an exception was this really justified. The footings were already six feet high so we only have to go down about four more feet. He wanted to give her what she wanted.

Chair Woods asked about the glass block on the other side.

Mr. Enfield said it would mimic the glass block already there and glass would block vision into it from close houses.

Chair Woods noted that the exception responses were listed on page 9.

Ms. Beninato asked to have the responses read.

Dr. Kantner moved to approve Case #H 09- 011 as submitted and to accept the exception to exceed the maximum height and read the responses. Ms. Rios seconded the motion and it passed by unanimous voice vote.

- 3. Case #H 09-012A 526 Galisteo Street. Don Gaspar Area Historic District. Christopher Purvis, agent for Ms. Ortiz, proposes a status review on a non-contributing property. (David Rasch)**

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

BACKGROUND & SUMMARY:

526 Galisteo Street is a commercial building, known as the La Luz Montessori, which was constructed in the Territorial Revival style before 1947. A free-standing garage was presumably constructed at the same period as well as yardwalls, but dates were not provided. The property is listed as non-contributing due to date of construction which was less than fifty years old at the time of the 1984 Historic Cultural Property Inventory. The building fronts Galisteo Street and Paseo de Peralta in the Don Gaspar Area Historic District. The property is now eligible for an historic status upgrade.

The primary structure retains good integrity in massing and historic windows. There are historic wood double hung windows, steel casement, and fixed windows in good condition. There is a non-historic sliding glass door on the north elevation and the brick coping has been replaced at an unknown non-historic date. Character defining features are captured with the east and south elevations which may be considered as primary.

The garage has been converted into a casita and has lost its original character due to infill of the two vehicle door openings with metal bay window inserts. Also, the entire parapet has been replaced with non-historic brick coping and an apparently non-historic porch was constructed on the north elevation.

There are a variety of yardwalls on the property, including adobe and masonry construction that is unfinished or painted white to match the building and with some areas with historic brick coping. The date of construction has not been determined, but the walls appear to be historic. Damage and removal of material has occurred on the streetscape yardwalls and the Galisteo Street frontage has a non-historic coyote fence extension that was completed in 2003.

STAFF RECOMMENDATION:

Staff recommends an historic status upgrade to contributing for the primary structure and retaining an historic status of non-contributing for the accessory structure due to loss of character and historic materials. Staff defers to the Board to designate an historic status to the yardwalls which have a mixture of integrity, loss of material, and alterations.

Present and sworn was Mr. Christopher Purvis, who said the neighbors stated it was two years ago the brick coping was added and without a permit.

Ms. Beninato said it was about two years ago and it was a maintenance thing. She didn't think that should rob it of a contributing status.

Ms. Rios asked Mr. Rasch if the footprint of the garage had changed. Mr. Rasch thought it had not changed.

Mr. Purvis didn't know the date. There was a reference to the house and not the garage on the deed. It could be they just didn't put it on the deed.

Chair Woods asked if the primary elevation would be where the doors were. Mr. Rasch agreed.

Ms. Mather asked if they would have to determine which of the yard walls were contributing.

Mr. Rasch said they would. He asked them to look at page 9 as he went through the information on the walls. The stepped wall was attached to the SE corner of the building. He believed it was historic and had no coping. On the Paseo fronting one could clearly see damage to the old foundation. That brick coping was historic coping. On page 12 was the Galisteo yard wall. It was the old coping but looking at low curb and steps on 13 and 14, he could not prove that was historic character. The north end of Galisteo was clearly damaged. On page 17 was a little step wall on the NE part of the property.

There were historic gates on the CMU wall and even if historic there was damage.

The historic windows included the east window under the portal, on south were the casement, the glass block and fixed windows. On the back were double hungs in wood and on the north also. They were in good condition but on non-primary elevations.

Ms. Rios asked why the garage was non contributing.

Mr. Rasch said the porch was an additional footprint. It lost its original coping and the vehicle doors were lost. Paseo was at the south elevation. The south elevation and west were totally blank walls.

Ms. Mather moved to approve Case #H 09-012A upgrading the house to be contributing and that the other structure and the walls be non-contributing. Ms. Walker seconded the motion and it passed by majority voice vote with all voting in favor except Ms. Rios who voted against.

Case #H 09-012B 526 Galisteo Street. Don Gaspar Area historic District. Christopher Purvis, agent for Ms. Ortiz, proposes to remodel a contributing commercial building with an 869 sq. ft. addition to the maximum allowable height of 16', to remodel a non-contributing accessory building, and make other site alterations. (David Rasch)

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

BACKGROUND & SUMMARY:

526 Galisteo Street is a commercial contributing building with the east and south elevations as primary and a non-contributing accessory structure. The property has two street frontages in the Don Gaspar Area Historic District.

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

1. An 869 square foot addition will be constructed on the west, non-primary elevation at 10' back from the south primary elevation. The addition will be 16 feet high with a parapet that screens roof-top mechanical equipment. The addition will have 6-over-6 double hung windows that match the existing historic windows and a stucco finish to match the existing stucco.

A 240 square foot ramada will be attached to the west elevation of the addition at 12.5' high. The ramada will be constructed in a simplified design on a concrete pad.

2. The front entry door on the primary south elevation will be switched with the historic window on the primary east elevation. The opening heights and widths will not change. The lengthened opening and the partially filled opening are permissible by code without an exception.

3. The north elevation sliding glass doors will be removed and replaced with a 6-over-6 double hung window to match existing historic windows.

4. The pink dentil details around windows and doors will be removed.

5. The accessory building will be remodeled by removing the vehicle door infills and replacing them with two pairs of 8-light doors with two 8-light windows.

The shed roof porch will be removed and replaced with a flat-roof portal on the same footprint to 8.75'

high. The portal has a simplified design.

6. The yardwalls will be remodeled and extended.

The south wall along Paseo de Peralta will be restored along the existing footing. The wall will be 4' high and finished to match the adjacent wall with a brick cap and a step down at the new portion.

The east wall will be repaired at the damage on the north end to match the height and finishes. The south end will either be continued on the existing curb or if the wall is considered to be historic then behind the curb and extended back into the property along the drive. The south extension will also match the existing wall in height and finishes. The height appears to be approximately between 36" and 38".

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2 (C) Regulation of Contributing Structures, (D) General Design Standards, and (H) Don Gaspar Area Historic District.

Present and previously sworn was Mr. Christopher Purvis who had nothing to add to the staff report.

Ms. Mather asked if he was exchanging the window and door.

Mr. Purvis agreed and added that the door was not historic. He also proposed to remove the coyote extension and rebuild the gate. In talking with neighbors, the window on the north was very close to the neighbors so it would be removed.

Ms. Walker asked if had a drawing of the new door.

Mr. Purvis pointed it out. It was a variation on six panel.

Ms. Mather asked about lighting.

Mr. Purvis said there was a lot of lighting there now and they would remove most of it and just have lights under the portal.

Ms. Rios asked if the trim would remain white.

Mr. Purvis agreed because that was what it was now. He explained that the ramada was treated wood. The portal would be painted as it was Territorial style. He showed it on the site plan. It had three posts.

Ms. Shapiro asked about driveway, parking lot and walkway materials.

Mr. Purvis said it would be just gravel along Paseo. Out front they would replace the failed concrete for handicapped and take up the flagstone up to front door and replace with flagstone. They would have

nothing in the back yard.

Dr. Kantner noted when they visited, the interior spur wall would follow line of drive way. He asked why it needed to be there.

Mr. Purvis said it created some closure. They were trying to preserve the original location of the driveway. It was a low 46" wall.

PUBLIC COMMENT

Present and sworn was Ms. Stefanie Duran, 623 Calle Grillo, who said she had lived in Santa Fe for 15 years and wanted to get involved in the community. She said she ran by this building every day and would love for it to be brought to the beautiful house it could be. She asked if the addition was set back ten feet or more, if there were no restrictions.

Mr. Rasch said there was no exception for the location but the addition could not exceed 50% of the original footprint and it didn't exceed it.

Ms. Beninato said there was no schedule for the windows. They should have submitted drawings of the original windows with dimensions and then what was being proposed. The brick detail around the house should be kept. If you could do the addition in different color so it was clearly an addition. She clarified that she meant where there were double hungs. If they were drawn as double hung in the plan. Then there was no guess work.

Mr. Rasch said the floor plan showed the width of the openings and there was a separate page that called them out but the requirements did not include a window schedule.

Ms. Rios asked if he wanted to distinguish the addition in some way.

Mr. Purvis said he left off the brick coping and it was taller.

Ms. Beninato said she didn't really understand. She had to do a window schedule to show what she had and she would put in. She also had to know the stucco before it was approved. It was a good policy to be consistent.

Present and sworn was Ms. Lara Finley, who lived on Don Cubero for 20 years and regularly walked past this house and it was her big thing why someone could not make this look nicer. She was thrilled to hear about these alterations. She also read a letter dated March 5th in support of the project. [Exhibit B].

Present and sworn was Mr. Walt Weiss, 512 Webber, who was the owner of the B&B at 514 Galisteo and had been there 12 years. He appreciated that someone was going to fix it up. He talked to Mr. Purvis about their concerns at having a restaurant next door. With Oasis, there were concerns with noise and smells. By removing the window on the north where the kitchen would be located demonstrated their

willingness to listen to his concerns. He really wanted to make sure that they didn't have noise and odor issues arising from it becoming a restaurant. It was probably going to be a larger restaurant. They could probably be involved early on and wanted to be good neighbors. On the other side they had the cigar club with which they had issues. A lot of time guests wouldn't say anything but just didn't come back. He felt pretty good the direction this was going but they needed to be vigilant so a problem was not created.

Ms. Beninato shared the concerns for noise. There were 14 spaces and it would be bigger. Hopefully a better kitchen would mean less fire hazard. Hopefully it would be a local business and pedestrian friendly.

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

Mr. Purvis noted that on the south elevation, a window would be replaced with a door.

Mr. Featheringill asked about the handrails and guard rails, noting he had more than two stair steps.

Mr. Purvis explained that they would slope the flagstone up so it was only two steps. The door on the south would be closed off inside.

Ms. Shapiro asked if they were going to paint the outside.

Mr. Purvis agreed. It was painted now and the new part would also be painted.

Ms. Shapiro suggested he could you use a different texture. Mr. Purvis agreed.

Ms. Shapiro asked if he was going to maintain the reveal since it has the dentil work around it.

Mr. Purvis said he would keep the dentil and just remove the pink color.

Ms. Shapiro asked how much reveal the new windows would have.

Mr. Purvis said it would be about 1.5". They would not put insulation on the outside since the adobe was 16" thick.

Chair Woods summarized the issues and was a little concerned about the parking lot and didn't see a gate detail.

Mr. Purvis said the gate would stay the same but would not swing.

Chair Woods asked if he could use a wash as opposed to a stain on the ramada. Mr. Purvis agreed.

Ms. Shapiro moved to approve Case 09-012B with the following conditions:

- 1. On the south side the new door would be new one and the old window would be repositioned**
- 2 Remove the coyote fence out front**
- 3. The north window would be removed and a solid wall fill the opening**

4. All lighting fixtures would be brought to staff and; if on the building, brought to the Board.
5. The ramada would be finished with a wash
6. The portal would be painted white
7. The old gate would be rebuilt
8. The drive would be rearranged
9. The parking lot would be gravel on the Paseo side
10. The stucco would be painted with a different texture from existing
11. The windows of the new addition would have a slight reveal
12. The dentil detail would be retained
13. There would be no visible rooftop appurtenances
14. The wall on the Paseo side would be fixed to the existing height
15. The wall across the front would be fixed and remain at the existing height with a curve around the driveway

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

Mr. Rasch clarified that since the wall on Galisteo was not contributing he could be allowed to put in the extension. Ms. Shapiro agreed.

4. **Case #H 09-013.** 1047 Old Santa Fe Trail. Historic Review District. Dlemens & Associates, agent for Michael McAdams, proposes to construct yardwall, vehicular gates and pedestrian gates to a height of 7', where the maximum height was 5' 5" and hardscapng on a non-designated property. An exception to Section 14-5.2 (D,9) to exceed the maximum allowable height. (Marissa Barrett)

This case was postponed under Approval of Agenda.

K. MATTERS FROM THE BOARD

Ms. Walker asked if something could be done about the tiny print size. She felt they needed a minimum font size. When reduced it could not be read.

Mr. Rasch said because of the budget cuts they would not provide paper at all. Board members could always come in and look at full scale and would be getting CDs.

Chair Woods asked Mr. Rasch to send back the revised findings of fact.

Mr. Rasch said the two new board members were not up to speed on the Drury project. It would be heard by BCD/DRC at the site on Thursday.

Chair Woods said it would be in the old chapel at 6:00. We could have three or less.

Ms. Walker said she would be there as a member.

Mr. Featheringill felt the parking structure was at a tolerable height.
Chair Woods said HB 360 was going through the last committee on Thursday at 2:30.

Ms. Shapiro noted there was a building on Paseo with half of the windows having muntins and the other half with no muntins. 300 Paseo Peralta.

Mr. Rasch was a little worried. Kak Slick had some problems in the language and had never been asked to respond to it. She did not appreciate the five day creation of a new board because she could not get it in front of CPRC that fast. The other thing was that she had problems with communities outside Santa Fe and Albuquerque being included.

L. ADJOURNMENT

Having completed the agenda and with no further business to come before the Board, the meeting was adjourned at 7:31 p.m.

Approved by:

Submitted by:



Carl Boaz, Stenographer