



DATE 11/20/14 TIME 1:30

Agenda

BY *[Signature]*
for *[Signature]*

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, December 9, 2014 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, December 9, 2014 at 5:30 P.M.

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: November 25, 2014
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case H-14-032. 927 and 929 Canyon Road.
Case #H-14-097. 802 East Palace Avenue.
Case #H-14-100. 373 Garcia Street.
Case #H-14-102. 845 A Don Cubero Avenue.

Case #H-14-084. 492 West Water Street.
Case #H-14-099. 135 Camino Escondido.
Case #H-14-101. 615 West Alameda.

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

1. Case H-07-096. Sheridan Avenue. Downtown & Eastside Historic District. Mary MacDonald, agent for The City of Santa Fe, owners, proposes to amend a previous approval to construct transit shelters and other improvements on this city block. (David Rasch).
2. Case H-09-012. 526 Galisteo Street. Don Gaspar Area Historic District. Christopher Purvis, agent for Jennifer and Martin Rios, owners, proposes to construct a 100 sq. ft. portal, a 75 sq. ft. ramada, and temporary 70 sq. ft. vestibules for each the portal and the ramada to be used each year from November to April. An exception is requested to exceed the maximum duration for temporary structures (Section 14-6.4). (David Rasch).
3. Case #H-14-046. 712 Gildersleeve Street. Don Gaspar Area Historic District. Bradyn Podhatsky, agent for Marion Tassin, owner, proposes to construct a 303 sq. ft. freestanding carport to 9' high and a 161 sq. ft. shed to 10' high on a contributing residential property. (David Rasch).
4. Case #H-14-103. 105 Laughlin Street. Don Gaspar Area Historic District. Chris Probst, agent for Scott Quality Products, owners, proposes to replace windows and front doors, to construct a coyote fence with stone masonry base, to construct stuccoed yard walls, and to install roof-mounted mechanical equipment. (David Rasch).
5. Case #H-14-104. 655 Garcia Street. Downtown & Eastside Historic District. Paul Schmitt, agent for Peter and Adrienne Balleau, owners, proposes to construct a 6' high stuccoed yardwall on a non-contributing property. (David Rasch).
6. Case #H-14-105. 130 Camino Escondido. Downtown & Eastside Historic District. D. Maahs Construction, agent for Jane Terry, owner, proposes to construct a 816 sq. ft. casita to the maximum allowable height of 14' and to remodel an existing garage and studio attached to the existing contributing residence, increasing the square footage by 389 square feet. (Lisa Roach).

7. Case #H-14-111. 104 Jimenez Street. Westside-Guadalupe Historic District. Dale Zinn, agent for Danny and Renee Neil, owners, requests a historic status review of a non-contributing residential structure. (David Rasch).
8. Case #H-14-112. 904 Don Gaspar Avenue. Don Gaspar Area Historic District. Liaison Planning, agent for Wendy Wilson and Douglas Turco, owners, requests designation of primary facades on a contributing residential structure and a contributing garage structure. (David Rasch).
9. Case #H-14-113. 115 Rodriguez Street. Downtown & Eastside Historic District. Joshua Maes, agent for The Vigil Family Partnership, owner, requests a historic status review of a contributing residential structure. (Lisa Roach).
10. Case #H-14-114A. 507 Calle Corvo. Downtown & Eastside Historic District. Joseph Cordova and Eric Montoya, agents for James Economos and Gilly Hampton, owners, a requests a historic status review of a non-contributing residential structure. (David Rasch).
11. Case #H-14-114B. 507 Calle Corvo. Downtown & Eastside Historic District. Joseph Cordova and Eric Montoya, agents for James Economos and Gilly Hampton, owners, demolition of a non-contributing residential structure. (David Rasch).
12. Case #H-14-114C. 507 Calle Corvo. Downtown & Eastside Historic District. Joseph Cordova and Eric Montoya, agents for James Economos and Gilly Hampton, owners, proposes construction of a 2,083 sq. ft. residential structure to a height of 13'6" where the maximum allowable height is 15' 6". (David Rasch).
13. Case #H-14-110. 337 Magdalena. Downtown & Eastside Historic District. Eric Enfield, agent for Rebecca Mudge, owner, proposes to construct a 67 sq. ft. addition, a 299 sq. ft. portal, a 136 sq. ft. enclosed portal, and a 135 sq. ft. basement beneath the enclosed portal. An exception is requested to the 3' corner standard for windows on the proposed enclosed portal (Section 14-5.2(E)(2)(b)). (Lisa Roach).
14. Case H-14-054. 1025 Canyon Road. Downtown & Eastside Historic District. Jay Jay Shapiro, agent for Joyce Martinez, owner, proposes to amend a previous approval to remodel a contributing residential structure by increasing the height of the primary and secondary masses to less than the maximum allowable height of 15' 5", make window changes and construct a 28 sq. ft. portal. (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.

7. Case #H-14-107. 602 A Canyon Road. Downtown & Eastside Historic District. Andrew Lyons, agent for Dr. Mark Sublette and Kathleen Counihan, owners, proposes to construct a 272 sq. ft. addition to a non-contributing residence and a 387 sq. ft. addition to an attached casita. (Lisa Roach).
8. Case #H-14-108. 317 Hillside Drive. Downtown & Eastside Historic District. Lloyd and Associates Architects, agents for Robert Jordan, owner, requests an historic status review and designation of primary facades on a contributing residential structure and a contributing garage structure. (David Rasch).
9. Case #H-14-109. 814 D Acequia Madre. Downtown & Eastside Historic District. Lorn Tryk Architects, agent for Todd Davis and Chris Richter, owners, requests designation of primary facades on a contributing structure. (David Rasch).
10. Case #H-14-111. 104 Jimenez Street. Westside-Guadalupe Historic District. Dale Zinn, agent for Danny and Renee Neil, owners, requests a historic status review of a non-contributing residential structure. (David Rasch).
11. Case #H-14-112. 904 Don Gaspar Avenue. Downtown & Eastside Historic District. Liason Planning, agent for Wendy Wilson and Douglas Turco, owners, requests designation of primary facades on a contributing residential structure and a contributing garage structure. (David Rasch).
12. Case #H-14-113. 115 Rodriguez Street. Downtown & Eastside Historic District. Joshua Maes, agent for The Vigil Family Partnership, owner, requests a historic status review of a contributing residential structure. (Lisa Roach).
13. Case #H-14-114A. 507 Calle Corvo. Downtown & Eastside Historic District. Joseph Cordova and Eric Montoya, agents for James Economos and Gilly Hampton, owners, a requests a historic status review of a non-contributing residential structure. (David Rasch).
14. Case #H-14-114B. 507 Calle Corvo. Downtown & Eastside Historic District. Joseph Cordova and Eric Montoya, agents for James Economos and Gilly Hampton, owners, demolition of a non-contributing residential structure. (David Rasch).
15. Case #H-14-114C. 507 Calle Corvo. Downtown & Eastside Historic District. Joseph Cordova and Eric Montoya, agents for James Economos and Gilly Hampton, owners, proposes construction of a 2083 sq. ft. residential structure to a height of 13'6" where the maximum allowable height is 15' 6". (David Rasch).
16. Case #H-14-106. 625 Camino de la Luz. Downtown & Eastside Historic District. Patricia Tusa and Rob Civitello, agents/owners, propose to construct a 1,960 sq. ft. residence, a 305 sq. ft. studio and a 384 sq. ft. carport to a maximum height of 20' where the maximum allowable height is 14' 7". An exception is requested to exceed the maximum allowable height (Section 14-5.2(D)(9)). (David Rasch).
17. Case #H-14-110. 337 Magdalena. Downtown & Eastside Historic District. Eric Enfield, agent for Rebecca Mudge, owner, proposes to construct a 67 sq. ft. addition, a 299 sq. ft. portal, a 136 sq. ft. enclosed portal, and a 135 sq. ft. basement beneath the enclosed portal. An exception is requested to the 3' corner standard for windows on the proposed enclosed portal (Section 14-5.2(E)(2)(b)). (Lisa Roach).
18. Case H-14-054. 1025 Canyon Road. Downtown & Eastside Historic District. Jay Jay Shapiro, agent for Joyce Martinez, owner, proposes to amend a previous approval to remodel a contributing residential structure by increasing the height of the primary and secondary masses to less than the maximum allowable height of 15' 5", make window changes and construct a 28 sq. ft. portal. (David Rasch).
19. Case #H-14-098. 410 Camino Don Miguel. Downtown & Eastside Historic District. Max Aragon, agent for Duke and Janet Phillips, owners, proposes to remodel and construct a 360 square foot addition on a non-contributing residence. (Lisa Roach).

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.

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December 9, 2014

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MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

December 9, 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 at City Hall, Santa Fé, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

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MEMBERS PRESENT:

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

MEMBERS EXCUSED:

Mr. Bonifacio Armijo [excused]

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Mr. Zach Shandler, Asst. City Attorney
Ms. Lisa Roach, Senior Historic Planner
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 noted there were no Findings of Fact for Case #H-14-032 because the case was not yet complete. That should be removed from the agenda.

And in Case #H-14-054 the site visit revealed some discrepancies in that case and he recommended postponing it so staff can do an interim historic inspection that wasn't scheduled to determine all of the changes that were done that might not have been approved.

Ms. Mather moved to approve the agenda as amended, postponing Case #H-14-054 to the next meeting. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES: November 25, 2014

Mr. Katz requested the following changes to the minutes:

On page 24, the bolded action of the Board, should say, "to lower the angle of the solar panels to between 10 and 15 degrees" and change location from the southwest corner to the southeast corner the solar panels were to be moved from.

On page 27, it should say, "Mr. Katz said the basis is if the board could designate as primary the part of a façade which is historic but not the part which is non-historic. He believes the board could do the exact same thing for what is and is not character defining."

Ms. Mather requested the following change:

On page 13 in the first sentence, it should say, "He said John Murphy was very qualified to do the inventory but having seen staff's conclusions (not his conclusions)."

Mr. Boniface requested the following changes to the minutes:

On page 19, fourth paragraph from the bottom, last sentence should read, "If you elevate the retaining wall 30" and have a three foot wide planter, there will be no need for a guardrail."

On page 24, fifth paragraph, should say, "Mr. Boniface said if the panels on the southeast were put on northwest, the public would not see much of anything."

Ms. Rios moved to approve the minutes of November 25, 2014 as amended. Mr. Boniface seconded the motion and it passed by voice vote with all voting in favor except Ms. Mather who abstained.

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-14-084. 492 West Water Street.

Case #H-14-097. 802 East Palace Avenue.

Case #H-14-099. 135 Camino Escondido.

Case #H-14-100. 373 Garcia Street.

Case #H-14-101. 615 West Alameda.

Case #H-14-102. 845 A Don Cubero Avenue.

There were no changes to the Findings of Fact and Conclusions of Law (except that Case #H-14-032 was removed from the list).

Mr. Boniface moved to approve the Findings of Fact and Conclusions of Law as presented. Mr. Katz seconded the motion and it passed by unanimous voice vote.

F. BUSINESS FROM THE FLOOR

Present and sworn was Ms. Stefanie Beninato, P.O. Box 1601, who said she just found out that she could not use her flash drive in the computer here so she would bring her own computer next time.

Ms. Beninato reported on the adobe wall at 600 Galisteo Street that is seriously degrading. She had a photo that showed there were four inches of the wall missing. It had a cap on the top of the adobe wall. It is a 1932 wall according to Mr. Rasch's research that he gave to Councilor Lindell at her request. Even at the top it is capped pen-tile so it should be pre-1950 and probably the whole building dates from 1932, given that it's a continuous run of adobe wall on that side. The cap over the adobe is entirely cracked on top so that when it rains, water goes down behind the cap and creating rivulets and the bottom course is flaking away. At the place where it is most significantly degraded, half of that wall is gone. Her understanding from getting the email from Councilor Lindell is that the Board has a right to ask for a status review. It is demolition by neglect and she asked that the Board request a status review so it doesn't fall down and lose part of that historic building and also her own historic structure which is 2.5' away from that 6' high wall doesn't fall against her wall and damage it further. It was damaged earlier in a flood in 2011.

She also commented that at 777 Acequia Madre, the Board determined that one of the primary façades was the entire east side and even though windows were not all same date – they are all historic. And it was an exception the Board granted to them to cover part of the primary elevation. It wasn't that the Board designated part of it as primary and part not primary so that is not a precedent to be used by the Board.

G. ACTION ITEMS

1. **Case H-07-096. Sheridan Avenue. Downtown & Eastside Historic District.** Mary MacDonald, agent for The City of Santa Fe, owners, proposes to amend a previous approval to construct transit shelters and other improvements on this city block. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

Sheridan Avenue, between Marcy Street and Palace Avenue, aka, the Downtown Transit Center, is located in the Downtown & Eastside Historic District. It is essentially an alley, since most or all buildings present their rear elevations to the street.

The applicant proposes to amend a previous approval to construct pedestrian shelters and other improvements in the City right-of-way. The shelters will be constructed with white-painted metal to appear like a Territorial Revival portal. The four shelters will be 256 square feet each at 10' high. Within the shelters there will be benches, display panels, and trash and newspaper enclosures constructed in gray metal with the previously approved "punched tin" traditional designs. Other structures include light poles, bollards, bicycle racks, and wayfinding kiosks. Ground surfaces will be finished with earth-tones asphalt or concrete, brick, and ADA-compliant visible detectable warnings. Free-standing art may be installed at the rear of the sidewalk.

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 asked if the Board had jurisdiction over the free-standing art.

Mr. Rasch said no.

Mr. Katz asked if what is depicted for the free-standing art is what will be there.

Mr. Rasch thought it might just be a placeholder and the applicant team might get into that issue. He thought it was an idea that still needed to go before the Arts Commission.

Applicant's Presentation

Present and sworn were Ms. Faith Okuna, 1600 East Lena Street, Suite 3, and Mr. Alexander Desierck, 422 Greg Avenue,

Ms. Okuna said they were representing the design team of Wilson and Company for this design. Alex was the architect and she was from Surrounding Landscape. She said this project came to the Board in 2006 for conceptual design; then went to Council for approval and now they would present the items under the Board's jurisdiction.

The first map displayed closest to her showed the current proposed plan. From the bottom right hand is Marcy and it goes to Palace on the other end. It is an alley because it only has one sidewalk on the west and this continues that designation. They proposed to widen the west sidewalk to provide ADA compliant shelters and seating that is required and a safe passageway by it.

They interviewed the departments involved and the present property owners who all supported the widening.

At the north end at Marcy they will be aligning the sidewalk from the east portal of the Convention Center. It misses the mark right now. That material will transmit to brick Endicott series with a blend of with dark brick to match other areas downtown. From that corner to Palace will be a detector strip 2' wide.

She requested approval for the Endicott brick colored panels instead of the standard yellow, which they thought would be appropriate there and more durable and fitting for ADA markings.

Progressing down Sheridan Street, they proposed to have streetlights. In 2006 the HDRB was uncomfortable with the proposed light style so now they proposed to use the same lights used in the courtyard with double sided heads and two flower baskets on them. They wanted it to appear as a major pedestrian way that fits with City Hall and repeated at the Plaza.

At midblock, the pattern change would be four metal shelters. They worked with staff to make sure it would fit and bring a more traditional look.

Going on south to Palace, there are loading issues for the Museum of Fine Art with large deliveries all year long. So the alignment shifts slightly to the east but would still be very wide – almost 8' wider and that would take care of a bad pitch in the sidewalk there. That would also mean no private parking on Sheridan which was approved in 2006.

Alex said they would have four shelters that are 8' by 32' with three sets of benches and places for trash and newspapers. They would have over 8' between curb and the building. The shelters are in a Territorial style, made of steel for durability and powder coated white with double columns on the ends and single in middle and aligned with benches and trash containers. The notched shelter has wheelchair seating with plenty of room for ramps. The area would also have one 4x8 panel for bus information.

Questions to the Applicant

Ms. Mather said she worked for the Fine Arts Museum for many years so she was familiar with those problems. She noticed continuous paving at Marcy Street and from the new sidewalk to the Fine Arts Museum. However, people accessing this come from across the street at Palace and it is a hazard for both pedestrians and people pulling out of Sheridan. There needs to be a pedestrian crossing marked there. She urged considering completion of the plan for pedestrian safety.

Another thing that occurs toward Palace is tourist buses that park there and often accommodating

senior citizens for the Plaza or other places. She asked if that was accommodated in this plan.

Ms. Okuna said they are accommodated for loading and unloading but not for parking there. This will make it better in that the edge where Manitou Gallery is located, is a public alley and adds that odd pitch there but this will take care of that.

Ms. Mather asked how much seating is provided for the shelters.

Alex said it would accommodate about ten people and offer more shade for them.

Ms. Okuna added that the buses don't always have ramps at one location. They need it turned so they can use the front or middle exits.

Ms. Mather asked if the bench design was shown.

Alex said the design is not shown there yet. The benches are 24" wide, in a simple design and 4' back and will be powder coated. The design is a grid pattern.

Ms. Rios asked for the length of the overall project.

Ms. Okuna said it was 700' from end to end. It is from Marcy to Palace.

Ms. Rios asked if there would be any planting like the trees and bushes shown.

Ms. Okuna said the design uses urban green infrastructure with new curb design to pull off water from the road in low flows to the trees and then push it to curb with higher flows. Most of the trees are shown in the drawing. Any possible shrubs will be near the museum. Otherwise, the plan is just with trees. With lots of foot traffic, shrubs don't do well.

Ms. Rios asked if the lights would stay on.

Ms. Okuna agreed and the plan went through John Romero's approval.

Ms. Rios asked how many trash bins would be placed there.

Ms. Okuna said they would alternate recyclable bins with land fill bins and a few newspapers.

Ms. Rios asked if the trash bin design would look like those on the plaza.

Ms. Okuna said they would not. The enclosures will be adjacent to the newspaper enclosures. They will be square with inserts inside, side by side in a simple design to fit in that area.

Ms. Rios asked where the bollards would be located.

Ms. Okuna said they would be primarily at private drives. The lawyers' and O'Keefe's drives would

have detector bumps there for ADA warning and they might need the same on the southeast corner to avoid semi-trucks encroaching.

Ms. Rios asked if there improvements to be made on the other side of the street.

Ms. Okuna said just the curb and gutter. At the very north end, the sidewalk is less than four feet and then narrow to two feet and it disappears at the end for parking and all of that will come out. All the lighting will be on the west side except for some soft lighting on the existing mural there.

Ms. Mather noted there is major drainage problem right by the Fine Arts Museum.

Ms. Okuna agreed. They will be doing a detailed design for that right now. They knew it was a huge problem and ices up a lot.

Ms. Rios asked about the timeline.

Ms. Okuna said once it goes through the Committee reviews, they will produce design drawings in January, construction documents by March and that ends their part in the project.

Public Comment

Ms. Beninato (previously sworn) said she was happy they will enlarge the sidewalks and hoped the lighting and landscaping wouldn't be right in the middle of the sidewalk. She would not call it an alley. It has always been a street and it is appropriate for the City to improve it.

She was concerned that the structures would be precedent-setting. Mr. Rasch has called them ramadas and those are typically made of wood. These are bus shelters for municipal use and appropriate to use metal. She hoped there would still be two lanes for traffic; one for buses to park and one for buses to go by. It would have been better to have the bench designs shown.

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

Chair Woods had a concern about the public art. The Board does have a concern about it. She asked if the Board would have the courtesy of seeing it.

Mr. Okuna said the art is still conceptual with the artist. They anticipated three pieces and she didn't know what they would look like or the locations. Part of the FTA funding requirements is that branding is considered a crucial activity which meant using the transit system logo.

Ms. Anna Blyth, Program Planner with the Arts Commission said the project is under contract with the artist. As Ms. Okuna said, the artist is still working through the elements. Once approved by the Arts Commission she could share the plan with the Board.

Action of the Board

Ms. Rios moved to approve Case H-07-096 located on Sheridan Avenue as presented with the condition that the items that are pending should be taken to city staff. Mr. Katz seconded the motion.

Ms. Mather asked for an amendment that the specialty paving across Palace Avenue for pedestrian safety and signage should be considered as part of this plan. Ms. Rios accepted the amendment as friendly and the motion passed by unanimous voice vote.

2. **Case #H-14-103. 105 Laughlin Street. Don Gaspar Area Historic District.** Chris Probst, agent for Scott Quality Products, owners, proposes to replace windows and front doors, to construct a coyote fence with stone masonry base, to construct stuccoed yard walls, and to install roof-mounted mechanical equipment. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

105 Laughlin Street is a 4-plex residential building that was constructed by 1966 in a simplified Territorial Revival style. The building is listed as non-contributing to the Don Gaspar Area Historic District.

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

1. Doors and windows will be replaced. Trim color will be turquoise.
2. Rooftop mechanical equipment will be installed at the lowest roof elevation near the west façade. The equipment will be minimally visible and those areas will be painted to match the stucco color.
3. A 6' high yardwall will be constructed at the front yard to create a courtyard. A maximum allowable height calculation was not performed. The yardwall will feature a stone base, one or two windows with wooden grilles, an arched wooden pedestrian gate surmounted with stuccoed stepped massing, and two wall sconces on the south elevation. The east elevation will feature one or two windows with wooden grilles, an arched wooden pedestrian gate surmounted with stuccoed stepped massing, and two wall sconces.
4. A 6' high yardwall will be constructed between Units C and D to create a rear courtyard. The yardwall will feature an arched wooden pedestrian gate surmounted with stuccoed stepped massing.
5. A coyote fence will be constructed along the east lotline to the total height of 6' on top of an existing low stone wall.
6. The building and yardwalls will be stuccoed with El Rey cementitious "Desert Rose".

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 (H) Don Gaspar Area Historic District with the condition that the front yardwall be lowered to 4' high, relocated to at least 20' from the street, or returned to the Board after a height calculation is performed.

Questions to Staff

Ms. Mather asked what the doors and windows would be replaced with.

Mr. Rasch didn't know the type of replacement window but did know they would be undivided lites.

Ms. Mather asked if a height calculation was normally asked for by the applicant.

Mr. Rasch said there was not sufficient time but City Staff normally does all the measuring in the streetscape. On the site visit, they noted there are really three different heights there. So he was not sure it would average six feet.

Ms. Rios asked if divided lites were required in this district.

Mr. Rasch said no. They are only required in the Downtown and Eastside or to replace a divided lite window in any district.

Applicant's Presentation

Present and sworn was Ms. Maud David, 151 East Barcelona and Mr. Chris Probst, 1308 Ferguson Lane.

Mr. Probst said they would like to get started on this project which has been in limbo a few months. They proposed to use the same type windows but with double pane glass and four were being changed out to meet egress requirements. They would love to do the front wall also but they were told the wall would have to be lowered or set back further from the street. They can't set it back so they will have to redesign it to meet the code requirements.

Questions to the Applicant

Mr. Boniface said the testimony is just to replace the windows in existing openings. But in the drawings on page 28 what is shown is not like what is actually there. For instance, on the south elevation, the two windows on the left are very short but in the submittal they look square. It is the same thing on the east elevation where the windows directly above show two windows on the left side and what the Board observed today was a larger window in the middle with two narrow ones on each side. There are conflicts

here.

Mr. Probst apologized that the drawing is inaccurate. He went over it with window people to put in what existed but saw they are different on the left and should be like the right. The left should have three panes.

Mr. Boniface asked what the windows would be made of and what the color would be.

Mr. Probst said they are vinyl and almond and he gave the specs in the application.

Ms. Rios noted regarding the rooftop equipment that Staff said it would be minimally visible. She asked what that meant.

Mr. Probst said the public would see only a sliver of it.

Ms. Rios asked if it was existing.

Mr. Probst said it was not. At Laughlin and Don Gaspar, you would see equipment on another roof showing about 2' but ours will only be a sliver.

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

Mr. Probst said it was El Rey cementitious.

Mr. Rasch referred to pages 17-24 that showed the mock up and visibility.

Chair Woods noted the windows are tan and asked if they were leaving the existing trim.

Mr. Probst agreed and it would remain turquoise.

Chair Woods pointed out that with Territorial, windows and trim were usually the same color.

She asked if the wood parts of the portal would have a wood stain.

Mr. Probst agreed they would be the existing color.

Chair Woods noted that Desert Rose is pink stucco color.

Mr. Probst said that is the existing color now.

Chair Woods disagreed.

Mr. Probst said they were trying to match the existing color.

Chair Woods explained that it is not historic so it is not a big concern to keep the existing color.

She referred to page 33 that showed the wall and gate and said it is unusual to have a square arch and an arched door. They couldn't do what was shown there.

She said the Staff needs to do a height calculation on the walls in the neighborhood.

Mr. Probst asked what a height calculation was and Chair Woods explained it to him.

Mr. Boniface referred to page 17 and asked what that pitched roof element in the photo was.

Mr. Probst said it was on the neighbor's property behind his structure.

Mr. Boniface asked if the Board was supposed to see something else there.

Mr. Rasch said it shows the mock-up of the rooftop equipment there.

Ms. Rios asked if Desert Rose was an acceptable color.

Mr. Rasch said it was not common and most often appeared in brocade in the 1940's and usually only on vernacular architecture.

Chair Woods asked if the applicant would be willing to hear suggestions on stucco color.

Mr. Probst agreed.

Chair Woods offered tan on window trim and driftwood for the stucco as a suggestion.

Public Comment

There were no comments from the public regarding this case.

Action of the Board

Ms. Mather moved to approve Case #H-14-103 at 105 Laughlin Street except for the yard wall which needs to come back to the Board after a height calculation and with the condition that wood trim around the windows match the window color and that the applicant consider a different stucco color. Mr. Powell seconded the motion and it passed by unanimous voice vote.

3. **Case #H-14-105. 130 Camino Escondido. Downtown & Eastside Historic District. D.**
Maahs Construction, agent for Jane Terry, owner, proposes to construct a 816 sq. ft. casita to the maximum allowable height of 14' and to remodel an existing garage and studio attached to the existing contributing residence, increasing the square footage by 389 square feet. (Lisa Roach).

Ms. Roach gave the staff report as follows:

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 and Eastside Design Standards.

BACKGROUND & SUMMARY:

130 Camino Escondido is a single-family residence with attached two-car garage that was constructed in 1935 in the Spanish-Pueblo Revival style. There have been minor alterations to the structure, including modification of one of the garage bays to include a studio and construction of a portal on the rear (west) elevation of the residence. The building is listed as "contributing" to the Downtown and Eastside Historic District, and primary elevations were designated in 2009.

Now, the applicant proposes the following:

- 1) Remodel the existing 491 square foot attached garage, expanding its footprint by 389 square feet. Together with the 434 square foot portal that was added in 2009, the total proposed non-historic footprint resulting from this remodel and addition is 1,314 square feet, where the maximum allowable square footage for non-historic additions is 1,341 square feet. The resulting new "bedroom wing" will feature the following:
 - a. Maximum height of 13'9", below the 15'3" existing height of the remainder of the contributing residence;
 - b. El Rey cementitious "Sandalwood" stucco, to match the existing residence;
 - c. Stuccoed massing with rounded parapets and exposed wood headers;
 - d. Divided lite casement, awning and double-hung windows, painted blue to match the remaining windows on the residence (paint swatch provided);
 - e. Three pairs of brown metal clad French doors, two with side lites (clad sample provided); and
 - f. Exterior lighting designs provided.
- 2) Construction of a new 816 square foot guest house to the maximum allowable height of 14', located in the northwest corner of the lot, and featuring the following:
 - a. An L-shaped floorplan with wrap-around portal on the west and north elevations;
 - b. Stuccoed massing with rounded parapets and exposed wood headers;
 - c. 6-lite awning and casement windows and one large multi-lite window with double-hung side units, painted blue to match the main residence windows;
 - d. Brown metal clad French doors and stained wood front and back doors;
 - e. Carved wooden posts, corbels and beams on the portal stained to match the portal on the main residence;
 - f. Standing seam brown metal portal roofing (color sample provided); and
 - g. Exterior lighting designs provided

- 3) Addition of a 6' high stuccoed cmu. yard wall and coyote fence gate between the north side of the

house and the north side lot line.

- 4) Relocation of the electrical power service between the utility pole at the street and the house. Utility trenching will likely require archaeological clearance, and the applicant is working with staff to ensure compliance.

Questions to Staff

Ms. Rios asked if the garage was historically designated.

Ms. Roach said it was but no elevations were designated as primary. Since it was attached to the house, it was considered Contributing along with the rest of the house.

Ms. Rios asked if the proposal would affect the historic status.

Ms. Roach did not believe it would affect the status.

Ms. Rios asked about public visibility.

Ms. Roach said there was partial visibility down the driveway to the south of the building and also the casita would be partially visible on the north side.

Ms. Rios asked if anything was proposed on the roof.

Ms. Roach said there was nothing proposed to my knowledge.

Mr. Katz was confused by the drawing. It looked like what was labeled the west elevation was probably the east elevation.

Ms. Roach agreed.

Ms. Mather asked what primary elevations were on the main structure.

Ms. Roach referred to page 7 and said the primary elevations are 1-5, 13 and 14. So essentially on the east and a few small ones on the south.

Ms. Rios noted that the north and south elevations were switched (misabeled) on page 19.

Applicant's Presentation

Present and sworn was Mr. Philip Highmarch, 7612 Old Santa Fe Trail, who had nothing to add to the staff report.

Questions to the Applicant

Ms. Rios asked if everything in stucco would match the main house stucco.

Mr. Highmarch agreed.

Ms. Rios asked if there would be any rooftop equipment.

Mr. Highmarch said no.

Ms. Rios asked if they would have any exterior lighting.

Mr. Highmarch agreed.

Ms. Roach said it was shown on page 47.

Chair Woods referred to page 24 and thought he did this on the last drawing but it is strange to cut off the corbel like that. She had not ever seen it done like that to have the edge cut off.

Mr. Highmarch referred to the existing portal on the main house.

Ms. Roach said the photos were shown on pages 36, 38 and 39. The casita portal was designed to match main house and approved in 2009.

Ms. Mather went back to page 24 and pointed out that the drawing was showing plain columns and the picture showed spiral columns.

Mr. Highmarch said the columns were supposed to be spiral.

Public Comment

There were no comments from the public regarding this case.

Action of the Board

Ms. Rios moved to approve Case #H-14-105 at 130 Camino Escondido as recommended by staff. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

- 4. Case #H-14-107. 602 A Canyon Road. Downtown & Eastside Historic District.** Andrew Lyons, agent for Dr. Mark Sublette and Kathleen Counihan, owners, proposes to construct a 272 sq. ft. addition to a non-contributing residence and a 387 sq. ft. addition to an attached casita. (Lisa

Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

602 A Canyon Road is a 2,373 square foot residence located approximately 75 feet down a private drive to the south of Canyon Road. The existing structure consists of a 1,946 square foot main residence with a 326 square foot portal and a 427 square foot attached casita. The original residence was constructed at an unknown date estimated between 1945 and 1960 and was modified with a large Territorial Revival-style addition on the front of the home in 1991 and with subsequent renovations to the back part of the residence. Due to substantial non-historic alterations, the status of this structure is "non-contributing" to the Downtown and Eastside Historic District.

The applicant proposes to construct two additions to the residence, to include the following:

- 1) A 272 square foot kitchen addition to be constructed on the east side of the existing main residence to a height of 14', featuring a pair of French doors on the south elevation and a 12-lite awning wood window painted white with white painted wood trim on the east elevation.
- 2) A 387 square foot living room addition and 166 square foot portal to be constructed on the west side of the attached casita to a height of 11'4" to match the existing casita height. The proposed casita includes three 6 / 6 double hung wood windows painted white with white painted wood trim and a white painted wood 6-lite relocated door on the west elevation. The proposed portal features square wooden posts and beams painted white, "galvalume" corrugated metal roofing, and brick floor.
- 3) El Rey cementitious "Adobe" stucco on both additions, to match the existing structure.
- 4) Reconfigured mechanical room door on the north elevation of the main residence to change from a double-door assembly to a single-door with white painted wood trim.
- 5) And, removal of existing planter in the rear yard.

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 and Eastside Design Standards.

Questions to Staff

There were no questions to staff.

Applicant's Presentation

Present and sworn was Mr. Andrew Lyons, P. O. Box 8858, who had nothing to add to the staff report.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

There were no comments from the public regarding this case.

Action of the Board

Ms. Mather moved to approve Case #H-14-107 at 602 A Canyon Road per staff recommendations. Mr. Katz seconded the motion and it passed by unanimous voice vote.

5. **Case #H-14-108. 317 Hillside Avenue. Downtown & Eastside Historic District.** Lloyd and Associates Architects, agents for Robert Jordan, owner, requests an historic status review and designation of primary façades on a contributing residential structure and a contributing garage structure. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

317 Hillside Avenue is a two-story single-family residence and a free-standing two-car garage that were constructed in the Spanish-Pueblo Revival style between 1926 and 1928. The buildings are listed as contributing to the Downtown & Eastside Historic District.

The residence is basically a square-shaped building with historic character and interest on the south façade that includes stepbacks, stuccoed buttresses, an inset portal, projecting viga tails, and historic wood windows. The HCPI indicates that a garage was infilled on the east elevation, but there is no evidence of that now. The west, north, and east elevations have no character other than more historic wood windows.

The square-shaped garage has historic paired wooden vehicle doors on the east elevation and a non-historic pedestrian door with historic paired 6-lite wood casement windows on the south elevation. A canvas awning is installed over the windows.

STAFF RECOMMENDATION:

Staff recommends that the Board designate all of the south façade with the inset portal and the west

elevation of the residence and the east elevation of the garage as primary elevations, in compliance with Section 14-5.2(C) Regulation of Contributing Structures.

Questions to Staff

Mr. Boniface noted in the staff report the last sentence said the west, north and south elevations had no character other than historic wood windows but staff recommended the west elevation be primary.

Mr. Rasch said the west elevation was probably the second most visible after the south. In this case he felt the west elevation helped retain the massing on the south but not entirely.

Ms. Mather said at the site the Board was looking at the garage and wondered if the doors were historic.

Mr. Rasch didn't know the date but if they were historic, it would be late in the historic period.

Ms. Mather noted that, other than the door, there were no character-defining aspects to it.

Mr. Rasch agreed. On the south there were more of those wood casement windows.

Applicant's Presentation

Present and sworn was Mr. Shep Miranda, who had nothing to add to the staff report.

Questions to the Applicant

Chair Woods if he knew the date the garage doors were installed.

Mr. Miranda didn't know but it was hard for him to believe they were historic.

Ms. Rios asked if he agreed with the staff recommendation.

Mr. Miranda agreed.

Public Comment

There were no comments from the public regarding this case.

Action of the Board

Mr. Katz moved in Case #H-14-108. 317 Hillside Avenue to designate the south elevation with the inset portal and the west elevation as primary as recommended by staff and also the east elevation of the garage. Ms. Rios seconded the motion and it passed by unanimous voice vote.

6. **Case #H-14-109. 918 D Acequia Madre. Downtown & Eastside Historic District.** Lorn Tryk Architects, agent for Todd Davis and Chris Richter, owners, requests designation of primary façades on a contributing structure. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

918 D Acequia Madre is a single-family residential building that was constructed at approximately 1930 or earlier in the Spanish-Pueblo Revival style. The building is listed as contributing to the Downtown & Eastside Historic District. Character defining features include setback massing, a low profile, and historic windows and doors.

Elevation 1 has two sets of historic triple 8-lite wood casement windows and a historic entry door.

Elevation 2 has a historic 9-lite wood window and a historic entry door.

Elevation 3 has a historic entry door and a historic 3-over-1 wood window.

Elevation 4 has a historic entry door.

Elevation 5 has a historic 4-lite window.

Elevation 6 has a 1-by-1 slider window, a 3-over-1 window, and 2 larger 3-over-1 windows.

Elevation 7 has a picture window and paired 3-over-1 historic wood windows.

The applicant requests designation of primary elevations.

STAFF RECOMMENDATION:

Staff recommends that the Board designate elevations 1-3 as primary elevations in compliance with Section 14-5.2(C) Regulation of Contributing Structures.

Mr. Rasch showed the elevations on the floor plan.

Questions to Staff

Mr. Powell asked if staff was not recommending elevation 7.

Mr. Rasch agreed because of the window.

Applicant's Presentation

Present and sworn was Mr. Lorn Tryk, 206 MacKenzie, who said the fixed window on elevation 7 is historic or not but it is not original and doesn't meet code. Also, it is rather out of character with the rest of the windows.

Questions to the Applicant

Ms. Rios said that might be true of the window but those fixed windows were very popular back in the 1950's. In a case of a house recently remodeled on Acequia Madre, the Board asked them to keep that window.

Public Comment

There were no comments from the public regarding this case.

Action of the Board

Ms. Mather moved in Case #H-14-109 to approve staff's recommendation for elevations 1-3 to be primary. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

- 7. Case #H-14-111. 104 Jimenez Street. Westside-Guadalupe Historic District.** Dale Zinn, agent for Danny and Renee Neil, owners, requests a historic status review of a non-contributing residential structure. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

104 Jimenez Street is a single-family residential building that was constructed in a vernacular manner before 1949. The south elevation is shared with 102 Jimenez Street and a tall stuccoed yardwall blocks visibility to the east street-facing elevation. The building is listed as non-contributing to the Westside-Guadalupe Historic District.

After 1970 and before 2005, non-historic alterations were completed, including the partial infilling of the front, east portal at both the north and south sides with a larger addition at the south end, and most of the

historic wood windows were replaced.

STAFF RECOMMENDATION:

Staff recommends that the Board maintain the non-contributing historic status of this residential structure in compliance with Section 14-5.2(C) Regulation of Historic Status.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Mr. Dale Zinn, P. O. Box 756, who said this was just a small refinement. The survey in 1983 showed there was no addition on the front so those things were added on after that time.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

Chair Woods reminded the public that the Board was only considering the historic designation of the building and not anything else.

Mr. Rasch said before taking any remodel to the Board, he hoped that the Condo Association would submit a letter indicating their support for the proposed project or not.

A woman from the Condo Association asked if they would be notified of such a proposal.

Chair Woods said there would be a large poster prominently displayed with the date it would be considered.

The woman went ahead and stated her concern without being sworn or identified.

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

Action of the Board

Ms. Rios, in Case #H-14-111 at 104 Jimenez Street, moved to adopt the staff recommendation to

retain the non-contributing designation. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

8. **Case #H-14-112. 904 Don Gaspar Avenue. Don Gaspar Area Historic District.** Liaison Planning, agent for Wendy Wilson and Douglas Turco, owners, requests designation of primary façades on a contributing residential structure and a contributing garage structure. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

904 Don Gaspar Avenue is a two-story residence and garage constructed in Bungalow style in approximately 1925 to 1928. Minor non-historic alterations include replacement of original windows at the west end of the south elevation, in the west dormer and elsewhere on the west elevation with aluminum slider windows, as well as removal and infill of windows on the east end of the south elevation.

The applicant requests designation of primary façades for the residence and garage. The following analysis of primary façades is studied from a whole-façade point-of-view because scaled drawings were not available. Characteristics of each façade are described as follows:

- 1) Main Residence, East Façade:
 - a. Distinctive entry element with white painted square wooden posts, decorative molding, and flat roof;
 - b. Multi-lite historic white painted wood windows;
 - c. Gabled roof with hipped dormer featuring ornamental white painted wooden shingles.
- 2) Main Residence, North Façade:
 - d. Rectangular bay window with pitched roof;
 - e. Gabled roof end featuring a pair of 5-over-1 double hung white painted wood windows and ornamental white painted wood shingles.
- 3) Main Residence, South Façade:
 - f. Distinctive double-gabled massings;
 - g. Pair of 5-over-1 double hung white painted wood windows and ornamental white painted wood shingles beneath the upper gable;
 - h. Fireplace that penetrates the lower gable, which also features ornamental white painted wood shingles;
 - i. Non-historic aluminum slider windows on the west end;
 - j. Removal and infill of windows on the east end.
- 4) Main Residence, West Façade:
 - k. Straight eaved dormer with non-historic aluminum slider windows;
 - l. A mélange of asymmetric windows, some of which have been replaced with aluminum sliders.
- 5) Garage, North Façade:
 - m. A pair of historic 6-lite white painted wood carriage doors;
 - n. Gabled roof with shingle-patterned metal roofing;

- o. Painted wood shingle siding.
- 6) Garage, East Façade:
 - p. A pair of historic 9-lite painted wood windows;
 - q. An historic 5-panel painted wood door;
 - r. Gabled roof with shingle-patterned metal roofing;
 - s. Painted wood shingle siding.
- 7) Garage, South and West Façades:
 - t. Painted corrugated metal to replace the majority of historic wood shingles;
 - u. Boarded-up historic window opening on the West.

STAFF RECOMMENDATION:

Staff recommends designation of the north, east, and south façades as primary on the main residence and recommends designation of the north and east façades of the garage as primary, in compliance with Section 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts.

Questions to Staff

Ms. Rios felt this structure falls more under Significant. She read the definitions for both Significant and Contributing.

Chair Woods said to consider it as Significant would require the Board hear it as a separate case and it was not noticed as such.

Mr. Shandler said he was researching that right now.

Mr. Rasch asked Ms. Rios if she was asking just about the residence. He noted that the garage has two façades of corrugated metal siding.

Ms. Rios agreed she was addressing the residence.

Mr. Rasch said the majority of changes were minor – basically replacements and infill of window openings that had occurred on the south and west and even one window on the north. So three of the elevations have replaced windows and an infill on the south elevation.

Mr. Shandler clarified that to be considered as Significant, the case would have to be re-noticed.

Chair Woods observed that this case is to identify the primary façades and it would have to have a notice to be published.

Mr. Shandler explained that additional notification would be required because the notice for tonight is solely for primary elevations.

Mr. Boniface pointed out that the last sentence of Contributing definition says "may have had minor

alterations but integrity remains" so he believed that was the dividing line between Contributing and Significant. This home has had minor alterations so maybe it is Contributing but not Significant.

Chair Woods said the Board didn't need to debate that tonight but might hear its status later.

Applicant's Presentation

Present and sworn was Ms. Dolores Vigil, P.O. Box 1835, who said it was interesting to find out what the Board's opinion is. She had hoped to have the south not be designated primary because of the window infill and agreed with staff on the west elevation.

Questions to the Applicant

Ms. Rios asked which windows have been changed and if the actual openings had been changed.

Present and sworn was Ms. Wendy Wilson, 904 Don Gaspar, who pointed out on the photo a bank of windows that were infilled on the south. They might still be in the wall but wouldn't be known until they looked. There was also one window to the left of the fireplace that was infilled. Further back were three aluminum sliders and they didn't know if those were the original openings. The photo also showed on the north what appeared to be a window but not on the inside. On the dormer, sliders were put in at some time.

On the far right side the lower windows match the sliders on the south side and she didn't know if they changed the openings but they don't match the height profile style on the rest of the house.

Ms. Mather asked about the garage east elevation windows and doors.

Ms. Wilson said it was a multi-paneled wood door and to the right is an original casement window and painted.

Ms. Mather said it had a wood shingle façade.

Ms. Wilson agreed and at some time on the west side and south side, they put corrugated metal to cover the building. On the west side there is a matching intact casement window covered by corrugated metal.

Mr. Powell asked if designating as primary intends to preserve that façade.

Mr. Rasch agreed. Those historic elements must be preserved.

Mr. Powell reasoned that if the Board made the south primary, the infilled windows would have to come back to reopen them. Mr. Rasch agreed.

Public Comment

There were no comments from the public regarding this case.

Action of the Board

Ms. Mather moved in Case #H-14-112 at 904 Don Gaspar Avenue to retain the structure as Contributing and approve the primary elevations as recommended by staff except for the south. Mr. Boniface seconded the motion.

Mr. Powell felt the south should be primary also.

Chair Woods agreed with Ms. Mather's designations.

Ms. Rios thought the south had character defining features but removal of windows meant it was not primary.

Mr. Powell pointed out that the rooflines and fireplace were character defining. He thought it could become a primary façade.

Chair Woods said the motion was to designate what was there now.

Ms. Mather said she would agree with Mr. Powell if those windows existed but had to decide on what was there and that window was not there. It would be great if the applicant would reestablish it.

Mr. Rasch summarized the primary elevations were north and east on both buildings.

The motion passed by unanimous voice vote.

- 9. Case #H-14-113. 115 Rodriguez Street. Downtown & Eastside Historic District.** Joshua Maes, agent for The Vigil Family Partnership, owner, requests a historic status review of a contributing residential structure. (Lisa Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

115 Rodriguez is a single-family residence and detached casita constructed in a vernacular manner between approximately 1945 and 1958 and currently listed as "contributing" to the Downtown and Eastside Historic District. The rectangular floorplan originally featured a corner portal at the southeast corner of the residence. According to the present owner, this corner portal was enclosed in the fall of 1971, creating a new front entry. At this time, several original wood windows were replaced with steel windows, in both casement and fixed assemblies. Two out buildings were also associated with the historic construction of the

home. Of these, the casita at the northwest corner of the property remains, and the second structure was demolished in the same year that the main house was remodeled.

The applicant requests a review of the historic status of the residence, noting the substantial non-historic remodeling and potential structural issues with the portal enclosure.

STAFF RECOMMENDATION:

Staff recommends designating “non-contributing” historic status to the main residence and to the casita due to substantial non-historic alterations to the main residence and due to lack of character-defining features on both structures, in compliance with Section 14-5.2(C) Regulation of Significant and Contributing Structures in Historic Districts.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Mr. Joshua Maes, 1621 Via Estrada, who said he had an aerial of the property but did not distribute it since it was in the packet.

Questions to the Applicant

Mr. Powell asked when the remodeling took place.

Mr. Maes said it was in 1978.

Mr. Powell asked if openings were changed.

Mr. Maes said the owner believes the openings were enlarged.

Mr. Powell commented that large windows were popular in the 1940's.

Mr. Maes said the owner said she remembered they were 3 over 1 before then.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Mr. Boniface moved in Case #H-14-113 at 115 Rodriguez Street to designate the residence and casita as non-contributing per staff recommendations. Mr. Powell seconded the motion and it passed by unanimous voice vote.

- 10. Case #H-14-114A. 507 Calle Corvo. Downtown & Eastside Historic District.** Joseph Cordova and Eric Montoya, agents for James Economos and Gilly Hampton, owners, a requests a historic status review of a non-contributing residential structure. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

507 Calle Corvo is a free-standing guest house that was originally constructed before 1951 as a garage. The building is listed as non-contributing to the Downtown & Eastside Historic District.

Between 1958 and 1966, the garage was converted to a dwelling. The footprint doubled through the addition of a portal on the front, south elevation, a room on the north elevation, and a utility room on the west elevation. While these alterations may be marginally historic, they significantly altered the historic integrity and appearance of the historic structure.

STAFF RECOMMENDATION:

Staff recommends that the Board maintain the non-contributing historic status for this residential building in compliance with Section 14-5.2(C) Regulation of Structures in Historic Districts.

Questions to Staff

Ms. Rios asked if this has been a dwelling for 48 to 56 years.

Mr. Rasch agreed.

Ms. Rios asked if during that time the area of the building had changed.

Mr. Rasch said the building area had doubled.

Applicant's Presentation

Present and sworn was Mr. Joseph Cordova, Box 1447, Española, who agreed with staff report and added that the building has had multiple changes.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Ms. Mather moved in Case #H-14-114A at 507 Calle Corvo to accept the staff recommendation that the structure remain as non-contributing. Mr. Boniface seconded the motion and it passed with all voting in favor except Mr. Powell who voted against.

- 11. Case #H-14-114B. 507 Calle Corvo. Downtown & Eastside Historic District.** Joseph Cordova and Eric Montoya, agents for James Economos and Gilly Hampton, owners, demolition of a non-contributing residential structure. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

507 Calle Corvo is a free-standing guest house that was originally constructed before 1951 as a garage. The building is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to demolish the non-contributing structure. The building is not recognized as an important historic structure, it is not an essential part of a unique street section, and the building official has filed a report about the structure's physical condition.

14-3.14(G) Demolition 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 that the Board approve this application to demolish the structure in compliance with Section 14-3.14 Demolition of Historic Structures.

Questions to Staff

Ms. Rios asked if the building was structurally unsound.

Mr. Rasch said it was not unsound.

Applicant's Presentation

Mr. Cordova (previously sworn) said the main request for demolishing the building was because as they worked with Zoning to renovate the existing building, they came to a situation where the present owners at 309 Delgado, 507 Calle Corvo, 514 Calle Corvo and 500 Canyon Road had existing lot lines that were going through 514 Calle Corvo which is the main residence. So they had the issue of non-conforming lots taking place within the properties. In order to make conforming lots, they came up with a recommendation and the owners requested to maximize the lots to demolish because the lot line adjustments would cost a significant amount. So they needed to raze this existing building. 309 Delgado is rented to an older individual and 507 Calle Corvo was going to be renovated to provide for the caretaker for 309 Delgado in order to utilize the space. That was the reason for requesting demolition.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Mr. Boniface moved in Case #H-14-114B at 507 Calle Corvo to approve the application to demolish per staff recommendations. Ms. Mather seconded the motion and it passed by unanimous voice vote.

12. **Case #H-14-114C. 507 Calle Corvo. Downtown & Eastside Historic District. Joseph Cordova and Eric Montoya, agents for James Economos and Gilly Hampton, owners, proposes construction of a 2,083 sq. ft. residential structure to a height of 13'6" where the maximum allowable height is 15' 6". (David Rasch).**

Mr. Rasch provided the staff report as follows:

BACKGROUND & SUMMARY:

507 Calle Corvo will be a vacant lot in the Downtown & Eastside Historic District. The applicant proposes to construct a 2,083 square foot single-family residence to a height of 13' 6" where the maximum allowable height is 15' 6". The building is designed in the Spanish-Pueblo Revival style, featuring stepped massing, rounded edges, exposed wooden headers, carved corbels, and viga posts on portals, and divided-lite windows. Trim color will be "Stone White" and cementitious stucco will be "Palomino", "Buckskin", or "Adobe".

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. Rios asked what the lot coverage would be.

Mr. Rasch said it was maxed out at 40%.

Ms. Rios asked how close it would be to the street and if it complied with the streetscape.

Mr. Rasch said it was probably closer than the existing building, but Zoning approved the proposed setbacks.

Ms. Mather asked if it was typical to have three possible stucco colors.

Mr. Rasch said it wasn't typical but the three listed colors are all approvable. Palomino is the lightest and Adobe is the darkest.

Applicant's Presentation

Mr. Cordova (previously sworn) said the front portal is 10' 6" deep and approximately 30' from the property line. An existing yardwall and gate would provide access and they were not proposing changes to that now.

The existing residence at 514 Calle Corvo has a synthetic stucco and 309 Delgado has similar colors. And they are trying to use a harmonious stucco of traditional 3-coat method and see which stucco color most closely matches those colors.

Questions to the Applicant

Chair Woods asked about exterior lighting.

Mr. Cordova said there would be none exposed but they would have wall sconce under the portales providing down lighting.

Chair Woods asked if it would have rooftop appurtenances.

Mr. Cordova said no.

Chair Woods asked if the north was the front.

Mr. Cordova said the front was the south elevation.

Ms. Rios asked if the corners would be rounded. Mr. Cordova agreed.

Ms. Rios asked if he was using STO.

Mr. Cordova said the stucco would be cementitious.

Ms. Rios asked about the trim colors and vigas on the portales.

Mr. Cordova said they would have stained wood. Windows would be vanilla cream (Pella) or stone white (Marvin).

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Mr. Katz moved in Case #H-14-114C at 507 Calle Corvo to approve the application per staff recommendations with the conditions that 1) the ultimate color chosen would come back to staff for approval; 2) exterior light fixtures would come back to staff for approval; and 3) that there be no rooftop appurtenances. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

13. **Case #H-14-110. 337 Magdalena. Downtown & Eastside Historic District.** Eric Enfield, agent for Rebecca Mudge, owner, proposes to construct a 67 sq. ft. addition, a 299 sq. ft. portal, a 136 sq. ft. enclosed portal, and a 135 sq. ft. basement beneath the enclosed portal. An exception is requested to the 3' corner standard for windows on the proposed enclosed portal (Section 14-5.2(E)(2)(b)). (Lisa Roach).

Ms. Roach presented the staff report as follows:

BACKGROUND & SUMMARY:

337 Magdalena is a single-family residence in a compound that was constructed in the Spanish-Pueblo Revival style in approximately the 1980s. The building is listed as "non-contributing" to the Downtown and Eastside Historic District.

The applicant proposes to remodel the property with the following:

- 1) Construction of a 67 square foot bedroom addition at the southwest corner of the existing structure, featuring a 6-lite casement dark bronze metal clad window and a pair of 4-lite casement windows with exposed wood headers finished with natural linseed oil;
- 2) Construction of a 299 square foot portal adjacent to a 136 square foot enclosed portal. The proposed open portal will feature square wooden posts and beams finished with linseed oil, dark bronze metal clad divided lite casement windows with exposed wooden headers, a pair of French doors with exposed wooden header and a kiva fireplace. Stairs with a low stepped stuccoed wall are proposed to lead down to the lower slope of the lot on the west side. The open portal is designed to include removable windows that may be installed seasonally to enclose the portal for colder months. The adjacent enclosed portal will feature 6-lite fixed and casement windows extending the length of the north and west sides and a pair of 10-lite French doors with side-lites opening onto the open portal. An exception is requested to place windows within three feet of a publicly visible corner on the proposed enclosed portal, and the relevant code citation and exception criteria responses are provided below;
- 3) Construction of a 135 square foot basement beneath the enclosed portal featuring a single door to access storage space;
- 4) Cementitious El Rey stucco in "Adobe" throughout the additions; and
- 5) Reconfiguration of the entryway connecting the parking area with the main entrance to the residence, involving removal of existing steps, landscape border and tree stump to allow for construction of a new flagstone walkway and steps leading to a pair of wooden entry gates opening to a walled entry vestibule, stuccoed El Rey "Adobe" to match the residence.

The proposed additions will increase the total height of the building from an existing height of approximately

14' to a proposed height of approximately 20'8", where the maximum allowable building height has been calculated to be 21'5".

STAFF RECOMMENDATION:

Staff recommends approval of this application, finding that it meets the criteria for an exception to the "three-foot corner rule" and that it complies with Section 14-5.2(D)(9) General Design Standards, Height, Pitch, Scale and Massing, and (E) Downtown and Eastside Design Standards.

Questions to Staff

Ms. Rios asked staff to please identify the windows that the applicant plans to make removable.

Ms. Roach said they were shown on page 18 on the proposed west elevation. The removable windows are not shown but the applicant brought drawings [attached to the minutes as Exhibit 1].

Ms. Rios asked for the existing height of the building.

Ms. Roach said it was 14' and the proposal would not exceed existing height.

Ms. Mather noticed a few skylights on the enclosed portal but maybe it was because the street was so far beneath it that they wouldn't be visible.

Ms. Roach agreed.

Applicant's Presentation

Present and sworn was Mr. Eric Enfield, 612 Old Santa Fe Trail, who said the proposed design does meet all the design elements except for the 3' to corner rule. The portal is needed because of noise problems from Bishop's Lodge Road. The owner is a landscape designer and plants will go in the enclosed portal sunroom. Seasonal infill will extend the living area and extend access to the yard. Right now you would fall into a hole there and they are trying to fix that so the owner can walk around the house and make it more useful. He said the elevation he passed out showed they were using temporary wide sashes like at La Choza.

Questions to the Applicant

Ms. Mather was curious how he was going to get access to put it in the project.

Mr. Enfield said it would be hand-dug. There was one picture that showed how quickly it falls. He was sure they would be able to do it.

Mr. Katz was puzzled by the infilled portal as to how that met the code. His understanding was that the open part would be enclosed a significant part of the time but there was all of that glass. He was puzzled about the answers to the exception criteria about the terrible noise from Bishop's Lodge Road which should mean fewer windows instead of more. It would all be visible to people driving by every day.

Ms. Roach noted that this proposal complied with no more than 40% of any façade glazed. The exception of the 3' foot corner rule would allow the application to meet the code requirements with an exception.

Mr. Katz asked if there was a limit on height of windows.

Ms. Roach said no. And this type of enclosed sunroom has been used historically around town. John Gaw Meem incorporated it often in his designs.

Chair Woods mentioned the I Am Building that had an enclosed portal and the one Meem did at the School of American Research. She added that the committee also considered doing that in the rewrite.

Mr. Enfield pointed out on the proposed floor plan that it added a whole other room between the bedroom and the portal. The clients asked him to propose it seasonally and he doubted that it would be used that much.

Mr. Enfield also mentioned the Drury Hotel as an example of where the Board had approved sunrooms.

Public Comment

There were no comments from the public regarding this case.

Action of the Board

Mr. Boniface moved in Case #H-14-110 at 337 Magdalena to approve the application, noting that the exception criteria for the 3' rule was met and with the condition that there would be no visible rooftop appurtenance. Ms. Mather seconded the motion and it passed by majority voice vote with all voting in favor except Mr. Powell and Mr. Katz.

- 14. Case H-14-054. 1025 Canyon Road. Downtown & Eastside Historic District. Jay Jay Shapiro, agent for Joyce Martinez, owner, proposes to amend a previous approval to remodel a contributing residential structure by increasing the height of the primary and secondary masses to less than the maximum allowable height of 15' 5", make window changes and construct a 28 sq. ft. portal. (David Rasch).**

This case was postponed under Approval of the Agenda.

H. COMMUNICATIONS

There were no communications.

I. MATTERS FROM THE BOARD

Ms. Rios said she had mentioned back in October that a building at 524 Canyon Road was not inhabited by the family but the truth was that it was occupied by the family. So that needs to be corrected.

Mr. Shandler said he would amend the Findings of Fact for that case and put it on the agenda.

Chair Woods said Councilor Lindell as a member of the Governing Body and asked if they could request a case for historic status.

Mr. Shandler said he couldn't comment on that but would research it.

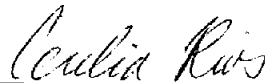
Ms. Mather said regarding the 2015 schedule that some of the dates had little asterisks and she wondered if that meant the meeting would be at a different location.

Ms. Roach agreed and reminded the Board that this schedule was preliminary.

J. ADJOURNMENT


The meeting was adjourned at 7:50 p.m.

Approved by:



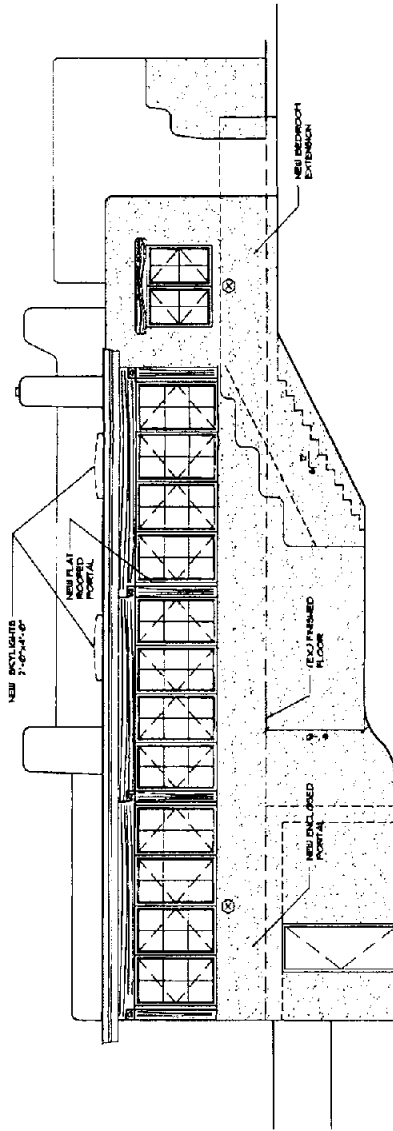
Sharon Woods, Chair

Submitted by:


Carl Boaz for Carl G. Boaz, Inc

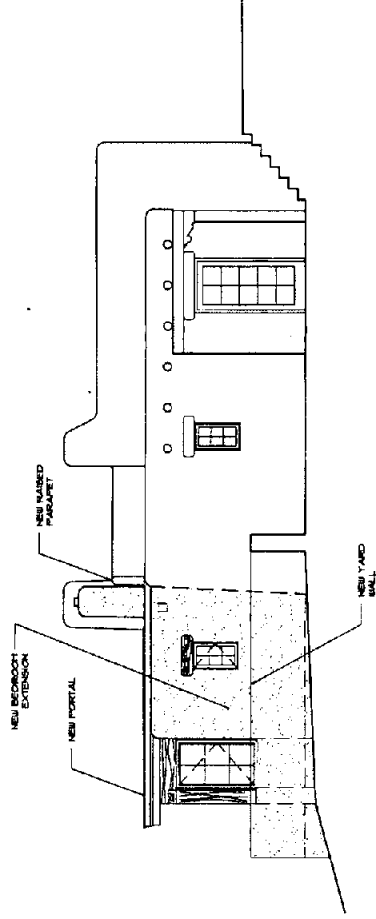
12/19/2014
submitted at
meeting

EXHIBIT "1"



PROPOSED WEST ELEVATION W/ REMOVABLE WINDOWS

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



PROPOSED SOUTH ELEVATION W/ REMOVABLE WINDOWS

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