



Agenda

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DATE 9-16-09 TIME 10:12am

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AMENDED

HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, SEPTEMBER 22, 2009 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD HEARING

TUESDAY, SEPTEMBER 22, 2009 – 6:00 PM

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER**
- B. ROLL CALL**
- C. APPROVAL OF AGENDA**
- D. APPROVAL OF MINUTES**
 - August 11, 2009
 - August 25, 2009
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW**
- F. COMMUNICATIONS**
- G. BUSINESS FROM THE FLOOR**
- H. ADMINISTRATIVE MATTERS**
 - 1. An ordinance amending Section 14-9.2(F)(1)(j) and 14-9.2(H) SFCC 1987 regarding sidewalks and curbs and gutters in the City's Historic Districts and Board action to approve acceptable colors.
- I. OLD BUSINESS**
 - 1. Case #H-09-050. 949 Santander Lane. Downtown & Eastside Historic District. Will McDonald, agent for Carrie and Eric Rowland, proposes to remodel a non-contributing building by reconfiguring the portal, replace doors and windows and construct an approximately 1,082 sq. ft. guest house to a height of 12'6" (17'6" on down slope) where the maximum allowable height is 14'4" (18'4" on down slope), reconstruct yardwall and install new gates. (Marissa Barrett)
 - 2. Case #H-09-040. 324 Sanchez Street. Downtown & Eastside Historic District. Scott Wong, owner/agent, proposes construct an approximately 1,870 sq. ft. single family residence to a height of 14'6" where the maximum allowable height is 16'10", hardscaping, and construct yardwalls ranging in height from 5'-8' where the maximum allowable height is 6'. An exception is requested to exceed the height for walls (Section 14-5.2(D)(9)). (Marissa Barrett)

J. NEW BUSINESS

1. Case #H-09-060. 675 Alto Street. Westside-Guadalupe Historic District. Devendra Narayan Contractor, agent for John and Rose Utton, proposes to construct an approximately 634 sq. ft. addition to a height of 17'1" where the existing height is approximately 20' on a non-contributing building. (Marissa Barrett)
2. Case #H-09-061. 12-A La Vereda Street. Downtown & Eastside Historic District. Andy Lyons, agent for Peter and Fan Morris, proposes to remodel a non-historic non-surveyed garage by altering doors and windows, installing a skylight, removing river rock veneer, and patching stucco. (Marissa Barrett)
3. Case #H-09-058. 518 Palace Avenue. Downtown & Eastside Historic District. Tom Torres, agent for Beth Strutzel, proposes to remodel a contributing residence with approximately 938 sq. ft. of additions at heights that are less than or equal to the maximum existing parapet height. Three exceptions are requested to construct additions on primary elevations (Section 14-5.2(D)(2)(c)) and to remove historic material (Section 14-5.2(D)(5) and (C)(1)(c)) and to alter or create new openings on primary elevations (Section 14-5.2(D)(5)(a)(i and ii)). (David Rasch)

K. MATTERS FROM THE BOARD

L. ADJOURNMENT

For more information regarding cases on this agenda, please call the Historic Preservation Division at 955-6605. Persons with disabilities in need of accommodations or an interpreter for the hearing impaired, contact the City Clerk's office at 955-6520, five (5) working days prior to hearing date. If you wish to attend the September 22, 2009 Historic Design Review Board Field Trip, please notify the Historic Preservation by 9:00 am on Tuesday, August September 22, 2009.

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September 22, 2009

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MINUTES OF THE
CITY OF SANTA FE
HISTORIC DESIGN REVIEW BOARD

September 22, 2009

A. CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Design Review Board was called to order by Chair Sharon Woods on the above date at approximately 6:00 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
Dr. John Kantner
Ms. Cecilia Rios
Ms. Deborah Shapiro [arriving later]
Ms. Karen Walker

MEMBERS ABSENT:

Mr. Dan Featheringill
Ms. Christine Mather

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Ms. Marissa Barrett, 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

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

D. APPROVAL OF MINUTES

August 11, 2009

Chair Woods asked for clarification on page 8, 3rd paragraph "It appeared there was a bubble" Mr. Boaz agreed to check out what that should have said.

Ms. Shapiro arrived at this time.

Ms. Walker requested the following changes to these minutes:

On page 25 regarding the Anaya property, the minutes should say there was no evidence of it (because it was just verbal testimony).

On page 26, second to last paragraph, the last sentence should read, "She wanted to point out that not all six criteria..."

Ms. Shapiro requested the following changes to the minutes:

On page 8, second to bottom line: "fees" should be "feet."

Page 26 middle of page, last line should read, "That would be more energy efficient than any new windows."

Ms. Walker moved to approve the minutes of August 11, 2009 as amended. Dr. Kantner seconded the motion and it passed by unanimous voice vote.

August 25, 2009

Ms. Rios requested the following changes to these minutes:

On page 4, second sentence, "Ms. Rios asked to Mr. Rasch..."

On page 20, second to last sentence from the bottom, at the end should be added, "because the H Board has no jurisdiction in this area."

On page 22, second sentence at the very end it should say "...out of..."

Ms. Walker requested the following changes to these minutes:

On page 4, 7 paragraphs down, "Chair Woods agreed on Upper Canyon on status but not for height in the Historic Review District."

Ms. Rios moved to approve the minutes of August 25, 2009 as amended. Ms. Walker seconded the motion and it passed by unanimous voice vote.

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

None.

F. COMMUNICATIONS

None.

G. BUSINESS FROM THE FLOOR

None.

Chair Woods announced to the public that decisions of the Board could be appealed to the Governing Body and anyone wishing to do so should contact staff quickly because the time for appeals was limited.

H. ADMINISTRATIVE MATTERS

- 1. An ordinance amending Section 14-9.2(F)(1)(j) and 14-9.2(H) SFCC 1987 regarding sidewalks and curbs and gutters in the City's Historic Districts and Board action to approve acceptable colors.**

Mr. Rasch presented this matter to the Board. He explained that older concrete was usually earth toned because it was tinted or accreted dirt. Public Works was now doing tinted concrete.

This amendment would specifically codify that sidewalks, curbs and gutters would be earth toned. The Board already had chosen a series of five colors but Public Works tended to use only the Oatmeal Buff color. However, he had been told that The Color Tech Company's colors were no longer available.

He put in the Board's packet a subtle color group and a standard color group. Out of these colors, staff recommended seven colors: Sandstone, Canyon, Mocha, Rustic Brown, Yosemite Brown, Sequoia Sand and Omaha Tan.

Chair Woods noted that Robert Romero was gracious and met with them and seemed to be willing to work with the Board.

Ms. Walker also thanked Councilor Bushee for bringing this forward.

Mr. Rasch read Marilyn Bane's memo [Exhibit 1].

Ms. Rios asked when this would become effective.

Mr. Rasch said it would go to Public Works and Finance and then to the Governing Body and 30 days after that it would become law. He added that staff were following it now.

Ms. Rios asked if contractors would be informed now, even though it would not be effective for awhile.

Mr. Rasch said all the work now required a sign off by Historic Staff and the RFQs and RFIs would require them to check with Historic staff.

There were no speakers from the public regarding this matter.

Chair Woods thought they should limit the selection to Sandstone, Rustic Brown and Omaha Tan. She said it was just a suggestion.

Ms. Rios moved to recommend ordinance to tint curbs and sidewalks under Standard, Sandstone, Rustic Brown and Omaha Tan. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

I. OLD BUSINESS

1. **Case #H 09-050.** 949 Santander Lane. Downtown & Eastside Historic District. Will McDonald, agent for Carrie and Eric Rowland, proposes to remodel a non-contributing building by reconfiguring the portal, replace doors and windows and construct an approximately 1,082 sq. ft. guest house to a height of 12' 6" (17' 6" on down slope) where the maximum allowable height was 14' 4" (18' 4" on down slope);, reconstruct yard wall and install new gates. (Marissa Barrett)

Ms. Barrett presented the staff report as follows:

BACKGROUND AND SUMMARY:

The Spanish Pueblo Revival style single family residence located at 949 Santander Lane was constructed in the 1960s and has received alterations which include window and door replacements and additions. The Official Map lists the building as non-contributing to the Downtown and Eastside Historic District.

This application was heard at the August 11, 2009 HDRB hearing and the following action was taken: "The decision of the board was to approve the yard wall alterations with the gate details to be brought back to the Board, that the portal on the main residence be retained, that the additions to the main house be approved, that the main house windows be redesigned to have consistent window patterns and that the guest house be redesigned by breaking up the massing and reducing the height."

The applicant has revised the drawings to address the Board's concerns. The main residence window and door muntin patterns have been revised. The windows and doors will be Anderson clad in the color "sandstone".

Although the Board moved to retain the existing Pueblo Revival style portal, the topic was not discussed at the last hearing. The non-historic portal is in a state of deterioration and needs to be replaced. The L shaped portal is also very narrow and therefore has limited functionality. The applicant has revised the drawings from the originally proposed metal shed roofed portal by retaining the Spanish Pueblo Revival style. The portal will be reconfigured to make it deeper, 11' 5" by 8', and will no longer be L shaped. The applicant has also revised the previously approved shed roofed portal addition on the east elevation to a simple Spanish Pueblo Revival style portal to match more closely with the existing style portal.

The applicant proposes to construct an approximately 1,082 square foot Spanish Pueblo Revival style guest house (951 square feet heated space and 131 square foot portal) to a height of 12' 6" (which has been reduced from 13' 2") measured midpoint on the east, street facing elevation, where the maximum allowable height is 14' 4". The footprint of the new guesthouse has a slope change of over 2' and therefore the height on the down slope, west elevation is 17' 6" (reduced from 18' 3") where the maximum allowable height is 18' 4" (maximum allowable height plus 4' additional feet). The height is permitted by the Board without an exception due to the sloping ground. The applicant has also addressed the height issue by stepping the building in three vertical masses down the slope away from the street.

The guest house will include divided light clad windows in the color sandstone, a corrugated metal shed roof portal in the color bronze, and all exposed woodwork will be finished with a natural stain. A deck will be located on the rear, non-publicly west elevation. An overhang will also be located on the west elevation over the door and will match the east elevation portal style.

The applicant has provided the details for the gate design as required by the Board. (please see last photos in packet)

STAFF RECOMMENDATIONS:

Staff recommends approval on the condition that there are no publicly visible skylights and that exterior light fixtures are submitted to staff before a building application is submitted. 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.

Ms. Rios asked Ms. Barrett to describe the public visibility of the project.

Ms. Barrett said the east elevation was visible and one could see the front of the building.

Present and sworn was Mr. Will McDonald, 488 Arroyo Tenorio, who had nothing to add to staff report but planned to go into a little more detail about the project. He said Mr. Richard Ormond, the present occupant at 949 Santander Lane, would also like to speak at some point.

Mr. McDonald said, they had addressed the concerns of the Board in the current application and he hoped to get approval this time. He added that his client was a contractor and this was for her family and her work. The sooner they could move ahead, the more likely she could keep her crew working.

The concern of the Board had been that the rear of the guest house would perhaps have a visual impact on the house to the rear (911 Camino Santander). In order to address it, they looked at the whole structure of the house and lowered the parapet at the front from 13' 2" to 12' 6" and with a bearing height of ceilings at 9'. He included a wall section in his packet for the Board to see.

In the bedroom the bearing ht was 8' 6" and in the closet and bath (westerlymost part and closest to 911 Camino Santander) was lowered so the height of the parapet above the floor was 10' 8". So it was lowered 2' 4". That ran along the north elevation and one could see that it was lower all along there.

The closest point between the guest house and 911 Camino Santander was 48.5' and the slope was evident on the topo.

Chair Woods said the drawing was not accurate. She once lived there and said where the porch came out was at the base of the conifer and not like the drawing showed it. The façade was shown about five feet higher than it should be shown. The deck was on the same level of the base of the conifer.

Mr. McDonald said he used the GIS data. They had no height listed for this building. He took the GIS map with the topo and the contours at 7156. It was 7154 at the front, 7158 a little bit further east and the slope would be 7157. He stated that it was accurate based on the data from the GIS department.

Ms. Barrett noted that Mr. McDonald's pictures were pages 29-35 of the packet.

Mr. McDonald said these trees would provide significant screening and would also provide significant screen in the other direction. He thought that was an important part of the discussion.

The house at 911 Camino Santander was in the bottom of an arroyo or water course and its view from that house was out into that low area which was a lovely woodland area. It was obvious that anyone who lived at the bottom of a deep valley would have people who lived above them.

He added that the proposed guest house was not directly behind but to the side. The new building would be 48.5 feet away at its closest corner. And the house at 911 Camino Santander stepped up at three stories.

He concluded by saying that on the east side they had near neighbors and that gave charm to this part of Santa Fe. Zoning and the historic ordinance provided the limitations of impacts. The buildings were in place. The proposed building would meet all of the requirements of zoning and Historic code. In the streetscape it was 12' 6", nearly two feet below allowable height. Lastly, the density on the east side happened by extended families building houses on their parents' property. So they had the density in this part of the city they wanted to preserve. So they were asking to build a home as part of this extended family in the way it had been done many years.

Ms. Rios asked for the height of the back part.

Mr. McDonald said from existing grade to the highest point of that closest point it was 15' 11". The width of that face was 9' 11" so it was a modest building.

Ms. Rios asked if he was indicating that the trees at 911 Camino Santander would hinder the view of people from 911 to see 949.

Mr. McDonald agreed.

Ms. Rios asked how far back the house started from the east side of Camino Santander.

Mr. McDonald said it was 37' and he knew there had been discussion about moving the guest house toward Santander Lane to minimize the impact of the building upon 911 Camino Santander.

Ms. Rios added that the grade dropped considerably there.

Mr. McDonald said he was not sure what the previous owner did. It was sort of a flat area with a retaining wall that had fill that they would remove. The drop was about 7'.

Ms. Rios asked if they were proposing true divided lights.

Mr. McDonald said the muntins would be on the outside and the inside - architectural series divided lights.

Ms. Rios asked about any visible rooftop equipment.

Mr. McDonald said no. He added that Eric Rowland provided solar PV systems for both house and guest house. The angle was very low at 10 degrees. And the tops of all would be below the level of the parapets.

Ms. Rios asked if he would use adobe or have the corners rounded rather than straight.

Mr. McDonald said they would have spray foam around the outside to provide rounded corners.

Ms. Shapiro asked about skylights and lighting.

Mr. McDonald said skylights would be below the parapet.

Dr. Kantner asked if the Board approved stucco colors last time.

Ms. Barrett said they were matching with Buckskin.

Present and sworn was Mr. Richard Orbaum who said, "Thank you for letting us discuss this. My wife, Jan and I have lived in this house for 21 years. Jan is 73 and I am 81. These 21 years were some of the best in our lives. Our home has been a gathering center for our four children, their spouses, our grandchildren. Our ties with our house and our family truly has been a dream come true. Our daughter and her husband purchased our house so it would not have to be sold after our death and would continue to be part of our family. The guest house would allow us to continue to live on the property with our daughter and her family and take the burden of maintenance and upkeep off our shoulders while keeping it as a gathering place for activities with our extended family." He provided copies of letters of support from the neighbors.

Ms. Rios asked if the stucco would be cementitious. Mr. McDonald agreed.

There were no speakers from the public regarding this case.

Chair Woods asked if the applicant was asking to rebuild the portal.

Ms. Barrett said they were actually asking to remove the portal, reconfigure it and build it deeper. It would remain as Spanish Pueblo style. They were not going to add the shed.

Chair Woods asked Ms. Barrett to explain the height difference that the Board would have to cite for the additional two feet.

Ms. Barrett clarified that it would not need to be approved by exception. The two feet were allowed by ordinance (actually four feet) for the slope and did not require citing anything.

Chair Woods said the Board *might* want to include that none of the PV panels or skylight be visible in either direction.

Ms. Rios moved to approve Case #H 09-050 per staff recommendations and the following conditions:

- 1. That all windows on the guest house be simulated divided lights (architectural series);**
- 2. That the stucco be Buckskin;**
- 3. That there be no visible rooftop appurtenances including skylights and PV**
- 4. That the stucco be cementitious**
- 5. That the Board allow two feet in additional height for slope per the ordinance.**

And approval of the main house as recommended.

Ms. Shapiro seconded the motion.

Ms. Walker asked that the rooftop appurtenances not be visible from the street from either direction. Ms. Rios accepted that amendment as friendly.

The motion passed by unanimous voice vote.

- 2. Case #H 09-040.** 324 Sanchez Street. Downtown & Eastside Historic District. Scott Wong, owner/agent, proposes to construct an approximately 1,870 sq. ft. single family residence to a height of 14' 6" where the maximum allowable height was 16' 10", hardscaping, and construct yardwalls ranging in height from 5' 8" where the maximum allowable height was 6'. An exception was requested for walls (Section 14-5.2(D)(0)). (Marissa Barrett).

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

BACKGROUND AND SUMMARY:

The approximately 1,136 square foot Vernacular style pitched single family residence located at 324 Sanchez Street was constructed between 1969 and 1973. A flat roofed garage is located next to the building and is estimated to have a similar date of construction. The Official Map lists the buildings as non-contributing to the Downtown and Eastside Historic District.

The application was heard at the July 28, 2009 hearing. The following action was taken: "The decision of the board was to approve your demolition of the building and postpone the new construction for redesign to include finish details and examples, gates and wall drawings and details, east elevation massing to be broken up, and rooftop appurtenances to be screened."

The applicant has revised the drawings to address the Board's concerns. The revised drawings include a reduction of square footage by approximately 180 square feet, east elevation massing alterations, window and door alterations, pergola alterations, height reduction, and yard wall details.

The applicant proposes demolition of the single family residence and half of the garage footprint (approved by HDRB at 7-28-09 hearing). A new 1,870 square foot Spanish Pueblo style single family residence will be constructed in the previous building location. The new residence will be to a height of 14' 6" where the maximum allowable height is 16' 10".

The new single family residence will include simulated divided light clad windows and doors in the color cream. The building will be constructed from frame and will be stuccoed using El Rey stucco similar to the color on the El Dorado Hotel and will have an off-white cream stucco under the entry pergola. All exposed woodwork will be stained in a medium brown color. Pergolas are proposed on the south, west, and east elevations.

Skylights and rooftop appurtenances are not indicated on the plans.

Hardscaping includes brick patios, flagstone walkways, gravel paving, and an outdoor fireplace under the rear, south elevation pergola. Plans indicate a proposed 6' high coyote fence on the east property line, a 6' high stuccoed yard wall on the south, rear property line, and an 8' high wall on the west property line. The maximum allowable height for the walls and fences is 6'. The applicant is requesting an exception to exceed the maximum allowable height by 2' Section 14-5.2 (D,2,c). As required by code the applicant had submitted the following answers to Section 14-5.2 (C,5,c,i-vi).

1. Does not damage the character of the Streetscape:

The wall height increase will not damage the character for the streetscape. It is not a wall that faces the street. It is a west facing side-yard wall between the subject residential property and the commercial parking area for Kokopelli Real Estate.

Staff concurs that the wall is not street facing and is adjacent to a commercial parking lot and therefore will not damage the streetscape.

2. Prevent a hardship to the applicant or an injury to the public welfare:

Raising the wall will cut down the auto and pedestrian noise, shining headlights, exhaust fumes and other disturbances caused by the high volume of traffic and pedestrians moving in and out of the parking lot. In addition, there is a security and privacy issue with the parking along this wall. Cars and trucks park facing the wall which allows a direct view into windows of the house and the entry courtyard areas. People who park and work on the property often loiter near their vehicles during their breaks, especially the smokers.

Staff concurs that the wall increase will help shield the hardship of having the commercial parking lot adjacent to the residential building.

3. Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure residents can continue to reside within the Historic Districts.

Currently, the subject property is very exposed to the parking lot and the higher wall will secure and define the private spaces of the subject house and will create separation between the adjoining commercial property and the residential portion of the Sanchez St. neighborhood.

Staff concurs that the wall height increase is a design option that will ensure that the residents can continue to live in the Historic District adjacent to a commercial building while strengthening the heterogeneous character of the City.

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

The front of the subject property is on Sanchez St., to the east is the neighboring residence, to the

south is another commercial parking lot and to the west is the Kokopelli parking lot. Most of the houses on Sanchez St. adjoin residential properties on three sides. We have commercial properties on two sides and a residential on one side and with the long side of the lot adjoining to the Kokopelli parking lot, this exposure is compounded. Raising the wall will help reduce this exposure.

Staff concurs that having the residential building adjacent to the commercial building is a condition of the land use and that increasing the west elevation wall height will help to mitigate the special circumstance.

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

The Kokopelli property was once a private residence owned by the Sanchez family. A portion of the land, now the subject property, was sold to a family member. They built the house on the subject property in 1970. Sometime after the subject property house was built, the Sanchez family sold what is now the Kokopelli property which then changed into a commercial use application. This change to multi-tenant commercial use has increased the activity level considerably since the subject property was built.

Staff concurs that having the residential building adjacent to the commercial building is a condition that is not a result of the applicant but of the city approved land use and that increasing the west elevation wall height will help to mitigate the special circumstance.

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

By converting the existing pitched roof, 2x4 frame, tract style home into a Pueblo style, single family home with suitable yard walls, the subject property will harmonize with the neighborhoods historic Santa Fe style and improve the overall appeal and value of the neighborhood. Visually, the wall height increase will create a visual separation between the private and public areas and integrate very nicely with the new house design and surrounding Santa Fe style of architecture in the Sanchez neighborhood.

Staff concurs that the design proposed will have the least negative impact on the neighborhood while continuing residential use of the property.

STAFF RECOMMENDATIONS:

Staff recommends approval of the exception to increase the west elevation yard wall where the residential building is adjacent to a commercial building citing the exception criterion has been met for that location. Staff recommends approval on the condition that there are no publicly visible rooftop appurtenances including skylights and that exterior light fixtures are approved by staff before a building permit application is submitted. 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.

Chair Woods asked what had already been approved and no longer up for discussion.

Ms. Barrett said the demolition was approved and tonight was the new construction, the hardscaping and the walls, including the exception.

Ms. Walker asked if it was clarified that the western wall would retain the brick cap on top.

Ms. Barrett did not think that was clarified.

Ms. Rios asked what the height of the proposed house was.

Ms. Barrett said it was proposed at 14' 6" and the maximum was 16' 10".

Present and sworn was Mr. Scott Wong, .1438 Bishops Lodge Road, who provided some samples for the Board regarding colors, finishes and lighting fixtures.

He thought Ms. Barrett did a great job describing the changes. They provided the two foot break in the east wall at the NE bedroom which the Board requested.

The other Board request was to make sure skylights would be screened by the parapets and this design did that. The proposal included 6-8 skylights.

The highest wall in the center of the house was designed for a future mechanical unit that would not be installed at this time.

Ms. Shapiro noted that the building would be built up frame and asked what the style of the house would be. She wanted to know about reveal around doors and windows.

Mr. Wong said he was hoping to do it with adobe with 10" walls and 14" on entry. They would have deep-set windows with at least 5" setback of glass from the face and well rounded on the corners.

Ms. Shapiro asked if he was thinking of insulating with spray foam.

Mr. Wong agreed.

Ms. Shapiro said it looked like Pueblo style. Mr. Wong agreed.

Ms. Shapiro asked if the wall on the west was Kokopelli's wall or his.

Mr. Wong thought it was Kokopelli's wall and they were fine with what he wanted to do but he was now thinking of seven feet wall height. They would have to remove the coping to build it up and guessed he could then put the coping back on although he preferred not to. He said he had documentation allowing zero setback.

Ms. Shapiro noted that brick coping was not Pueblo but Territorial.

Ms. Walker said he had a spur wall with coping and it might look odd if the west wall was changed. Mr. Wong said that spur wall would be adjusted to match. They also had two walls coming in at the front entry.

Ms. Rios asked if the request for increasing the height of the west wall was with stucco. Mr. Wong agreed.

Ms. Rios asked if there would be any skylights.

Mr. Wong said they would have low profile skylights with UV glass and would be kept below parapets.

Ms. Rios asked what kind of stucco he proposed.

Mr. Wong said it would be El Rey Sahara which was cementitious. The windows were Jelwyn in Ivory.

Ms. Rios asked if they would have a metal roof. Mr. Wong said no.

Ms. Shapiro thought there were a lot of pergolas on this house. She asked if any of them would be covered and if he could describe the details.

Mr. Wong said they were all open. The beams would be taller than wide; not so heavy on the top - maybe 4x6 or 8 with main beams larger at 6x8. They had not decided whether to have the ends be straight or have a little detail on them. He would sand the ends to take stain better.

Public Comment.

Present and sworn was Ms. Dena Aquilina, 327 Sanchez, who thought it would be a not so subtle change to the streetscape. She felt it was unfortunate that the ordinance did not consider things other than the number of years a building had existed. This was Fernando and Stella Delgado's home. Her father, Henry Sanchez, built Sanchez Street in the first place. The house had a certain funky charm and the change proposed would be drastic. Most homes on that street were very modest. One was 800 square feet and another at 900 square feet. She had the biggest lot and her home was 1,300 square feet. So the proposed house was a little out of scale with the rest of the street.

She said she had lived on Sanchez Street since 1975. In that time the most drastic changes on the street was the incremental addition of walls. I had asked this Board about 15 years ago not to approve further walls because it had really changed the street so much. The other thing was cutting down of very old and big trees. With this demolition the neighborhood might lose several very old trees that were on this property. She didn't oppose the west wall and appreciated that Mr. Wong had agreed to minimize the disruption that would occur during construction.

Present and sworn was Ms. Coreen Mulligan, 332 Sanchez, said she wanted to express her appreciation to Mr. Wong for his considerateness to include neighbors in the steps he took. She did have

some serious concerns that the place would have five fireplaces. Sanchez was a small street and narrow. What happened in this neighborhood affected all residents. This house seemed to indicate a drift toward gentrification not in context with the rest of the place.

She was disturbed that no ground would be left open for gardens and just graveled from front to back. But the number of fireplaces was of great concern because the winds always blow from the west. Her house was at the end of the street and was the recipient of all of that smoke and fumes. She could only imagine what five fireplaces going at the same time would do to the quality of the air in the area.

The trees were a big concern. They had a gradual degradation of them over the years. They concealed some of the noise and dust and now were disappearing. So she would appreciate concern for that. She said Mr. Wong had been kind and considerate but she would ask him to make some amelioration of those things.

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

Mr. Wong said regarding fireplaces that he did put them all in the plan but probably could not afford all of them. He agreed to remove the one in the NE bedroom. On the NW bedroom they would like to keep it. They wouldn't be burning all of them at the same time but liked the way they looked.

Regarding the trees they would keep the big pine tree but the ones in front were where parking would be located. They were unhealthy old cherry trees. The back and west court would be gardens and on the west side they would plant trees. His wife was an avid gardener and that was the reason for the pergolas.

Regarding size - the two houses to the east were about the same size but the others did tend to be smaller.

So he would be willing to take out the one fireplace and replace some trees.

Chair Woods asked if he was showing stairs.

Mr. Wong said they went down into the lower level storage area of about 900 square feet below the living area.

Chair Woods asked if it was completely buried. Mr. Wong agreed. He said the stem wall would be six inches above grade and 8' ceilings. He explained that they had no garage so this area was for storing things.

Ms. Rios asked what the lot coverage would be.

Mr. Wong said it would be a little under 40%. The old house was about 1,500 and this one would be 1,870 square feet.

Ms. Rios asked if on the street facing elevation he was proposing a wall.

Mr. Wong said he was proposing just a little bit on both ends.

Dr. Kantner moved to approve Case #H 09-040 as recommended and the following conditions:

1. That the corners and reveal be well rounded;
2. That skylights not be visible;
3. That the walls be without coping and no coyote on top;
4. That the exception for 8' wall height be approved as the criteria were responded to;
5. That the colors and lighting be approved as presented and the pergolas be stained.

Ms. Walker seconded the motion.

Ms. Rios requested two other conditions:

6. That the west wall be increased to 7' in height;
7. That at least one of the fireplaces be removed.

Dr. Kantner accepted those changes and the motion passed by unanimous voice vote.

J. NEW BUSINESS

1. **Case #H 09-060.** 675 Alto Street. Westside-Guadalupe Historic District. Devendra Narayan Contractor, agent for John and Rose Utton, proposes to construct an approximately 634 sq. ft. addition to a height of 17' 1" where the existing height was approximately 20' on a non-contributing building (Marissa Barrett)

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

BACKGROUND AND SUMMARY:

The approximately 2,211square foot Spanish Pueblo Revival style, single family residence located at 675 Alto Street was constructed in 2002. The building is publicly visible from both Alto Street and Lower Alto Street and well as Alameda Street and is located on a sloping lot. The Official Map list the building as non-contributing.

The applicant proposes construction of an approximately 634 square foot addition on the North elevation facing Lower Alto Street. The highest point of the addition will be to a height of 17' 1" where the existing height is 20'. The addition will step down with the slope.

The addition will be constructed from adobe and will include metal clad prairie style doors and windows to match the existing. The stucco will match the existing in color, texture, and type. Two skylights are indicated on the floor plan.

STAFF RECOMMENDATIONS:

Staff recommends approval of the application on the condition that the skylights are not publicly visible. Otherwise this application complies with Section 14-5.2 (D) General Design Standards for All H-Districts and Section 14-5.2 (I) Westside-Guadalupe Historic District Design Standards.

Present and sworn was Mr. Devendra Narayan, 218 Girard SE, Albuquerque, who said he had nothing to add to the staff report.

Ms. Shapiro noted in the new building were three little squares. She asked if those were skylights.

Mr. Narayan said those were new skylights and they wouldn't be publicly visible.

Public Comment.

Present and sworn was Mr. Anthony Roybal whose mom was a resident at 703 Alto Street. He said they saw the posting on lower Alto Street and they were going through the same process. There was lots of construction going on there. It was taking the roots from the people who had been there for many, many years. There was not a lot of room there.

He said they were not opposed to this project but the way it was posted, a lot of people were not aware of it. It should have been posted above and not on lower Alto Street.

Where they were moving it more to the street was a private road and not maintained by the City. He said he was trying to put some parking into his mom's area. That whole area had no parking.

There were only a few natives left. Hopefully they could control some of it. His mom was 95 years old and felt they were going to have a hard time because they might not be grandfathered in. They were applying for a demolition to knock down the building and might not get it approved. He asked the Board to please consider them when they came back.

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

Ms. Rios asked Mr. Roybal if he had an objection to the size of it.

Mr. Roybal said he did because it was going out to the street. It was on the back side on Lower Alto.

Ms. Barrett clarified that there were two posters, one on upper and one on lower and it was also noticed in the newspaper.

The 634 sq ft addition was going in at Lower Alto and was going with the slope in a stepped up manner. It was not a two story structure.

Mr. Rasch noted on page 5, the mass closest to lower Alto appeared to be 9' 7" from the property line.

Mr. Narayan said it did meet the set back requirement.

Chair Woods suggested he speak with Mr. Roybal after the hearing.
Chair Woods asked if it was approved by zoning. Mr. Narayan agreed.

Mr. Narayan explained that it was not two story and was about 10' above grade at the lowest portion. The highest level was 17' 6".

Ms. Barrett confirmed they were under the maximum lot coverage and met the set back requirements.

Ms. Walker moved to approve Case #H 09-060 per staff recommendations and the conditions that light fixtures be submitted to staff for review and the stucco be cementitious and match existing color. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

2. **Case #H 09-061.** 12-A La Vereda Street. Downtown & Eastside Historic District. Andy Lyons, agent for Peter and Fan Morris, proposes to remodel a non-historic non-surveyed garage by altering doors and windows, installing a skylight, removing river rock veneer, and patching stucco. (Marissa Barrett)

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

BACKGROUND AND SUMMARY:

The approximately 360 square foot Spanish Pueblo Revival style garage was constructed in 2005 and is adjacent to a significant building. The building is not listed on the Official Map and does not have a Historic Cultural Properties Inventory since it is a recently constructed building. The building is located down a private drive and is not publicly visible.

The applicant proposed to remodel the garage by converting it into a detached bedroom and bath. The proposal includes the following exterior alterations:

1. Remove and replace the existing garage door with a new 8' 9" wide wood divided light French doors and partially operable sidelights. The new doors and sidelights will fit into the existing opening both horizontally and vertically. The wood trim will be painted off white to match the existing trim.
2. Replace the existing fixed clad divided light window on the south elevation with a new window clad window that is operable. The new window will have the same dimensions and muntin pattern and window trim will be off white to match existing.
3. Remove the existing automobile exhaust venting on the south elevation and patch stucco where need. Stucco will match the existing in color, texture, and type.
4. Remove the existing river rock veneer on the northeast and southeast corners of the building and replace with stucco to match the existing.

5. Install a new low-profile skylight. The new skylight will not be publicly visible.
6. Install a new divided light wood door on the west elevation. The door trim will be painted an off white color to match existing.

STAFF RECOMMENDATIONS:

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

Present and sworn was Mr. Andy Lyons, Box 8858, Santa Fe, who said they needed to put a light outside the rear door. They would try to make the fixture the same and if not would submit it to staff.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H 09-061 per staff recommendations on the condition that any lighting be taken to staff if different from existing. Ms. Walker seconded the motion and it passed by unanimous voice vote.

3. **Case #H 09-058.** 518 Palace Avenue. Downtown & Eastside Historic District. Tom Torres, agent for Beth Strutzel, proposes to remodel a contributing residence with approximately 938 sq. ft. of additions at heights that were less than or equal to the maximum existing parapet height. Three exceptions were requested to construct additions on primary elevations (Section 14-5.2(D)(2)(c)) and to remove historic material (Section 14-5.2(D)(5) and (C)(1)(c)) and to alter or create new openings on primary elevations (Section 14-5.2 (D)(5)(a)(i and ii)). (David Rasch)

Mr. Rasch pointed to a packet on the desk from applicant [exhibit 3]

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

BACKGROUND AND SUMMARY:

518 East Palace Avenue is a single-family residence that was constructed by John Gaw Meem in 1926 for Dr. J.T. Rolls in the Spanish-Pueblo Revival style. The building is characteristic of Meem's style from 1925 to 1928 with picturesque silhouettes of parapets that are "slightly wavy and irregular," with "corners and edges more rounded," and with "wood casement windows that are deep-set with no frame showing on the face of the wall and only the wood lintel exposed," paraphrased quotes from Bainbridge Bunting, John Gaw Meem: Southwestern Architect, SAR/UNM Press, 1983. A second story addition was constructed after 1985. Also, there appear to be other non-historic alterations on the rear, south elevations of the building including window replacement and construction of a porch. The building is listed as contributing to the Downtown & Eastside Historic District.

There are nineteen elevations (at least 8' wide by at least 4' deep) for the Board to consider as primary or non-primary.

1. Garage N, historic carriage doors
2. Family room N, no character, non-historic second story addition
3. Study/bedroom W, historic 6/6 wooden double-hung window and historic 6-light wooden casement window
4. Entry N, historic triple 8-light wooden casement windows with exposed wooden header and concrete sill
5. Entry E, historic entry door with exposed wooden header
6. Living room N, sculpted fireplace/chimney, historic 8-light casements
7. Library W, undulating parapet
8. Library/guest bedroom N, historic 8-light casements and historic door
9. Guest bedroom E, historic 6-light casements
10. Guest bathroom E, historic 8/8 wooden double-hung window
11. Guest bathroom S, historic 4-light wooden casement window
12. Office E, historic 6/6 wooden double-hung window
13. Office, kitchen, breakfast room S, mixture window types/ages with historic 10-light wooden casement windows
14. Breakfast W, historic 8-light casement windows, non-historic porch
15. Living room S, same as #14
16. Family room E, non-historic French doors, porch, second story addition
17. Family room S, non-historic picture window and second story addition
18. Garage S, shed roof on garage
19. Garage W, parapet on zero-lotline of garage

The following elevations are considered to be primary because they hold character-defining features which give the building its historic integrity and embody the historic status: 1, 3, 4, 6, 7 and 8.

The applicant proposes to remodel the property with the following thirteen items:

1. The existing historic carriage-style garage doors will be removed and a garage addition will be constructed on the north, primary elevation of the garage (elevation 1) at a height which is 3¼' higher than the historic parapet behind it. The new garage doors will not be carriage-style. Two exceptions are requested to remove historic material from a primary elevation (Section 14-5.2(C)(1)(c)) and to construct an addition on a primary elevation (elevation 1) (Section 14-5.2(D)(2)(c)) and the required criteria responses are included at the end of this staff report.
2. A stairwell addition will be constructed on the west elevation of the study (elevations 2 and 3) to match the existing adjacent second-story parapet height. The stairwell mimics the adjacent character with no stepbacks as height increases. Three options are proposed for windows in the stair well: a) one long and narrow 16-light window that is 9' high by 2' wide; b) two 6-light windows that are 3' high by 2' wide; or c) three 4-light windows that are 2' high by 1½' wide. All three options have exposed headers and projecting sills to mimic existing conditions. An exception is requested to construct an addition on a primary elevation (elevation 3) (Section 14-5.2(D)(2)(c)) and the required criteria responses are

included at the end of this staff report.

3. A second-story addition will be constructed over the study to match the adjacent existing second-story parapet height.

The addition will mimic the existing massing and window character. There will be two 3-light windows on the north elevation and three 6-light windows and a door on the east elevation with access to a roof deck.

4. A window will be installed in the north elevation of the living room (elevation 6) and an exception is requested to create an opening where an opening does not exist on a primary elevation (elevation 6) (Section 14-5.2(D)(5)(a)(ii)) and the required criteria responses are included at the end of this staff report.
5. The existing historic pedestrian door will be removed from the north elevation of the guest bedroom (elevation 8) and windows will be installed in widened and new wall openings on the same elevation of the guest bedroom and bathroom. These windows will mimic the character of existing windows and the larger window installation may be a relocation of historic windows from another location on the building. And exception is requested to alter an existing opening on a primary elevation (Section 14-5.2(D)(5)(a)(i)) and to create openings on a primary elevation where openings do not exist (Section 14-5.2(D)(a)(ii)) and the required criteria responses are included at the end of this staff report.
6. A 2-light window will be installed on the east elevation of the guest bedroom (elevation 9).
7. The existing historic 8/8 wood double-hung window will be removed from the east elevation of the lounge (elevation 10) and a door will be installed in the same elevation.
8. The existing 4-light wooden casement window will be removed from the south elevation of the lounge (elevation 11) and a rectangular bay with quadruple 10-light wooden casement windows will be installed in the same elevation. The new window will mimic the character of existing windows.
9. The south elevation of the dining room (elevation 13) will be remodeled and the non-historic porch (elevations 14, 15 and 16) will be enclosed to create a larger dining room with symmetrical design consisting of quadruple 10-light wooden casement windows flanked 10-light wooden doors. The new window and doors will mimic the character of existing windows and doors.
10. A Spanish-Pueblo Revival style portal will be constructed in front of the south elevation of the dining room. The portal will feature a stuccoed parapet and exposed wooden header, carved corbels, and viga posts at 11½' high. A 2½' high stuccoed spur wall and steps will be constructed to access the lower garden area.
11. The existing non-historic picture window will be removed from the south elevation of the family room (elevation 17) and a rectangular bay with quadruple 10-light wooden casement windows will be installed in the same elevation. The new window will mimic the character of existing windows.

12. The existing unfenestrated wall on the south elevation of the second story (elevation 17) will have 10-light wooden French doors installed with a shallow balcony enclosed with iron railing and the existing unfenestrated wall on the west elevation of the second story will have two 3-light windows installed.
13. The rear of the existing historic garage (elevation 18) will be remodeled by removing the shed roof and constructing a parapet to match existing height and character, installing a pedestrian door on the narrow east elevation and installing a garage door on the south elevation.

EXCEPTION TO REMOVE HISTORIC MATERIA (elevations 1 and 8)

- i. The proposed removal of original material does not damage the character of the streetscape.

The removed garage barn type doors will be replaced by a more conventional roll up door designed to be in keeping with other such garage doors along the streetscape. The removal and relocation of the existing door at the entry to the guest area will allow for the installation of much needed window which will improve upon the overall elevation of the home by removing one of the two doors which could be perceived as the "Entry Door." Thus the home now appears as one home and not as a home with a guest unit. The proposed removal of original material does not damage the character of the streetscape.

Staff response: Staff is in agreement with this response.

- ii. The proposed removal of original material shall prevent a hardship to the applicant or an injury to the public welfare.

The owner is a single woman who has difficulty opening the existing barn doors to the existing garage and due to the restrictive length of the garage is often unable to park inside her garage. Due to security and health concerns the owner has requested the expansion of the existing garage to allow her to enter her home from a secured and dry garage without having to jeopardize her health or welfare while opening the garage doors manually.

The existing door at the guest bedroom is being relocated to allow for the installation of a window to provide much needed light at this area. The owner also wishes to improve upon security at this bedroom by relocating the entry door to the east façade at the newly designated guest lounge.

Staff response: Staff is in agreement with this response.

- iii. The proposed removal of original material shall strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts.

The removed garage barn type doors will be replaced by a more conventional roll up door designed to be in keeping with other such garage doors along the streetscape. The removal and relocation of the

existing door at the entry to the guest area will allow for the installation of much needed window which will improve upon the overall elevation of the house by removing one of the two doors which could be perceived as the "Entry Door." Thus the home now appears as one home and not as a home with a guest unit. The unique character of the existing home is thus strengthened.

Staff response: Staff is in agreement with this response.

- iv. The proposed removal of original material is due to special conditions and circumstances which are peculiar to the land or structure involved and which are applicable to the other lands or structures in the related streetscape.

The existing door at the guest bedroom is being located to allow for the installation of a window to provide much needed light at this area. The owner also wishes to improve upon security at this bedroom by relocating the entry door to the east façade at the newly designated guest lounge. The removal and replacement of the original barn type garage doors is also for security reasons. In all cases the removal of original material is due to the peculiar circumstances of the structure involved to allow for a privilege enjoyed by the other properties in the adjacent area.

Staff response: Staff is in agreement with this response.

- v. The proposed removal of original material is due to special conditions and circumstances which are not a result of the actions of the applicant.

As stated above, the owner purchased the house as it currently exists.

Staff response: Staff is in agreement with this response.

- vi. The proposed removal of original material shall provide the least negative impact.

The removal and replacement of the existing barn type garage doors is the only alternative allowed given the site restrictions and functional demands of a conventional garage. The removal of the door at the guest bedroom allows for the installation of a window which provides visual relief to the north elevation of the house and eliminating the visual negative impact of the single solid door at this area.

Staff response: Staff is in agreement with this response.

EXCEPTION TO CONSTRUCT AN ADDITION ON A PRIMARY ELEVATION (ELEVATIONS 1 AND 3)

- i. The proposed removal of original material does not damage the character of the streetscape.

The existing building was added onto in the early seventies. That addition is out of scale in relation to the original house. The proposed addition at this elevation recreates the existing garage elevation at the first floor; and the proposed stair tower serve to tie the second floor vertically to the ground. The parapet elevation of the garage expansion has been deliberately elevated in relation to the existing parapet height

to scale down the existing second floor mass. In this way the proposed addition serves to correct the awkward character of the second floor addition which was not in keeping with the original design of the house. In so doing the proposed addition improves upon the character of the streetscape.

Staff response: Staff is in agreement with this response.

- ii. The proposed removal of original material shall prevent a hardship to the applicant or an injury to the public welfare.

The owner is a single woman who has difficulty opening the existing barn doors to the existing garage and due to the restrictive length of the garage is often unable to park inside her garage. Due to security and health concerns the owner has requested the expansion of the existing garage to allow her to enter her home from a secured and dry garage without having to jeopardize her health or welfare while opening the garage doors manually. The addition of a stair tower also serves to allow the owner to access the existing second floor without the risks of injury inherent to the precarious existing spiral staircase.

Staff response: Staff is in agreement with this response.

- iii. The proposed removal of original material shall strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts.

The proposed addition at the north elevation was deliberately designed to scale down the existing awkward massing of the second floor addition constructed in the early seventies.

Existing window details from the original house are utilized and the new windows will match as closely as possible the existing windows. (An existing window at the first floor that is being removed will be relocated to the east façade of the addition. Wherever possible existing windows being removed as part of the renovation will be reused.)

Staff response: Staff is in agreement with this response.

- iv. The proposed removal of original material is due to special conditions and circumstances which are peculiar to the land or structure involved and which are applicable to the other lands or structures in the related streetscape.

The proposed addition allows for secure and easy access for the owner to the ground floor garage and the existing second floor area above the existing studio. There are many houses along Palace which enjoy extensive second floors and the security of a conventional garage.

Staff response: Staff is in agreement with this response.

- v. The proposed removal of original material is due to special conditions and circumstances which are not a result of the actions of the applicant.

The owner purchased the house as it currently exists and wishes to improve the access to the second floor and enjoy a secure conventional garage to the extent possible.

Staff response: Staff is in agreement with this response.

- vi. The proposed removal of original material shall provide the least negative impact.

Due to the restrictions of the site (side yard setbacks, etc.) the applicant had not other feasible option for the expansion of the existing garage. The construction of a conventional staircase within the existing volume of the studio would have severely limited the use of the first floor studio and the second floor bedroom. Care has been taken to minimize the impact of the addition and to improve upon the massing and aesthetic character of the existing second floor addition completed in the early seventies.

Staff response: Staff is in agreement with this response.

EXCEPTION TO ALTER AN EXISTING OPENING AND TO CREATE AN OPENING WHERE AN OPENING DOES NOT EXIST ON A PRIMARY ELEVATION (elevations 6 and 8)

- i. The proposed removal of original material does not damage the character of the streetscape.

The proposed window is in keeping with the character of the original design of the house and provides symmetry currently absent from the elevation at the Entry/Living Room. The window has been deliberately sized so as to be to scale with the other windows and to be the minimum size possible to fulfill the requirements of the Owner. Thus it is in keeping with the character of the surcharge.

Staff response: The proposed window on elevation 6 does somewhat establish a symmetry although this window is not the same distance from the chimney. Symmetry is not historically evident on this elevation although this window is not visible from the street. The proposed windows on elevation 8 are harmonious to the building.

- ii. The proposed removal of original material shall prevent a hardship to the applicant or an injury to the public welfare.

The Owner would like to enjoy additional light in an otherwise dark corner of her Living Room. The Owner would also like to be able to identify guests at the front door from the safety of the living room and proposed newly designated dining room.

Staff Response: There are other means to eliminate this hardship. The needed light and visibility could be established with a skylight in the roof and a window or peep hole in the entry door.

- iii. The proposed removal of original material shall strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts.

As stated above, the proposed window is in keeping with the character of the original design of the house and provides symmetry currently absent from the elevation at the Entry/Living room. Thus the proposed window does strengthen the unique character of the house.

Staff response: Staff is somewhat in agreement with the response. = see response in item I above.

- iv. The proposed removal of original material is due to special conditions and circumstances which are peculiar to the land or structure involved and which are applicable to the other lands or structures in the related streetscape.

The Owner as stated previously would like to enjoy additional light in an otherwise dark corner of her Living Room. The owner would like to be able to identify guests at the front door from the safety of the living room and proposed newly designated dining room. Many homes in the related streetscape enjoy the same privilege afforded by such a window located adjacent to a solid entry door.

Staff response: Staff is in agreement with this response.

- v. The proposed removal of original material is due to special conditions and circumstances which are not a result of the actions of the applicant.

The owner purchased the house as its currently exists and wishes to enjoy additional light in an otherwise dark living room and be able to identify guests at the front door from the living room.

Staff response: Staff is in agreement with this response.

- vi. The proposed removal of original material shall provide the least negative impact.

The window has been deliberately sized so as to be in scale with the other windows and to be the minimum size possible to fulfill the requirements of the Owner.

Staff response: These proposed opening changes are not the least negative impacts to the integrity of the historic structure.

STAFF RECOMMENDATION

Staff recommends that six of the nineteen elevations be designated as primary, that the Board approve the exception requests to remove historic material and construction additions on primary elevations with the condition that historic windows be reused in other areas of the remodel where possible, that the Board deny the request to alter opening dimensions on primary elevations without conclusive historic documentation that they historically existed, and that the 2-window option (B) for the stairwell be approved. Otherwise, this application complies with Sections 14-5.2(C) Regulation of Contributing Structure, (D) General Design Standards, and (E) Downtown and Eastside Historic District Standards.

Mr. Rasch explained that the Board needed to determine which elevations were primary. He walked the Board through the 19 elevations of the building, starting at northwest corner in front with the garage

doors as shown on page 39 having historic carriage doors, #2 has the mechanical chase going up that had no character. #3 was on page 39 and had historic 6 over 6 window and a wood casement window - those were character-defining - and a concrete sill. He believed #1 was primary, #3 was primary, #4 was the front of the building on page 40 that had historic windows; #5 was the primary entrance on page 41 with a historic wooden door but no other character. #6 was the front with the historic fireplace and historic windows and should be primary.

#7 - faced the front entry courtyard at the library and had very characteristic undulating parapets as shown on page 43. That was the most identifiable character so it should be primary.

#8 had historic windows and perhaps a door that was historic - the older photo showed a window there. The elevation should be primary

so 1, 3, 4, 6, 7, 8 he recommended be designated as primary façades.

The rest, 9-19, he recommended be considered non-primary elevations.

Ms. Rios noted he had indicated on some elevations that they were not primary because the windows were not typical of this period. She asked if that meant they were not original.

Mr. Rasch said that on #9 they were historic wood casement windows like 4, 7 and 8. On 10 and 3 they did have historic double-hung windows.

Ms. Rios said the character defining features on those were the windows. So she thought 9 and 10 should be primary.

Chair Woods explained the process that the Board would first vote on primary elevations. Once designated as primary there were certain limitations to the applicant on what could be done to them.

Mr. Rasch agreed. He noted that the applicant was applying for exceptions and four were posted: to put an addition on a primary elevation; to remove historic material from a primary elevation; and third, to alter opening on primary elevations. The applicant was proposing to remove the double-hung window on elevation 10 and change the opening dimension to put a door in that location but that was still an acceptable matter because it was posted for that kind of an exception.

Chair Woods asked how the historic photos affected the proposal.

Mr. Rasch said the projecting vigas were lost on the front façade of the building. Also you would notice the second story addition was not there and that highly impacted this building. Also on the front elevation, he wanted to alter two places, both with exceptions. Mr. Rasch thought the building has been compromised somewhat. It did not now have contributing status.

Chair Woods asked how the widow that was taken out and then discovered there was one there and now wanted to put it back.

Mr. Rasch said the applicant was proposing to remodel more in keeping with the historic building. He didn't think there was an exception needed on #6 now as there was now historic evidence of a window there..

On elevation #8, the northeast bedroom, the historic photo showed triple wood casement windows but now there was a door there. And the applicant proposed to remove the door, increase the opening size to put back the three windows but also a small window to the west at the guest bathroom. That would be an exception on primary elevation #8.

And then if the Board saw fit to follow Ms. Rios' suggestion on #10 being primary, there was a window opening that would be altered.

Present and sworn was Mr. A. Thomas Torres, who said the Board had seen how out of scale that second story was on Palace. He knew it was done after 1980. He was now trying to scale down the awkward two story mass. The rear elevation was not primary and he would talk about those changes first.

The garage was once not attached and now was. At the window near the flue they wanted to get rid of that inconsistency.

The problem with the garage was that there was no way to go from garage to house. The owner was a single lady so he would like to enlarge it a little. He wanted to move that elevation forward.

He believed there was a window there but didn't have enough data. So he submitted a smaller window but now want to parrot what was designed.

Whenever the house was remodeled, the single door created a confusing dialogue. The main entrance was off this entry portal. And it sat to the back. The back door was confused as the primary entrance. They were lucky that they had access to remove the window in the back and put in on the front. It was the same style as in 1926.

Now that they had access to the photographs, there was a little window to the right with a wood grill over it and suggested that they take the window being deleted and use it in the stairwell.

Option A would borrow the window on the extreme right to use on the stairwell and also the architecture at the rear was sharp and harsh. His intent was to reshape those walls to be consistent.

There were no speakers from the public regarding the primary elevations.

Ms. Shapiro asked about the 3-section windows. He said that was elevation 8 but there was another room there. She asked if they knew the history of that room.

Mr. Rasch said the triple window was on the library. Elevation #9 did have the triple windows so they must have recycled them when they did the second story.

Ms. Shapiro thought perhaps that was done at the same time.

Mr. Rasch said they didn't know.

Mr. Torres said they exhausted their search and the records were so vague, that they could not find all the information. They could only conclude it was done in the early 1980s.

Chair Woods said that meant elevation 8 would not be primary. She didn't think you could make half of a façade primary. So this addition was put on in the 1980s. The library was the first window and it was the door they were changing.

Dr. Kantner concluded that 10 and 11 then were probably added on. Mr. Rasch agreed.

Chair Woods said they were then taking out 8, 9, 10, and 11 from the list of primary elevations and possibly 12 because that would have changed by the addition.

Mr. Torres said the window was identical to the one at the library to the front.

Chair Woods said the historic photos helped a great deal and Ms. Shapiro's observation also helped. So now they had 1, 3, 4, 6 and 7. She asked if there was any way to determine the garage door was original.

Mr. Torres didn't think so because it was thin dimensional lumber. Ms. Shapiro agreed.

Dr. Kantner said it also looked the same as the gate on the east end of the yard wall.

Mr. Torres agreed.

Chair Woods noted the impact of the two-story which was not set back ten feet. So in her mind she questioned, with the door not being original, elevation one being considered as primary. It changed the proportion of that garage.

Mr. Rasch said the footprint and massing of the garage was intact and yes, the two story did come out to the front. But the garage door still had integrity. He still recommended it. If the door wasn't historic material, at least it still had the historic opening.

Mr. Torres said if you looked closely at the photo, the garage assembly was really quite different. To the right the support was forward of the garage mass which would suggest that there once was a wood frame around it and truly was not what was there now.

Chair Woods, Ms. Shapiro and Dr. Kantner felt the garage had been compromised and that was not a primary elevation. Ms. Walker felt it was primary.

Dr. Kantner, in Case #H 09- 058, moved to designate as primary elevations: 3, 4, 6, and 7. Ms. Walker seconded the motion and it passed by unanimous voice vote.

Mr. Rasch noted that for the remodeling, with the changes in what was historic, they would need to take another look at the 50% of historic footprint rule. He re-identified the 13 items and reminded the Board that the stairwell windows had three options.

Chair Woods asked if his recommending the additions meant they would not affect the contributing status.

Mr. Rasch said at the site visit they recognized the great impact of the second story addition. The addition of second story over Meem would be the most affective. But the applicant was restoring the Meem windows and the rear was not significant. And then there was the stairwell.

Mr. Torres pointed out that the stairwell was at the same elevation.

Chair Woods said the staff report recommended approval and asked if he was not amending it or if he was concerned enough that the second story addition would affect the contributing status.

Mr. Rasch said he was changing his opinion because the garage had no historic character. He thought if the garage had retained its primary status the second story would be a problem but now he wasn't sure. .

Ms. Walker said if the second story had not been added, it would have been significant. Now that status could be lost with the additions.

Mr. Rasch agreed it had been compromised. He still thought it was contributing but the Board might disagree. They were letting the garage go so he didn't think the second story addition would cause it to lose its designation.

Ms. Ríos thought the garage was still historic even though the carriage doors were not original.

Mr. Rasch said its character had been compromised by the second story.

Mr. Torres said their intent was to try to make it as close to the original as possible. They were trying to do some restoration as well as to add square footage. They wanted it to be a place that Meem would have been happy with.

One point of clarification was that the second story had an interior stair to a widow's peak. Half of the 900 square feet was going into the portal and garage and another 30 feet was already under the roof so it was only about 330 square feet being added.

Mr. Rasch said he needed help to convince himself and the Board if they needed a 50% exception or not. The current non-historic square footage was about 50% right now.

Chair Woods said it was a mathematical formula and the Board could not figure it out now. Unless someone could get a scale and work on it while the applicant answered questions.

There were no speakers from the public on this part of the case.

Chair Woods read from the ordinance that "contributing structures shall be no more than one story above and shall be set on the back." (Section 14-5.2(D)(1)) The tower was on the front so it didn't meet the ordinance, basically.

Mr. Torres pointed out that if this building was approved in the 1980s there was a HDRB at that time.

Chair Woods said it was in the 1990s that they put into place the historic ordinance and up until then it was a styles ordinance. If they had the ordinance in place in the 1980s this addition would never have been approved. She didn't think the tower was good for this building and was hurting the building.

Ms. Walker reminded them the Board couldn't vote for something that would take away contributing status.

Chair Woods said they could postpone and the applicant could bring back photographs for it.

Mr. Torres said he would prefer the Board vote on it.

Chair Woods agreed with pushing the garage forward if he didn't have the tower. That would help push back the second story.

Ms. Shapiro said on page 27 there were wiggly lines near the bottom on the tower.

Mr. Torres said that was for the plantings there.

Dr. Kantner agreed with Chair Woods. It was a shame however to leave that second story unmitigated. He asked if it would help if it bumped out toward the west to add second story space. He pointed out where to do it. It didn't impact the historic structure there.

Mr. Torres said he would be willing to move it more to the kitchen. It would reinforce what was just said. They just needed a bathroom and access on the second floor. He asked if that would be more consistent if he moved it over laterally.

Chair Woods didn't think they could do that with finger pointing in the air. Maybe we should vote on everything that was okay and have the applicant bring back the second story. But she thought they were open to those other things on the second floor.

Ms. Walker agreed and then do the precise calculations.

Mr. Rasch had some numbers but the Board didn't review them.

Chair Woods said on page 4 they could make a motion on those that the Board agreed on and the ones they would like him to come back with would be postponed. There was a lot to consider and the Board wanted to work with the applicant.

Ms. Rios commended the applicant who showed cooperation this evening and that was good and part of it would read better with Meem.

She asked how many historic windows he was removing and how many would be relocated.

Mr. Torres said just one would be relocated. It was their intent to make them all consistent as casements and not double hungs.

Ms. Rios asked how deep the bay window upstairs would be.

Mr. Torres said it was about 16".

Chair Woods asked about the roof of the bay.

Mr. Torres said both bays would have a metal cap below the stucco and it would not be seen.

Chair Woods said the Board might want to see that.

Mr. Torres said he would provide the detail.

Chair Woods asked if the new windows would have thick mullions.

Mr. Torres said yes, 1 3/4". Architectural series were too thin. So the mullions would have the same mass.

Chair Woods reviewed what they talked about. The detail of the bay and a look at the second story would both come back.

Ms. Shapiro moved to approve Case #H 09-058 partially according to staff recommendations as follows:

- 1. Approving the adding to the existing garage with carriage style doors in contemporary design where they were all molded into one, if possible.**
- 2. Stairwell addition to be brought back to the Board with a new design;**
- 3. To be brought back including a good description of the roof deck;**
- 4. Approving the window to be installed on the north elevation (exception not needed);**

5. Approving replacement of the pedestrian door and the window be added to the guest room;
6. Approving the two-light window on the east (elevation #9);
7. Approving removal of the double-hung window and replaced with a door as presented (elevation #10);
8. Approving removal of the four-light casement on elevation #11 but bringing back detail of bay window to replace it;
9. Approving remodeling and enclosure as presented on elevation #13;
10. Approving creation of a portal in front of the south elevation (#13) as presented;
11. Postponed for submission of more detail and the roofing material (elevation #17);
12. Postponed as part of the redesign of second story;
13. Approving the remodeling of the rear of garage as presented with new pedestrian door and a new garage door on the south elevation.

Ms. Walker seconded the motion.

Ms. Walker requested a friendly amendment to have the door shown to the Board in #7 (on elevation #10) and that all be conditioned on verification of the 50% rule. Ms. Shapiro agreed.

Mr. Rasch clarified that the door would be consistent with the others.

Ms. Rios requested a condition that all windows be consistent with the historic windows in placement, mullion pattern, depth lintels and sills. Ms. Shapiro agreed.

Mr. Rasch clarified that the addition to the garage (1) and the portal addition (10) were subject to 50% rule and in #4 there were two options - the window was changing to match the historic window.

Ms. Shapiro said her motion was to choose the second one and more historic option.

The motion passed by unanimous voice vote.

K. MATTERS FROM THE BOARD

Ms. Rios noted that one October 13th, Ms. Shapiro, Ms. Rios, or Chair Woods would not be present.

Mr. Rasch clarified that their next meeting was October 6th and the one after that would be October 27th.

Chair Woods said she would be present on October 6th but not on Oct 27th.

L. ADJOURNMENT

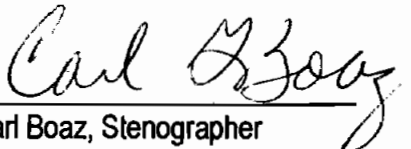
Ms. Walker moved to adjourn the meeting. Ms. Rios seconded the motion and it passed by unanimous voice vote.

The meeting was adjourned at 8:45.

Approved by:

Sharon Woods, Chair

Submitted by:



Carl Boaz, Stenographer