



Agenda

DATE 1/7/2010 TIME 9:30a

SERVED BY Chapman

RECEIVED BY [Signature]

AMENDED

HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, JANUARY 12, 2010 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD HEARING

TUESDAY, JANUARY 12, 2010 – 6:00 PM

CITY COUNCIL CHAMBERS

- A. **CALL TO ORDER**
- B. **ROLL CALL**
- C. **APPROVAL OF AGENDA**
- D. **APPROVAL OF MINUTES**
November 9, 2009
- E. **FINDINGS OF FACT & CONCLUSIONS OF LAW**
 - Case #H-07-096. Sheridan Avenue
 - Case #H-09-029. Patrick Smith Park
 - Case #H-09-072A. 1664 Cerro Gordo
 - Case #H-09-072B. 1664 Cerro Gordo
 - Case #H-09-074. 803 Acequia Madre
 - Case #H-09-075. 134 Lorenzo Road
 - Case #H-09-077. 1176 Cerro Gordo
 - Case #H-09-078. 731 Dunlap Street
 - Case #H-09-073. 613 Webber Street
 - Case #H-09-076. 707 La Verada Norte #33
 - Case #H-09-058. 518 Palace Avenue
- F. **COMMUNICATIONS**
Board Member positions up for expiration/ renewal.
- G. **BUSINESS FROM THE FLOOR**
- H. **ADMINISTRATIVE MATTERS**
 - 1. Case #H-08-144. Santa Fe Plaza. Downtown & Eastside Historic District. Public Works Department proposes two options for the electrical box and install four streetlight on the north side of the National Historic Landmark Plaza. (David Rasch)
- I. **OLD BUSINESS**
- J. **NEW BUSINESS**
 - 1. Case #H-10-001. 110 Don Gaspar Avenue. Downtown & Eastside Historic District. Dale Zinn, agent for 100 W. San Francisco LLC, proposes to remodel a contributing building by replacing non-historic doors and windows, reconfigure the entry, repair historic windows, remove cooling unit and install steps and railing at back entry. (Marissa Barrett)

2. Case #H-10-004. 50 E. San Francisco Street. Downtown & Eastside Historic District. Architectural Alliance, agent for Romero-Rose LLC, proposes to remodel a non-contributing commercial building by installing a fabric awning over the west façade doors and windows. (David Rasch)
3. Case #H-10-005. 1330B Cerro Gordo Road. Downtown & Eastside Historic District. Peter Wurzbürger Architect, agent for Judy Naumburg, proposes to remodel a non-contributing residential building by removing a 487 sq. ft. non-historic addition, constructing a 573 sq. ft. addition, increasing the height from approximately 10' to 12'6" where the maximum allowable height is 14'3", replacing windows, and restuccoing. (David Rasch)
4. Case #H-10-006. 234 Irvine Street. Westside-Guadalupe Historic District. Eden Kark, owner/agent, proposes to construct an approximately 572 sq. ft. carport to a height of 11' where the existing height is 11'6" on a non-contributing building. (Marissa Barrett)
5. Case #H-10-002. 634 Canyon Road. Downtown & Eastside Historic District. David Perrigo, agent for Alice Parrott Family Trust, proposes to construct a 623 sq. ft. addition between two existing non-contributing residential buildings. An exception is requested to Section 14-5.2(E)(2)(d) to have less than 80 % of the façade surfaces stucco or simulated adobe. (David Rasch)
6. Case #H-10-007. 1623 Camino Cruz Blanca. Historic Review District. Liaison Planning, agent for Alton Warpole, proposes to construct an approximately 4,031 sq. ft. single family residence to a height of 14'6" (measured midpoint on the primary entrance elevation, 26'6" on downslope) where the maximum allowable height is 22'6" (26'6" on downslope) on a vacant lot. An exception is requested for a pitched roof, Section 14-5.2 (D)(9)(d) and an exception is requested to have a green stucco color, Section 14-5.2 (F)(2)(a)(ii). (Marissa Barrett)

K. MATTERS FROM THE BOARD

L. ADJOURNMENT

For more information regarding cases on this agenda, please call the Historic Preservation Division at 955-6605. 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 January 12, 2010 Historic Design Review Board Field Trip, please notify the Historic Preservation by 9:00 am on Tuesday, January 12, 2010

SUMMARY INDEX
HISTORIC DESIGN REVIEW BOARD

January 12, 2010

ITEM	ACTION TAKEN	PAGE(S)
Approval of Agenda	Approved as published	1-2
Approval of Minutes November 9, 2009	Approved as corrected	2
Findings of Fact & Conclusion of Law		
Case #H-07-096 Sheridan Avenue	Approved	2
Case #H 09-029 Patrick Smith Park	Approved	2
Case #H 09-072A 1664 Cerro Gordo	Approved	2
Case #H 09-072B 1664 Cerro Gordo	Approved	2
Case #H 09-074 803 Acequia Madre	Approved	2
Case #H 09-075 134 Lorenzo Road	Approved	2
Case #H 09-077 1176 Cerro Gordo	Approved	2
Case #H 09-078 731 Dunlap Street	Approved	2-3
Case #H 09-073 613 Webber Street	Approved	3
Case #H 09-076 707 La Vereda Norte #33	Approved	3
Case #H 09-057 518 Palace Avenue	Approved	3
Communications	Discussion	3
Business from the Floor	None	3
Administrative Matters		
1. <u>Case #H 08-144</u> Santa Fe Plaza	Remanded to Public Works Staff	3-8
Old Business	None	8
New Business		
1. <u>Case #H 10-001</u> 110 Don Gaspar Avenue	Approved with conditions	8-11
2. <u>Case #H 10-004</u> 50 E. San Francisco Street	Approved with conditions	11-12
3. <u>Case #H 10-005</u> 1330B Cerro Gordo Road	Approved with conditions	13-16
4. <u>Case #H 10-006</u> 234 Irvine Street	Approved with conditions	16-18
5. <u>Case #H 10-002</u> 634 Canyon Road	Approved as recommended	18-19
6. <u>Case #H 10-007</u> 1623 Camino Cruz Blanca	Approved with conditions	19-25

Matters from the Board	Discussion	25-26
Adjournment	Adjourned at 8:10 p.m..	26
Exhibits: A - F		

MINUTES OF THE
CITY OF SANTA FE
HISTORIC DESIGN REVIEW BOARD

January 12, 2010

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
Ms. Cecilia Rios, Vice Chair
Dr. John Kantner
Ms. Deborah Shapiro
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
Ms. Kelley Brennan, Assoc. City Attorney
Mr. Carl Boaz, Stenographer

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

C. APPROVAL OF AGENDA

Mr. Rasch noted on typo in the Findings of Fact; the last one should be 057, not 058.

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

D. APPROVAL OF MINUTES

November 9, 2009

Ms. Shapiro moved to approve the minutes of November 9, 2009 as presented. Ms. Walker seconded the motion and it passed by unanimous voice vote.

E. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #H 07-096 Sheridan Avenue

Case #H 09-029 Patrick Smith Park

Case #H 09-072A 1664 Cerro Gordo Street

Case #H 09-072B 1664 Cerro Gordo Street

Case #H 09-074 803 acequia Madre

Case #H 09-075 134 Lorenzo Road

Case #H 09-077 1176 Cerro Gordo

Ms. Walker moved to approve the Findings of Fact and Conclusions of Law for Case #H 09-096, Case #H 09-029, Case #H 09-072A, Case #H 09-072B, Case #H 09-074, Case #H 09-075 and Case #H 09-077 as submitted. Ms. Rios seconded the motion and it passed by unanimous voice vote.

Case #H 09-078 731 Dunlap

Ms. Walker moved to approve the Findings of Fact and Conclusions of Law for Case #H 09-078

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

Case #H 09-073 613 Webber Street

Ms. Walker moved to approve the Findings of Fact and Conclusions of Law for Case #H 09-073 as submitted. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

Case #H 09-076 707 La Vereda Norte #33

Ms. Mather moved to approve the Findings of Fact and Conclusions of Law for Case #H 09-076 as submitted. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

Case #H 09-058 518 Palace Avenue

Ms. Mather moved to approve the Findings of Fact and Conclusions of Law for Case #H 09-058 as submitted. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

F. COMMUNICATIONS

Mr. Rasch reminded the Board that Chair Woods, Mr. Featheringill and Ms. Mather needed to let Mayor Coss know if they wanted to continue to serve.

Mr. Rasch showed an Isaac Hamilton Rapp building at Balboa Park. He compared them with Santa Fe style. It had a beautiful historic display of historic construction photos. It was not of brick or adobe.

G. BUSINESS FROM THE FLOOR

None.

Chair Woods notified the public that anyone who wished to appeal a decision of the Board had seven days to do so and should contact staff for further instructions.

H. ADMINISTRATIVE MATTERS

1. **Case #H 08-144.** Santa Fe Plaza. Downtown & Eastside Historic District. Public Works Department proposes two options for the electrical box and install four streetlights on the north side of the National Historic Landmark Plaza. (David Rasch)

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

BACKGROUND & SUMMARY:

The Santa Fe Plaza is a significant National Historic Landmark that was placed on the National Register of Historic Places on July 23, 1973 and it is owned by the City of Santa Fe. The Plaza represents the heart of the City since the Spanish settlement was laid out according to the 1573 Laws of the Indies.

According to the Santa Fe Cultural Landscape Report of January 2006, the electrical boxes are not harmonious with the historic resource and efforts should be taken to reduce their impact. The following citations are relevant:

page 66, the existing electric boxes are listed as "non-contributing small-scale features"

page 75, the Overall Goals for Treatment of the Plaza includes "the determination that because the Plaza has historically been a relatively open space with a continuous floor plane...construction of any additional permanent structures in the Plaza would be inappropriate."

page 79, the Reduction of Clutter states that, "the ground plane should remain as free from clutter as possible. An alternative location for the electrical boxes currently on the northeast corner of the Plaza should be considered.

In early 2009, Phase II of the Plaza Renovation, was completed with the installation of a larger electrical box beside the existing box on the northeast corner of the Plaza.

On April 14, 2009, the HDRB heard an application with 4 options for the treatment of the larger box: 1. reduce the box size and maintain the location; 2. reduce the box size and relocate it beside the stage; 3. reduce the box size and place it under the stage; and 4. reduce the box size and relocate it off of the Plaza. The Board voted unanimously to consider that the electrical box be resolved so that it is not visible, i.e. moved underground or off of the Plaza.

Now, the applicant proposes the following two items.

1. There are two options for the electrical box:

Option 1: reduces the size of the box and lowers the pad level to be at existing adjacent grade.

Option 2: reduces the size of the box and relocates it to the northeast corner of Washington and Palace Avenues. The J-box and splice box will remain in place underground.

2. Four streetlights will be installed at the north side of the Plaza. This design has been previously approved by the Board.

STAFF RECOMMENDATION:

Staff recommends approval of this application with Option 2 to relocate the electrical box off of the Plaza in conformity with the Cultural Landscape Report adopted by the Governing Body and endorsed by the National Park Service, State Historic Preservation Division, City Public Works Department, and City Historic Preservation Division.

Chair Woods asked why it was coming back since the Board already made that recommendation.

Mr. Chip Lilienthal provided a written hand out on the approximate costs as given by the architect for two options. [attached as Exhibit A].

Chair Woods asked if this had this gone out for bid.

Mr. Lilienthal said it had not and this was just an architect's estimate.

Chair Woods asked him to review it since the public didn't have it.

Mr. Lilienthal reviewed the two choices. The first one would reduce the height of the boxes at the current location at a cost of \$79,831.17. The second was to move it to the northeast corner of Washington and Palace at a cost of \$791,000 plus \$17,830.

Ms. Walker noted that an excavation was needed for lamp poles. She asked how deep they would go.

Mr. Lilienthal said it would go down 4 feet. They had to take all the concrete out so the disturbed area would be two feet on either side.

Ms. Rios asked if the City had this money.

Mr. Lilienthal said they did not. He asked if the Board was just taking information or voting.

Mr. Rasch thought the Board had the jurisdiction.

Ms. Walker said the Board would make recommendations.

Ms. Walker recalled that at a previous meeting it was announced that Public Works made this error. She suggested Public Works could do fewer bulb outs to make up for this cost.

Mr. Lilienthal could not answer that.

Chair Woods noted that the archaeology would cost \$60,000. She wondered how much it would have cost to have done it right the first time.

Mr. Lilienthal said if the City had known he thought it was around \$60,000 to \$69m000.

Present and sworn was Mr. Baker Norell, the architect. He said the box as currently done happened because during construction, the City asked for additional electrical service so it was larger than expected.

He said the solution to this difficulty was presented in the Bid Lot 1. He brought an illustration to show. It displayed the existing configuration and the proposed changes. The two replacements in bid lot No. 1 would be 4 by 4 by 2 - the size of the original box. This would have cost more.

Chair Woods said the original box never came before this Board. She could not say if the Board would have approved it or not.

Ms. Shapiro said a citizen brought to her attention an option of boxes that could be on a hydraulic lift that could be raised to work on. She realized that would require some archaeology and a tiny cellar. That would eliminate the need for stairs and the need to move it.

Mr. Norell said underground was problematic. It would require a large vault. The cultural landscape report allowed lots of things down two feet but beyond that was a problem.

Ms. Shapiro said the alternative across Washington Street would require archaeology. The hydraulic technique had been used in other cities.

Mr. Norell said he would look at it. The SHPO reminded them that the disturbance to the street would be considerable and moving was costly. They would have to bring in a new form of PNM service and that was what that makes it more expensive.

PUBLIC COMMENT -

Present and sworn was Mr. Marilyn Bane, President of OSFA. She said that from their view, what was critical was that the metal box must either be invisible or off the Plaza but how that would be done was not something they had delved into to any degree. The Board voted for off the plaza and OSFA supported it. Clearly it was a money issue. It would be irresponsible for anyone to say you must do it and do it now. It was fair to say the City made the error in the first place and it could be budgeted. And it should follow the cultural landscape report and Chapter 14. To walk away from that would set a dangerous precedent. The cultural Landscape was endorsed by SHPO because they believed it should be moved off the Plaza. She asked the Board to follow the report's recommendation.

Present and sworn was Mr. John Dressman, representing the Downtown Merchants' Association. He said they were always interested in saving money and thought putting it under the bandstand would be best. But for some reason Mr. Lilienthal chose not to consider that. The bandstand location was only 70 feet instead of 170 feet across Washington. It would only require going through some bricks and flagstone instead of a whole street. The Association would like to have that considered and vetted properly by the architect. He was shocked to see the architect didn't realize it was hard to go above ground on the plaza. They would like to see it removed visually. Mr. Dressman shared a drawing of the possible relocation under the bandstand [attached as Exhibit B].

Present and sworn was Mr. Robert Spitz who owned the property at Washington and Palace. He was a dismayed by the view from that corner, not just because his family owned that property but because they had worked to harmonize it with the Plaza over the years. As you walk by Casa Sena - you see the Plaza. In the early 80's they had a gas station there and at that time they elected not to take the building all the way to the property line but to have the sense of walking down to the portal at the Palace of the Governors. Public Works did new sewer work and water and power and the streets were torn up and his family chose to landscape rather than have concrete there. They put that in and maintained it. It was a key entry way to the Plaza down Washington Avenue. A low profile was better than a high profile but he thought it should be underground where ever it was. "You have to see the larger view - not just one building at a time." He was a little nervous and a little discouraged because this was the first time he knew this was happening. This was the first he knew about it having found out about it a couple of days ago. He hoped the thought process could include all the people. He thanked the Board for the chance to speak.

Present and sworn was Ms. Nicole DeJuerne who noted that the Board concerned itself with the size of her window panes and didn't allow them. She wanted the Board to reflect on those draconian measures they used for people who lived on the east side and apply them to the Plaza which belonged to everyone. She considered these boxes to be hideous. She urged the Board at the very least to put them under the grandstands. It was just not acceptable for Santa Fe's major tourist attraction. *Something* needed to be done because it was really quite an eye sore. She hoped the Board would use good judgment and preserve the Plaza.

Chair Woods clarified that the Historic Design Review Board was a recommending Board and the Council made the decision.

Chair Woods asked that both of the written statements submitted be read.

Ms. Walker read the email from John Dressman and shared copies with the Board. She felt if the footings of the grandstand were six feet long, then the archaeology had already been done.

Mr. Rasch read a written letter from Tees and Skis. They were opposed to a relocation of the boxes to Washington and Palace. The box would ruin the corner's appearance; it would be a waste of tax dollars. They favored lowering it. The boxes there could cause a loss of business for them. [The letter is attached as Exhibit C].

There were no further speakers from public.

Dr. Kantner asked what happened with the option to go below the stage.

Mr. Lilienthal said he was directed to do two options - lowering the profile or moving to the opposite corner.

Ms. Walker explained that their request to the Governing Body was to make them disappear. The two

alternatives presented tonight would not help them disappear.

Chair Woods said the Board could table this or ask them to go back and start over.

Ms. Rios agreed with Ms. Walker, what Mr. Spitz said and the owner of Tees and Skis. It would look bad on the corner of Washington and Palace. It would just move from one above ground to another above ground and that wouldn't be good. She thought moving it 70 feet and putting it under the grandstand was best.

Chair Woods thought it didn't make sense to spend a million dollars to put it where the property owner didn't want it. Under the band stand or hydraulic lifts would be more responsible to the public.

Ms. Walker moved to send Case #H 08-144 back to Public Works to explore the feasibility and cost for the other two options all in line with the unanimous vote of the Board last April to make the boxes disappear. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

J. NEW BUSINESS

1. **Case #H 10-001.** 110 Don Gaspar Avenue. Downtown & Eastside Historic District. Dale Zinn, agent for 100 W. San Francisco LLC, proposes to remodel a contributing building by replacing non-historic doors and windows, reconfigure the entry, repair historic windows, remove cooling unit and install steps and railing at back entry. (Marissa Barrett)

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

BACKGROUND AND SUMMARY:

The three story, Territorial Revival style commercial building located at 110 Don Gaspar Avenue was constructed before 1908 and received additions in 1921. The building was originally used for retail stores and as a hotel. In the 1970s a Spanish Pueblo Revival style portal was added to the first story and many of the first story openings were altered including dimensions and locations. The Official Map lists the building as Contributing to the Downtown and Eastside Historic District.

This application proposes remodeling one of the retail store entries off of Don Gaspar Avenue, the primary east elevation. Two non-historic aluminum windows, one pedestrian door, and the non-historic tile accents will be removed. The 25' long store façade will be reconfigured by changing the location of the entry door and setting it back approximately 10' in order to create an ADA sloped sidewalk. New windows will be installed which will include upper multi light transom windows that mimic other store front windows in the area. Below the windows a small area will be treated with a tile detail in muted to monotone dark color to tile into the other tile work on the building. Any other area not covered in glass or tile will be stuccoed in a medium brown color to match the existing stucco in type, texture, and color. The surface of the new sloped sidewalk will be paved with dark slate or stone which can be found at many downtown store entries.

The soffit area above the entrance and outside the store front glass will be treated with stamped metal and will include at least 4 recessed down light fixtures placed into the soffit.

Also proposed is to remodel the west elevation, located off the alley in the rear, by constructing a concrete platform with two or three risers and a hand railing at the exit door to meet code. A warehouse style, wall mounted light fixture will be installed at the door area.

Lower windows will be repainted a dark green color and stabilized with appropriate rehabilitation techniques. The only work proposed for the second story windows at this time is to repair window glass and install "moth ball" techniques to protect historic fabric.

Lastly proposed is to "clean up" mechanical and electrical units in the back alley area. The surface mounted conduits that provide the primary feed for the power to the building are to be removed and upgraded to an underground service with new meter centers. Conduits and sub panels feeds will be run surface or within the walls to the greatest extent possible. Any exposed conduits will be painted to match the walls.

The unused mechanical unit and associated steel structure located in the back alley as well as a unit located on the north side of the building will be removed. A new mechanical unit will be installed on the second story roof and will not be publicly visible.

STAFF RECOMMENDATIONS:

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

Present and sworn was Mr. Dale Zinn. He and his client talked about a muted dark colored tile that would be similar to what existed but not anything like the garish Italian tile. The theme was fairly dark like the old trading post that allowed charcoal and muted so the interior would be the show and not the front. They didn't want to replicate some of the historic photographs. Parker's Studio was in this place. It replicated the 1920's to 1930's transom with small lights.

Chair Woods said when looking at the whole building, the second story reading across and under the portal was half pueblo and half territorial and now the introduction with Italianate tiles and nothing Territorial but it started out all Territorial. She said Mr. Zinn would have to show the Board the tile on the wainscoting. It had Territorial on left and above but nothing on the glass being put in so she was concerned.

Mr. Zinn said he had this discussion with the folks next door. The discussion had to do with the fact there were fairly monumental divisions that separated that façade from the façade on the right. A pillar that separated from the Territorial part and a fairly massive part on the end that divided going the other direction.

Chair Woods asked what was original and what had been added.

Mr. Zinn said almost nothing that was below was original. What was in this block was in general about ten feet high with small little windows above. Parker's, then Webb Young Painter, had always been separate little stores. So they were trying to take this one back the way it was. Territorial would not be going back to anything.

Chair Woods said the little windows above were Territorial.

Mr. Zinn said they were slapped on and he didn't have any pictures of what was original there. Those rooms up there were part of the Montezuma Hotel - the last few rooms. There was wood trim up there that went back to 1936.

Ms. Barrett said the historic photos were on pages 7-8.

Mr. Zinn noted that John Barker was present and could speak to that. There were a whole lot of other things going on. The second story structure was two feet out over the portal and it was a little scary trying to support that.

Chair Woods agreed but encouraged him to bring it back but not add new things. She asked how he could start to bring it back.

Mr. Zinn said he was starting with the classic store front with little transoms - the window pattern was very classic. Instead of aluminum, they were going to wood and something that was finished to look old. Classically with all of these, you could walk under and it was totally different at the store front from what was up above. Even SHPO and National Trust made it very difficult for the owners to get tax credits from putting portals on these historic buildings. What happened at the street level was always something new.

He couldn't vouch for the tile underneath but they had been using this Talavera tile although he would rather use stucco than that.

Ms. Rios asked if he felt his project reflected what was there.

Mr. Zinn agreed and felt it was the touch stone of the project. The Laughlin Building had it as well. 1880 was when it was built. The Barker Family actually owned all of those buildings. There was much more similarity with this building and what happened up and down that street.

Ms. Rios didn't see any changes that were really exaggerated. On page 21 she saw the window and tile changes. On the next page she asked if they had an A/C unit visible on the proposed elevation.

Mr. Zinn said that was existing and would be taken down. Almost anything there would be an improvement and they were trying to make it more like the historic façades next to it. This was very much in context with what was there.

Chair Woods said she was more philosophical. She thought cutting in the doorway was a good idea but was a little concerned about the small mullioned windows.

Mr. Zinn said that was what was there.

Chair Woods asked if he would continue that same to the left.

Mr. Zinn brought a tile sample and explained they were thinking about using six by six tile.

Ms. Shapiro said in the soffit area it would be treated with stamped metal. She asked if he had a sample.

Mr. Zinn said it was like right behind you with a beam and the ceiling behind would be stamped metal. He didn't have a sample but could submit a sample to staff.

Ms. Walker thought getting rid of that tile and bringing it down would help but she would like stucco all the way down.

There were no speakers from the public regarding this case.

Dr. Kantner moved to approve Case #H 10-001 as recommended by staff with the condition that tile not be used but stucco be used below the windows at the street level and that the stamped soffit be brought to staff for review and approval. Ms. Rios seconded the motion and it passed by unanimous voice vote.

2. **Case #H 10-004.** 50 E. San Francisco Street. Downtown & Eastside Historic District. Architectural Alliance, agent for Romero-Rose LLC, proposes to remodel a non-contributing commercial building by installing a fabric awning over the west façade doors and windows. (David Rasch)

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

BACKGROUND & SUMMARY:

50 East San Francisco Street is a commercial building that was constructed in 1878 with an addition in 1912 in the Territorial style. The building is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to remodel the side, west elevation with the following item.

1. An awning will be installed between the existing pilasters and under the existing cornice that surrounds the entry door and windows. The awning will be a forest green fabric that is 18" wide and 1' tall.

STAFF RECOMMENDATION:

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

Present and sworn was Mr. Eric Enfield.

Ms. Walker asked to see a sample of the color. She asked if it would have a scalloped edge.

Mr. Enfield said it was not scalloped. It would be a plain piece of fabric. His client preferred something other than Forest Green. He asked if he could work with Mr. Rasch on the color. He showed the Board the color palette.

Ms. Rios asked how far out it would protrude.

Mr. Enfield said it would be one foot out.

Ms. Shapiro said the design looked like a roll up awning and asked if that was not true.

Mr. Enfield said it was like a shed roof with open sides just to keep the sun off the fabrics inside.

Ms. Shapiro asked if one would we see the framing.

Mr. Enfield said maybe one side bar but he thought *they could do it without a side bar*.

Mr. Rasch read the ordinance for awnings [attached as Exhibit D].

Chair Woods thought the color should be close to the stucco color

There were no speakers from the public regarding this case.

Chair Woods said the Board was not seeing what the frame looked like and didn't know the color.

Mr. Enfield agreed to use a color close to the stucco color. This was on the west side.

Chair Woods asked how far out the awning would protrude.

Mr. Enfield said it was 18" out and they could use a very light frame. .

Chair Woods summarized that there would be no scalloping; no sign; only 18" out; no structure on the sides and the color would need to come to staff and maybe one member.

Ms. Rios moved to approve Case #H 10-004 as recommended and with conditions that the

awning be the same as the color of the stucco; that the protrusion be no more than 18"; that the frame be light with no sidebars; no scallop and no sign. Ms. Shapiro seconded the motion and added a condition that the awning color be reviewed and approved by staff. Ms. Rios agreed and the motion passed by unanimous voice vote.

3. **Case #H 10-005.** 1330B Cerro Gordo Road. Downtown & Eastside Historic District. Peter Wurzbarger Architect, agent for Judy Naumburg, proposes to remodel a non-contributing residential building by removing a 487 sq. ft. non-historic addition, constructing a 573 sq ft addition, increasing the height from approximately 10' to 12' 6" where the maximum allowable height was 14' 3", replacing windows and restuccoing. (David Rasch)

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

BACKGROUND & SUMMARY:

1330B Cerro Gordo Road is a single family residence that was originally constructed between 1951 and 1960 as determined by aerial photography. By 1978, substantial alterations were performed on the structure including the loss of historic windows and construction of a large addition to the west with a total existing footprint of 1,727 square feet and the construction of a 596 square foot free-standing garage. The buildings are listed as non-contributing to the Downtown & Eastside Historic District.

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

1. The vernacular style structure will be remodeled in the Spanish-Pueblo Revival style with the construction of a parapet. The building will increase in height from approximately 10' to 12' 6" at midpoint on the east, street-facing elevation with a maximum of 13' 2" where the maximum allowable height of 14' 3".
2. The existing 487 square foot non-historic addition will be removed from the southwest corner. A 573 square foot addition will be constructed in that location with an extension to the north that will connect the free-standing garage to the residence with a breezeway.
3. A 65 square foot portal will be constructed at the front entrance on the east elevation. The portal is designed in a simplified manner with an exposed header and corner post without a corbel.
4. A fireplace will be constructed in the living room on the east elevation. It will have battered sides.
5. Latilla eyebrows will be installed on the south elevation.
6. All windows will be replaced with some dimensional alterations and location changes. The windows are conforming to the 30" rule.
7. The building will be restuccoed in Adobe or La Luz.

STAFF RECOMMENDATION:

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

Present and sworn was Mr. Peter Wurzbürger who had nothing to add to the staff report.

Ms. Rios asked if he had visible roof top appurtenances.

Mr. Wurzbürger said there were some existing and they were working to remove those. There were also solar panels that were non-functional and the parapet would hide a lot of that.

Ms. Rios asked if the building was adobe.

Mr. Wurzbürger said the existing structure was pentile and the new would be frame.

Ms. Rios asked if it would have rounded corners. Mr. Wurzbürger agreed.

Ms. Shapiro asked him to describe the eyebrows. It looked like the steel part was very thick.

Mr. Wurzbürger- the intention was a light steel tube frame and cover it with latillas pointed down to make the frame as invisible as possible.

Ms. Shapiro asked if the latillas would be cut off straight.

Mr. Wurzbürger said they would have a 90 cut and not beveled.

Ms. Rios asked for the color of the steel frame.

Mr. Wurzbürger said the frame would be painted the same color as the latillas and would be a hollow tube triangle racing on the side if needed.

Ms. Rios asked if the windows were true divided lights.

Mr. Wurzbürger said the windows would be architectural series.

Ms. Rios asked about window recesses.

Mr. Wurzbürger said the recess would be about 4" from exterior.

Ms. Shapiro asked if he would insulate the pentile on the outside.

Mr. Wurzbürger agreed they would use spray foam insulation.

Ms. Shapiro thought he could get nice rounded reveal then.

Mr. Wurzbarger agreed and added they would hide the crack on the parapet addition.

Ms. Shapiro asked if he was using cementitious stucco. Mr. Wurzbarger agreed.

Ms. Walker thought the eyebrow sounded severe and asked if it was needed.

Mr. Wurzbarger said on the south side it cut off the summer sun and let in the winter sun. They were not looking to do a heavy piece - just coyote fence material in a small way.

Ms. Walker explained she was just referring to the evenness of the cut.

Mr. Wurzbarger said each piece would have a little variance.

Ms. Rios asked about public visibility.

Mr. Rasch said it had a common drive leading to about half a dozen houses so on the south and east, it was publicly visible.

PUBLIC COMMENT

Present and sworn was Mr. Vince Paladino, 1330 Cerro Gordo, A-2, who was the neighbor to the north. His concern was not with the addition but with the driveway. The property line went from the middle of drive way to five feet from her garage. He tried to work with the previous neighbor on a lot line adjustment to get it more balanced. The access to this property was down the road a ways and not the way it was shown here. The driveway had been used for 30 years. Now they want to access their property by coming in this driveway. He was concerned about car lights shining into his house at night. The way it was proposed there, they would use his driveway. He was not willing to give them an easement to do that.

Chair Woods asked Ms. Brennan to respond to the concern regarding the Board's jurisdiction.

Ms. Brennan said regarding jurisdiction that the Board's limit was to historic design. She noted on the zoning worksheet, that access was underlined and was noted as being okay. It was not within this Board's jurisdiction. Because it was underlined, she didn't know if there was an issue with access or not.

Chair Woods directed the neighbor to contact Dan Esquibel in Zoning.

There were no other speakers from the public.

Dr. Kantner asked if the changes to the yard wall were part of the application.

Mr. Wurzbarger agreed. He explained that there was a lot of water runoff down Cerro Gordo and the driveway was a shared easement. A photo from 1960 showed what was the original driveway. The intention was that with the existing walls to close off the current driveway as protection from the water coming down the street. There was a piece of yard wall further up that would deflect it there.

Dr. Kantner asked if the wall would be no higher. Mr. Wurzbarger agreed. It was 3.5 feet.

Ms. Shapiro moved to approve Case #H 10-005 per staff recommendations and the conditions that windows and doors have at least a 2-4 inch reveal, corners be rounded, stucco be cementitious, latilla eyebrows have a minimum amount of steel and slight variation in length. Ms. Walker seconded the motion.

Ms. Rios added a condition that there be no rooftop appurtenances that were visible. Ms. Shapiro agreed the amendment was friendly and the motion passed by unanimous voice vote.

- 4. Case #H 10-006.** 234 Irvine Street. Westside-Guadalupe Historic District. Eden Kark, owner/agent, proposes to construct an approximately 572 sq. ft. carport to a height of 11' where the existing height was 11' 6" on a non-contributing building. (Marissa Barrett)

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

BACKGROUND AND SUMMARY:

The Hipped Cottage style, single family residence located at 234 Irvine Street was constructed in 1927. The building has received minor alterations and is listed on the Official Map as contributing to the Westside-Guadalupe historic district. The pitched roofed accessory building located at the rear of the lot has been majorly altered through the years and is listed on the Official Map as non-contributing.

The owner was issued a stop work order by the historic inspector in December 2009 for construction without HDRB approval or a building permit. Work stopped immediately and the owner contacted City staff.

This application proposes the construction of an approximately 572 square foot carport. The carport will attach to the non-contributing building at the west elevation, which faces Ambrosio Street. The carport will be pitched to match the existing building and will be to a height of 11' where the existing height is 11'6". The carport will be simple in design with wood posts. The roof line of the new carport will be extended partly over the existing building to aid in weather protection since the current roof is leaking. The applicant would like to replace the existing roof and cover the new roof with a metal roof in the color Hawaiian Blue. Roofing material details are provided at the end of the packet as well as photographs of similar roofs in the neighborhood.

No work is proposed for the contributing main residence.

STAFF RECOMMENDATIONS:

Staff recommends approval on the condition that any exterior light fixtures are approved by staff before a building application permit is submitted. Otherwise this application complies with Section 14-5.2

(D) General Design Standards for All H-Districts and Section 14-5.2 (!) Westside-Guadalupe Historic District Design Standards.

Ms. Rios asked about the part of this building that was contributing.

Ms. Barrett said the main family structure was contributing but the carport would attach to a non contributing portion.

Chair Woods asked what color would be used

Ms. Barrett said it was a muted blue - grayish, blue.

Present and sworn was Mr. Eden Kark who had nothing to add to the staff report. He apologized for building inappropriately. He said his first choice was Hawaiian Blue.

Ms. Walker asked if the color was on paper.

Ms. Barrett provided it.

Ms. Shapiro noted the end would be facing Ambrosio and asked how it would be finished. She asked if it would be open into the roofing area or if that would be filled in.

Mr. Kark said the beam would be painted the same color - a cream color.

Ms. Shapiro asked if the posts would be natural.

Mr. Kark said he was open on that - a stained wood might be more beautiful.

Ms. Shapiro said they didn't see the main house.

Mr. Kark said his plan was to build the carport to construction standards so at some time it might be framed in.

Ms. Barrett said the stucco was a cream color.

Ms. Shapiro asked if there would be any exterior lighting. She said such lighting could have an impact on his neighbors. Hanging bare bulbs even inside a portal could affect them.

Mr. Kark said he had not planned any to be honest.

Ms. Rios asked if another color was more appropriate (other than the Hawaiian Blue).

Mr. Kark said the roof was a fairly ugly brie. Maybe later he could do something else and was at the Board's guidance on color.

Ms. Walker noted that all of the colors on the palette were rather subtle.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H 10-006 per staff's recommendations including the Hawaiian Blue color and that any exterior lighting would go to staff for review and approval. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

5. **Case #H 10-002.** 634 Canyon Road. Downtown & Eastside Historic District. David Perrigo, agent for Alice Parrott Family Trust, proposes to construct a 623 sq. ft. addition between two existing non-contributing residential buildings. An exception was requested to Section 14-5.2 (E)(2)(d) to have less than 80% of the façade surfaces stucco or simulated adobe. (David Rasch)

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

BACKGROUND & SUMMARY:

On August 13, 1996, the applicant received approval from the HDRB to demolish two sheds, construct a 460 square foot pitched-roof studio, and construct a 120 square foot shed. The shed has a rough-sawn wooden board exterior finish. Both structures are listed as non-contributing to the Downtown & Eastside Historic District.

Now, the applicant proposes to remodel the property by constructing a 623 square foot addition between the two structures. The addition will be approximately 10' high between the 14' high pitched-roof structure and the 9' high flat-roofed structure. The addition will mimic the flat-roofed structure in style with a wooden board finish. An exception is requested to Section 14-5.2 (D)(9)(d) that requires no less than 80% of a façade to be stucco or mud plaster finish. The required response with staff evaluations follow.

1. Do not damage the character of the district

The new addition to the existing 30+ year old studio/office will be similar in scale, massing, fenestration and profile. This will continue the character of miscellaneous sheds and outbuildings that exist in the district. Log cabins, wood sheds, outhouses, well enclosures, lean-tos, and wood siding gables are located throughout the historic eastside of Santa Fe. Wood sidings in historic buildings were quite common due to the inexpensive nature and easy availability of wood for agricultural outbuildings.

Staff response: Staff is in agreement with this response.

2. Are required to prevent hardship to applicant or an injury to the public welfare.

The requested variance of wood siding will only prevent a hardship in the sense that the original owner of 50+ years requested this addition in this manner 15 years ago and we are trying to honor her intention and

memory.

Staff response: Staff is in agreement with this response.

3. 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 District.

The previous owner, who recently passed away, was a fiber artist who lived and worked in these buildings for 50+ years. She intended to join the two outbuildings, as shown, to create a smaller residence for herself in her old age. This did not become necessary as her health failed and she remained in the other residence on her property.

Staff response: Staff is in agreement with this response.

STAFF RECOMMENDATION:

Staff recommends approval of this application with the exception to construct a façade with less than 80% stucco or mud plaster finish having been met. Otherwise, this application complies with Section 14-5.2(D) General Design Standards and (E) Downtown & Eastside Historic District.

Present and sworn was Mr. David Perrigo who said he had nothing to add to the staff report.

Ms. Walker said it was a treat to see that gorgeous property.

There were no speakers from the public regarding this case.

Ms. Walker moved to approve Case #H 10-002 per staff recommendations and accepting the responses to the criteria for the exception. Ms. Rios seconded the motion and it passed by unanimous voice vote.

Ms. Walker asked about having only three exception responses.

Mr. Rasch explained that with design criteria or signs, there were only three criteria for an exception. Otherwise it was six. In the rewrite there would just be one set.

6. **Case #H 10-007.** 1623 Camino Cruz Blanca. Historic Review District. Liaison Planning, agent for Alton Warpole, proposes to construct an approximately 4,031 sq. ft. single family residence to a height of 14' 6" (measured midpoint on the primary entrance elevation, 26' 6" on downslope) where the maximum allowable height was 22' 6" (26' 6" on downslope) on a vacant lot. An exception was request for a pitched roof, Section 14-5.2 (D)(9)(d) and an exception was requested to have a green stucco color, Section 14-5.2 (F)(2)(a)(ii). (Marissa Barrett)

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

BACKGROUND AND SUMMARY:

1623 Camino Cruz Blanca is an approximately 5.62 acre vacant lot located in the Historic Review District. A temporary pitched roof trailer is located on the lot and will be removed once the proposed construction is completed.

This application proposes an approximately 4,031 square foot single family residence with attached studio and garage to a height of 14' 6", measured midpoint on the north, primary entrance elevation where the maximum allowable height is 22'6". The height of the building on the west elevation, down slope of the lot, is 26' 6" which is allowed by code due to the footprint of the building changing more than 2 feet over the grade (lot has a total of 10' grade change over the building footprint and the highest point is setback approximately 25' from the rest of the west elevation façade).

The new single family residence is proposed to be Northern New Mexico Territorial Revival style which will include a corrugated rolled steel roof, true divided light Pella windows and French doors in the color Cranberry, and simple portal and overhangs with supports. The roof material will patina over time to a rusted color. The building is proposed to be finished with Sto Emerald stucco which is a deep green color.

The pitch calculation for the proposed lot does not allow a pitched roof building since half the buildings in the streetscape do not have a pitch. Therefore the applicant is requesting an exception to Section 14-5.2 (D)(9)(d). The ordinance also specifies that the buildings in the Historic Review District "...shall predominantly be brown, tan, or local earth tones." Therefore the applicant is requesting an exception to Section 14-5.2 (F)(2)(a)(ii).

As required by code the applicant has addressed the exception criteria per Section 14-5.2 (c)(5)(c):

Pitched Roof Exception:

Because of the very limited visibility of the residence on the lot, and the minimal easing of this requirement, we are requesting this exception and comply with all the criteria listed as follows:

Do not damage the character of the streetscape:

1. Approval of the pitched roof would not damage the character of the streetscape nor diminish the character of the district. The property is at the end of Camino Cruz Blanca and consists of 5 acres. The proposed residence will be set back on the property and will not be visible from any roadway.

Staff concurs that the pitched roof will not damage the character of the streetscape since the building location will not be publicly visible as well as pitch buildings are found throughout the Historic Review District.

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

2. Failure to approve the pitched roof would result in undue hardship to the owner, who will occupy this residence. The property is in the mountains and having a pitched roof is reasonable because of the inclement weather that occurs in this area.

Staff concurs that a pitched roof building in this location is a reasonable request.

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:

3. Allowing the minimal easing of this requirement affords the owner no special privileges, but only an opportunity to continue living comfortably in this district in a manner that is consistent with the value of the neighborhood.

Staff concurs that allowing this exception does not set a precedence or special privileges since other pitch buildings are common throughout the Historic Review District.

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:

4. The proposed location of the residence is on a 5 acre lot which makes it unique and private, not applicable to other lands or structures in the related streetscape.

Staff concurs that the residence will be located on a 5 acre lot which will not be publicly visible.

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

5. The existing conditions and special circumstances found on this property did not occur as a result of any action by the current owner.

Staff concurs that the lot, which includes major grade fluctuations, is not a result of the actions of the applicant but is rather the natural topography of the land.

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

6. The pitched roof is very minimally visible and would blend with the architecture of the neighborhood. Therefore, this request would allow the owners a reasonable solution without creating a negative impact to the character of the neighborhood.

Staff concurs that the building designed with a pitched roof will not negatively impact the neighborhood or Historic Review District.

The following addresses the exception criteria for color per Section 14-5.2(c)(5)(b) Design Standards:

Color Exception:

Do not damage the character of the district:

1. This request does not damage the character of the district because the proposed residence is surrounded by trees and cannot be seen from any roadway.
Although the lot is surrounded by trees and may not be publicly visible from any roadway staff does not concur that the color will not harm the historic district. There are no approved building in the Historic District with a dark green color and staff would not like to set any type of precedence.

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

2. The request for color is a hardship to the applicant and not an injury to the public welfare.

Staff does not concur that the stucco color is a hardship to the applicant.

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:

3. This request strengthens the unique heterogeneous character of the City by providing a design option that ensures the resident an ability to continue to reside within the Historic District.

Staff does not concur that by allowing the stucco to be a dark green rather than an approved brown earth tone color that it strengthens the heterogeneous character of the City. Rather staff finds that it distracts from the proposed Northern New Mexico Territorial Revival style building which is proposed.

STAFF RECOMMENDATIONS:

Staff recommends the exception for the pitched roof be approved as the applicant has met the exception criteria since the pitch roof will not have a negative impact on the Historic Review District. Staff recommends that the exception to allow an emerald green color be denied as the exception criteria has not been met. Otherwise staff recommends approval of the application on the condition that the exterior light fixtures are approved by staff before a building permit application is submitted. [The building height calculations map is attached as Exhibit E and the pitch calculations map is attached as Exhibit F.]

Chair Woods asked staff to clarify on the 26' 6" the four feet discretion of the Board.

Ms. Barrett explained that the Board had the ability to grant four additional feet above the allowed 22' 6" if they felt it was warranted. It was available because there was a slope greater than two feet.

Chair Woods said from having gone out there at the site she was not sure about granting it. The story poles made it questionable whether it was visible or not.

Ms. Barrett clarified that it was not in an escarpment district and still thought a pitch was warranted.

Chair Woods said there was a question on whether it visible or not.

Present and sworn was Ms. Dolores Vigil, 501 Rio Grande.

Ms. Vigil said she wanted to address the height first. They had information available on the topos. For the grade change Tim Curry was present to address that issue. And for the color she thought they could discuss it further and look at samples.

Present and sworn was Mr. Tim. Curry, 608 Ridge point Lane, who said they had approximately ten feet of slope. The highest side was to the west. He pointed out the contours. From midpoint of entry this was pretty much the most level part of the site and fell off pretty steeply. It approached 26' from 80 feet from the west to the garage on the west. We were 16' on the west and 14' in the middle. They needed to keep it level because of the owners' age.

Even if they were stepping it down, the visibility from some vantage point to the highest point might be seen.

Ms. Walker asked what kind of car they had.

Mr. Curry said they had a 4 wheel drive.

Ms. Shapiro asked if there was an existing building on there.

Mr. Curry said that existing building was not on the topo.

He pointed out where it was on the heavily treed site. There were two foot topos and it was extreme on the west side of the house.

Ms. Walker said it was unclear, having been on the site. Story poles were not required but would have been helpful.

Mr. Curry explained that in order to minimize the height visibility, they had made about 400 cubic yards of cuts. They were still cutting about 18" to five feet of soil out to satisfy that concern. That would be expensive to remove that much material. The owner really wanted the whole house on one level. It was actually a six foot cut at the garage. So it would be bermed in on that western side.

Mr. Rasch looked at the escarpment map. He wondered if the applicant checked it.

Ms. Vigil said they did and it was not in the escarpment district.

Ms. Rios asked if they agreed it was not very visible.

Mr. Curry agreed. There was only possibly one neighbor who might be able to see the site.

Ms. Walker pointed out that trees could go.

Chair Woods noted that the two story had a straight façade of 26'. She strongly suggested as opposed to putting up story poles that the bottom floor go out two feet or second floor go back two feet. To her that would be critical for her to feel comfortable with the extra four feet to break up that two-story. It wouldn't be that hard to do.

Mr. Curry agreed that was a great idea and he was sure the clients would not object. So they could pull it out two feet on the bottom.

Color Exception

Mr. Curry had a sample of colors.

Chair Woods referred to the exception responses on color and reminded them they were under oath. She was interested in what they had to say about it being a hardship.

Ms. Vigil said this property was not in the Downtown & Eastside District but in the Historic Review District. She said they saw this same type color on Palace and on Cerro Gordo.

Chair Woods said the record stated it was a hardship to not use this color and asked why.

Mr. Curry said the owner felt it was more consistent with the color of the trees. He felt the lighter colored stucco would be for him a negative visual experience. He didn't want the building to stand out.

Mr. Curry said he didn't realize this was as much of a sticking point. He was sure they would entertain another color. But the color was similar to the piñon trees on site. The trees and vegetation were part of that color scheme.

Chair Woods asked them to consider how it would look with all green houses in the east side.

Mr. Curry replied that many of the lighter colors would be more visible.

Chair Woods said she was also concerned with the roof color.

Mr. Curry recalled they were here a year ago on Cerro Gordo and that roof was far more orange than this one. They went by the house on Cerro Gordo and it was a very appealing color.

Chair Woods asked if the roof was corrugated.

Mr. Curry said it was designed to rust for a patina. This was as close as he could get. He knew this Board had approved a rolled steel roof in the past. It was compatible with the decomposed granite on the ground around the house.

Present and sworn was Mr. Alton Walpole who apologized for being late. He noted that this area was

very dense with evergreen trees and the idea was to try to match the house with the color of the trees rather than a tan or brown. That was the color of the area.

Ms. Shapiro said she had done a couple of projects with people who wanted to try that. It was informative because she thought this green would not show up among the trees but it actually stood out a lot. She suggested doing a sample of various colors to see if there wasn't something that the Board would approve.

Mr. Walpole said he had been through a lot of them. This green was the closest he could come but it was a little lighter than he would like. It was really hidden up there.

Ms. Rios said the Board had to uphold the ordinance. She had never seen green colors in the historic district.

Mr. Walpole said they wanted it to be compatible with the area.

There were no speakers from the public regarding this case.

Dr. Kantner moved to approve Case #H 10-007 per staff recommendations including that the pitched roof exceptions were met and approving the rolled steel roof that would patina over time; that the exception for an emerald green stucco color be denied and the conditions that the west façade have the either second story set back or lower story be brought forward a minimum of two feet; that any exterior lights would be taken to staff for review and approval and that the window color be taken to staff for review and approval. Ms. Rios seconded the motion and requested a condition that the stucco color be in the earth tone family and be brought to staff for review and approval and that the patina be more brown than orange. Dr. Kantner accepted the amendment as friendly and the motion passed by unanimous voice vote.

K. MATTERS FROM THE BOARD

Mr. O'Reilly said he had always thought the Board had excellent meetings and this was not the first one he had attended. It had come to his attention that there was some concern over a wall being reconstructed on Canyon Road and asked Mr. Rasch explain it and he would try to answer questions.

Mr. Rasch said the Land Use Department got a report today that a vehicle backed into a wall on Canyon Road. It was a historic rubble wall with exposed river rock. The owner talked with someone about rebuilding and according to the Building Inspector, Mike Purdy, a building permit was not required to reconstruct that portion of the wall. He had concerns about the Board's approval of it So as long as they reused the wall rocks as much as possible and matched the mortar and the height he said he would review it and it would be approved by staff administratively. He was waiting for the applicant to contact him in the morning.

Chair Woods said okay.

Ms. Walker doubted they could have backed into it. She said yesterday at 2:00 it was pristine.

Ms. Rios thought he was proceeding in the right direction. She said it was over 50 years old. She was very familiar with it.

Mr. O'Reilly said the applicant had been told he must meet with Mr. Rasch and until that happened, it could not be completed.

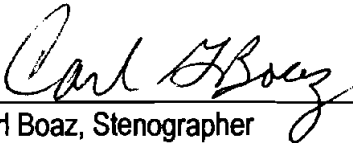
L. ADJOURNMENT

Having completed the agenda and with no further business to come before the Board, the meeting was adjourned at 8:10 p.m.

Approved by:

Sharon Woods, Chair

Submitted by:



Carl Boaz, Stenographer