



# Agenda

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## **HISTORIC DESIGN REVIEW BOARD FIELD TRIP**

**TUESDAY, MARCH 23, 2010 – 12:00 NOON**

**HISTORIC PRESERVATION DIVISION, 2<sup>ND</sup> FLOOR CITY HALL**

## **HISTORIC DESIGN REVIEW BOARD HEARING**

**TUESDAY, MARCH 23, 2010 – 5:30 PM**

**CITY COUNCIL CHAMBERS**

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF AGENDA**

**D. APPROVAL OF MINUTES**

February 23, 2010

January 26, 2010

**E. FINDING OF FACTS & CONCLUSIONS OF LAW**

Case #H-09-012. 526 Galisteo Street

Case #H-10-015. 703 Galisteo Street

Case #H-10-014. 877 E. Palace Avenue

**F. COMMUNICATIONS**

**G. BUSINESS FROM THE FLOOR**

**H. OLD BUSINESS**

1. Case #H-08-143. 947 ½ Acequia Madre. Downtown & Eastside Historic District. Architectural Alliance, Inc., agent for Paul Walter, proposes to amend a previous HDRB approval by altering openings, installing brick hardscaping, and redesigning a vehicular gate on a non-contributing property. (David Rasch)

**I. NEW BUSINESS**

1. Case #H-10-016. 507 Johnson Lane. Downtown & Eastside Historic District. Bruce R. Smith, owner/agent, proposes an historic status review of this non-contributing property. (David Rasch)
2. Case #H-10-017. 830 Don Cubero Avenue. Don Gaspar Area Historic District. Mindy Adler, owner/agent, proposes to replace non-historic windows on a non-primary elevation of a contributing residence. (David Rasch)
3. Case #H-10-018. 335 Delgado Street. Downtown & Eastside Historic District. Dale Zinn, agent for Lee Rosenthal, proposes to remodel yardwalls, install a gate in a historic portal, and install hardscaping, a banco, and an horno on a contributing property. (David Rasch)

4. Case #H-10-019. 922 Canyon Road. Downtown & Eastside Historic District. Alan Lauck, agent for Tom & Martha Dillenberg, proposes to remodel a contributing building by replacing a window on a non-primary elevation, replacing a non-historic non-compliant window, altering a window on a non-primary elevation, rehabilitating all other windows, repairing and or replacing wood elements where needed, re-roofing including raising the parapet to a height of 13'6" where the existing height is 11'8" and the highest parapet is 15', replacing canales, add drip edge flashing, repairing stone entry stairs and porch, renovating chimneys and restuccoing. (Marissa Barrett)
5. Case #H-10-020. 984 ½ Martinez Lane. Downtown & Eastside Historic District. Cindy Urban, agent for Bud & Kay Grant, proposes to construct an approximately 213 sq. ft. addition to a height of 12'6" where the existing height is 15', and remove an existing coyote fence on a non-contributing property. (Marissa Barrett)
6. Case #H-10-021A. 824 ½ Canyon Road. Downtown & Eastside Historic District. Architectural Alliance, Inc., agent for Igor Choromanski & Min Kang, proposes an historic status review for this significant and not-resurveyed property. (David Rasch)  
  
Case #H-10-021B. 824 ½ Canyon Road. Downtown & Eastside Historic District. Architectural Alliance, Inc., agent for Igor Choromanski & Min Kang, proposes to remodel this property to include free-standing pergolas and yardwalls, construct a 223 sq. ft. addition on a primary elevation and replace historic windows on primary elevations. An exception is requested to construct an addition on a primary elevation (14-5.2 (D)(2)(c)). (David Rasch)

**J. MATTERS FROM THE BOARD**

**K. 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 March 23, 2010 Historic Design Review Board Field Trip, please notify the Historic Preservation Division by 9:00 on Tuesday, March 23, 2010.

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 March 23, 2010

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**MINUTES OF THE**  
**CITY OF SANTA FE**  
**HISTORIC DESIGN REVIEW BOARD**

**March 23, 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 5:30 p.m. in the City Council Chambers at City Hall, 200 Lincoln, Santa Fe, New Mexico.

**B. ROLL CALL**

Roll Call indicated the presence of a quorum as follows:

**MEMBERS PRESENT:**

Ms. Sharon Woods, Chair  
Mr. Dan Featheringill  
Dr. John Kantner  
Ms. Christine Mather  
Ms. Deborah Shapiro  
Ms. Karen Walker

**MEMBERS ABSENT:**

Ms. Cecilia Rios, Vice Chair

**OTHERS PRESENT:**

Ms. Marissa Barrett, Historic Planner Senior  
Mr. David Rasch, Historic Planner Supervisor  
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 said under New Business, the second case needed to be captioned 10-017X because there

Historic Design Review Board                      March 23, 2010                      Page 1

was another case already with that number.

**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**

##### **February 23, 2010**

Mr. Rasch said on page 3, the first five paragraphs should go under A and starting with the sixth paragraph should go under B.

On page 3, 8<sup>th</sup> paragraph and in the middle of page 4, "CLGC" should be "CLG."

On page 4 - paragraph 2 should read, "... individual properties in the expanded district."

In the 5<sup>th</sup> paragraph on that page, last sentence should say, "... came into the City since the County had no historic zoning proposed."

In the third paragraph from bottom should say, "... what constituted final action."

**Ms. Shapiro moved to approve the minutes of February 23, 2010 as amended. Dr. Kantner seconded the motion and it passed by unanimous voice vote.**

##### **January 26, 2010**

Mr. Rasch said Carol should be Clara on page 9 and on page 26.

He had a few typos in addition.

On page 3, 2<sup>nd</sup> paragraph, the third sentence should say "...In fact there is code authority for the Director to approve administratively but it has not been done."

**Ms. Walker moved to approve the minutes of January 26, 2010 as amended. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.**

#### **E. FINDING OF FACTS AND CONCLUSIONS OF LAW**

##### **Case #H 09-012 526 Galisteo Street**

**Case #H 10-015** 703 Galisteo Street

**Case #H 10-014** 877 E. Palace Avenue

**Mr. Featheringill moved to approve the Findings of Fact and Conclusions of Law as presented. Ms. Mather seconded the motion and it passed by unanimous voice vote.**

## **F. COMMUNICATIONS**

Mr. Rasch announced historic preservation awards would be presented on May 13<sup>th</sup> and nominations were due by April 9<sup>th</sup> by 5 p.m. Any project in the last few years was eligible. The Board would vote on their awards on April 9<sup>th</sup>.

Mr. Rasch said the Public Works staff would like to paint the electrical equipment on the Plaza green to match other green paint on the Plaza. He was assured that when or if it was removed, the City would still own it and would reuse it. He asked the Board if he could do that administratively.

After a brief discussion, the Board agreed.

Mr. Rasch said at the Public Works Committee two options were brought forward - one to lower the height of the panel and the other to move the panel under the stage. The Public Works Committee directed staff to look at the lowering option.

## **G. BUSINESS FROM THE FLOOR**

Mr. Eric Enfield said he was contacted by the Inn at Loretto to replace doors over several years. They asked him how long a Board approval was valid. Their project would take 3-4 years and it was just to replace non-historic doors and windows so he asked if he could have staff approval and not come to the Board.

Mr. Rasch asked if they would match size and function and muntin pattern.

Mr. Enfield said they would match size and function. They also said the replacements would not affect the new stucco. They would be the exact size and place. What was there was wood and they asked him if clad was okay if the muntins and rails matched.

Chair Woods said he would need to bring it to the Board and the Board would decide about the length of time. She thought they could extend the approval time.

Ms. Brennan agreed and they could approve it in a phased program.

Mr. Enfield thanked the Board.

## **H. OLD BUSINESS**

1. **Case #H 08-143A.** 947½ Acequia Madre. Downtown & Eastside Historic District. Architectural Alliance, Inc., agent for Paul Walter, proposes to amend a previous HDRB approval by altering openings and redesigning a vehicular gate on a non-contributing property. (David Rasch)

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

### **BACKGROUND & SUMMARY:**

947 ½ Acequia Madre is a single-family residence that was originally constructed in a vernacular manner before 1951 as a residence and a separate garage. In the 1970s, the two structures were combined through additions into one structure. After 1982, further additions and removal of historic windows substantially eliminated the historic integrity of the older portions. The building is listed as non-contributing to the Downtown & Eastside Historic District and it is set back from the street frontage on a long driveway.

On January 13, 2009, the HDRB conditionally approved a remodeling project that included infilling a portion of the front courtyard with a portal, replacing the primary entrance door, and replacing the vehicle gates that shall not exceed 5' 6" high.

Now, the applicant proposes to amend the previous approval with the following three items.

1. The approved front entry door and the existing front window will be switched in location.
2. Brick will be installed between the portal and the vehicle gate.
3. The approved bileaf iron and wood vehicle gates will be redesigned as open metalwork gates at 5' high. A 4" x 4" post and latch will secure the gate when open.

### **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, 612 Old Pecos Trail. He thought the Board would like this gate designed better because it was open - not solid. They wanted to move the door to where the window was. But they also asked for one more item they would like the Board to consider. It was to replace three other wooden French doors in kind. He presented a drawing of them (Exhibit A). He also had pictures. It was for the three doors on the back portal - two from the dining room and one from the sitting room.



Ms. Mather asked about the colors.

Mr. Enfield said the new doors would be blue to match existing. He forgot to bring the case as it was approved and thought the doors in that one were blue. Mr. Rasch agreed.

Ms. Shapiro said the Board noticed on the site visit that on the roof there was a piece of duct work that had been painted. She asked how long that had been there. She didn't notice it last time.

Mr. Enfield didn't know but had the contractor here.

Anthony Vargas, 2640 Chelsea Lane was sworn. He said he had been associated with this property for three years and the ductwork was there when he started. The clerestory - below there - comes directly out of the furnace. It was the return air duct and was brought up from right hand side of the building.

There were no speakers from the public regarding this case.

**Ms. Mather moved to approve Case #H 08-143A as staff recommended with the inclusion of the replacement of the three French doors in the same color. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

Chair Woods announced to the public that anyone disagreeing with a decision of the Board had thirty days in which to file an appeal with the Governing Body.

## **I. NEW BUSINESS**

1. **Case #H 10-016.** 507 Johnson Lane. Downtown & Eastside Historic District. Bruce R. Smith, owner/agent, proposes an historic status review of this non-contributing property. (David Rasch)

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

### **BACKGROUND & SUMMARY:**

507 Johnson Lane is a single-family residence that was originally constructed in a vernacular manner in the early 20<sup>th</sup> century. The building is listed as non-contributing to the Downtown & Eastside Historic District.

Both the 1983 and 1991 HCPI forms estimate that the building may have been constructed at a postwar (1950's) date and that there are minor alterations with a recommendation for a non-contributing status.

Now that the building is at least 50 years old, the historic status is eligible for an upgrade. The building does retain historic integrity, including historic steel casement and wood double-hung windows.

Physical evidence and a letter from previous resident documents that the residence was constructed in three phases: the original two-room portion is at the rear; an addition of four rooms and the front portal was constructed in 1950-51 on the southeast; and another addition of three rooms was added on the north side in 1953-54. Therefore all three building campaigns are of historic dates. The rear sheds are undated.

There are 6 elevations described as follows.

Elevation 1 facing the street is part of the second and third additions with character defining historic steel casements, concrete sills, a rounded parapet, and the Pueblo Revival portal and a non-historic garage door.

Elevation 2 facing south is part of the original and second additions with historic steel casements, concrete sills, and a rounded parapet.

Elevation 3 is the original structure on the west with deteriorated and altered projecting beams and canales with a rounded parapet. Sheds obscure approximately half of the elevation.

Elevation 4 is the original structure on the north with a 3-over-1 historic wood double-hung window and a brick sill.

Elevation 5 lacks character defining elements.

Elevation 6 is a mixture of character defining elements including 4-light historic wood casements with exposed wooden headers, 1-over-1 historic double hung windows with concrete sills, and shed roofs.

Most of the character is contained within elevations 1 and 4 with additional character contained on elevations 2 and 6 and very little character contained on elevations 3 and 5.

#### **STAFF RECOMMENDATION:**

Staff recommends an historic status upgrade from non-contributing to contributing with elevation 1, 4, and 6 as primary elevations.

Present and sworn was Mr. Bruce Smith who taught at St. John's in the summer. They bought this property six years ago when it was in questionable condition. The garage, Kitchen and bath were in very bad repair and they made it inhabitable. They knew Mr. Lucero who grew up in the house and also his grandson. They just needed to know its historic status. He had lived in other historic houses so they were used to working with people like the Board. He thanked the staff who were very helpful.

Mr. Smith said the steel casements were less than desirable. This was not one of the charms of the Lane. They would appreciate being able to do with the windows.

Chair Woods commented that these windows were from the 50's - there were so many additions and such a mish-mash that she had reservations about it being contributing.

Ms. Walker thought it was historic but it didn't have historic integrity.

Mr. Featheringill found that steel casements could be historic but this one had different windows all the way around and the front landscape had changed. So it was not the way it had been. He didn't see contributing status.

**Ms. Walker moved in Case #H 10-016 to remain non-contributing. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.**

Chair Woods reminded him that any exterior proposed changes would still have to come back to the Board.

2. **Case #H 10-017X.** 830 Don Cubero Avenue. Don Gaspar Area Historic District. Mindy Adler, owner/agent, proposes to replace non-historic windows on a non-primary elevation of a contributing residence. (David Rasch)

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

#### **BACKGROUND & SUMMARY:**

830 Don Cubero Avenue is a single-family residential building that was constructed in a vernacular / simplified Spanish Mission Revival style between 1930 and 1936. The building is listed as contributing to the Don Gaspar Area Historic District, with the street-facing east side and south side considered to be primary elevations with character defining elements such as what appears to be historic windows, stepped parapets, and a sculpted fireplace and chimney. The applicant claims that the south side porch was infilled to make a sunroom in the 1960s and therefore the steel casements windows are not historic.

The applicant proposes to remodel the property with the following item. The steel casement windows on the west, south, and east elevations of the south sunroom were removed without a permit. A red tag was issued on June 18, 2009 after new 1-over-1 and 3-over-1 double-hung windows were installed. At that time, the presumed non-historic opening dimensions were altered slightly.

Without additional confirming information regarding the date of the porch infill, the stated non-historic date suggests that there is no need for exceptions to remove historic material or to alter opening dimensions. Also, the windows do not need to be replaced in-kind. Instead, the new windows mimic historic wooden windows without creating a false sense of historic character due to the differing muntin dimensions.

#### **STAFF RECOMMENDATION:**

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

Present and sworn was Ms. Mindy Adler who said they did not know they were in a historic district. The realtor led her to believe the district line was the center of the street and over the other way until the man from the City came by. The next door neighbor had made many changes so they believed what the realtor said was true. The windows were rotting out and water was coming in . The rest of the house was pentile except the additions.

She asked that they be allowed to continue to replace the rest of the casement windows. The previous owners painted most of them shut and put on bars. So they were not only rotted but were inoperable.

Ms. Walker asked what evidence she had on the date of construction.

Ms. Adler said she searched everywhere people recommended she search and the only evidence she had was from her neighbor Evelyn Price who had since passed away, who said they closed in the side porch and back porch and added the bedroom sometime in the late sixties.

Ms. Walker asked if she had looked at any aerial photos.

Ms. Adler said she had but you couldn't tell from them. They were covered porches so they couldn't tell anything.

She said they had structural problems as well. Where the tile went into the kitchen there was a separation with a big crack on the wall. They needed an engineer to tell them what was going on.

Ms. Mather asked about the other windows they were planning to replace.

Ms. Adler said yes. The windows she had made matched the historic part of the house.

Ms. Mather said she would have to bring that proposal back to the Board. Ms. Adler agreed.

Mr. Featheringill said she would also need a building permit. Just to replace the windows she needed one. Including the windows she just did.

Ms. Adler said if she had I known, she wouldn't be here.

There were no speakers from the public regarding this case.

**Dr. Kantner moved to approve Case #H 10-017X per staff recommendations for just the windows replaced. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.**

- 3. Case #H 10-018. 335 Delgado Street. Downtown & Eastside Historic District. Dale Zinn, agent for Lee Rosenthal, proposes to replace non-historic windows on a primary elevation of a contributing**

residence. (David Rasch)

Mr. Rasch called attention to the letter submitted by the owner for this case (Exhibit B).

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

**BACKGROUND & SUMMARY:**

335 Delgado Street is a single-family residence that was constructed in the Spanish-Pueblo Revival style before 1928. The building is listed as contributing to the Downtown & Eastside Historic District and the street-facing west and north elevation may be considered as primary. A side yardwall appears to be old and a front enclosing stuccoed yardwall was previously confirmed as of a non-historic date of construction after examination of aerial photographs.

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

1. The 2.5' high stuccoed adobe side yardwall that is located far back from the streetscape will be removed. Large trees are causing the wall to lean and become unstable.
2. The non-historic front yardwall will be remodeled to create on-site parking. A 10' long section along the street and a 12' long section along the driveway will be removed.

The street-facing wall will be reconstructed to the existing height of 5' 6" or lower where the maximum allowable height is 5' 1" with a potential of 20% additional height to 6' if needed to match existing height. A 2.5' x 3.5' wooden grille will be installed in the new section of wall to break up the solid massing.

Two parking spaces will be separated from the front yard with two additional walls to match the new and existing walls in height. Bi-leaf pedestrian gates will be installed in both of these two walls.

3. A four-leaf wooden folding gate will be installed in the north elevation of the front portal. The gates will be set back from the exterior surface and reversible without deteriorating the historic portal.

4. The front yard will be remodeled to include flagstone paving, a banco, and an homo.

**STAFF RECOMMENDATION:**

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

Present and sworn was Mr. Dale Zinn, P.O. Box 756, who had nothing to add to the report. He showed photos on a board.

He pointed out the door she had purchased and would stand behind the corbel. There were relationship issues with neighbors and parking lot wars.

He said he told her the Board wouldn't approve it unless it was behind the corbel there.

Chair Woods asked how tall they were.

Mr. Zinn said they would be 6' 8" and the bottom of the corbel was about 7'.

Ms. Mather asked if the other gates would be removed.

Mr. Zinn said they could be removed. He didn't know which ones would be removed. There were some low wrought iron that he liked and urged her to take down the other two gates.

Ms. Mather said for her it started looking like an enclosed portal and then it would require an exception.

Mr. Rasch said to infill the portal would mean to place wall in there. Adding another gate would not be infill.

Ms. Mather thought they were very high.

Chair Woods asked what was uncomfortable for him.

Mr. Zinn said he wasn't emotional about it and invited the owner to drive up from El Paso. He agreed they might take some off the top and bottom and lower it.

Ms. Shapiro said in the picture there was a panel at the top and then long panel and short panel at the bottom. If they took off the top panel for an airspace she wondered how high it would be.

Mr. Zinn suggested they might want to limit them to no higher than existing gates. He didn't have them with him but they might be modified.

Ms. Shapiro asked if the little wall on the east side was six feet high.

Mr. Zinn thought it was about 5' 6".

Ms. Shapiro wondered where the six foot high section would be.

Mr. Zinn said it would match what was there.

Chair Woods asked if he was not adding to the height of walls. Mr. Zinn agreed.

Mr. Featheringill was also concerned about the height of the gates. They needed him to match with existing and it would be nice if the existing gates went away. The existing gates were blue and the new gates were proposed with a natural finish. So there were three different heights and two different colors.

Mr. Zinn didn't think the Board could force her to remove them but could require they match the stucco.

He offered to nudge her in that direction.

There were no speakers from the public regarding this case.

**Ms. Mather moved to approve Case #H 10-018 as recommended by staff with the following conditions:**

- 1. that the bifold gates match existing gate height and all gates match in color;**
- 2. that the walls not be higher than existing walls. Mr. Featheringill seconded the motion.**

Ms. Mather clarified that her motion intended that they could either all be blue or they could all be natural.

Chair Woods disagreed. She thought the gates as they were would not be part of the building. She was worried with that much blue going.

**Ms. Mather restated the condition that the proposed gates would match the existing gate height.**

**The motion passed by unanimous voice vote.**

- 4. Case #H 10-019.** 922 Canyon Road. Downtown & Eastside Historic District. Alan Lauck, agent for Tom & Martha Dillenberg, proposes to remodel a contributing building by replacing a window on a non-primary elevation, replacing a non-historic non-compliant window, altering a window on a non-primary elevation, rehabilitating all other windows, repairing and or replacing wood elements where needed, re-roofing including raising the parapet to a height of 13' 6" where the existing height is 11' 8" and the highest parapet is 15', replacing canales, adding drip edge flashing, repairing stone entry stairs and porch, removing chimneys and restuccoing. (Marissa Barrett)

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

#### **BACKGROUND AND SUMMARY:**

The Spanish Pueblo Revival style, single family residence was constructed before 1928 and has received minor alterations. The primary elevations of the building are the publicly visible, Canyon Road facing, north elevation and the east elevation. Associated buildings include a garage along Canyon Road and a guesthouse. The Official Map lists the building as contributing to the Downtown and Eastside Historic District.

The applicant proposes to remodel the single family residence with the following:

- 1. Replace a window on the non-primary, non-publicly visible south elevation. The window is a historic single-hung wood window which has been buried in a concrete drainage slab. The applicant proposes raising the sill approximately 6" and fabricating a new sill to avoid further deterioration due to drainage**

issues. The header height will remain and the existing jambs will be shortened and the existing sash will be rebuilt to accommodate the decreased window height. Since the window is on a non-primary elevation the alteration does not require an exception.

2. Replace a non-compliant window on the publicly visible, north elevation. The large picture window will be replaced with a wood window of the same dimension and will match a similar muntin pattern of the other existing windows.
3. Replace a steel casement window on the non-primary, non-publicly visible, west elevation with a new wood window. The new window will retain the existing dimensions and will match a similar muntin pattern of the other existing windows.
4. All remaining windows will be retained and rehabilitated as necessary. If an individual piece of wood is more than 30% damaged that piece may be allowed to be replaced in kind, if less than 30% is damaged a Dutchman piece may be used. This rule will apply to all remaining windows. The applicant also proposes fabricating and installing operable storm windows to all operating casement windows. All windows will be refinished and painted to match the existing blue color.
5. Repair and or replacement in-kind of architectural wood elements such as exposed vigas, carved corbels, and wood doors where needed.
6. Re-roof to address drainage issues, including raising the parapet for a portion of the building at the east elevation and rear south elevation from 11' 8" to 13' 6", where the highest parapet is 15'. The parapet increase will also help to conceal the proposed roof top air conditioning unit.
7. Replace the existing deteriorating galvanized metal canales with metal lined wood canales. The new canales will match the existing wood carved canales which will be retained.
8. A galvanized metal drip edge flashing will be installed above the portal on the south elevation as well as along the exposed wood on the garage. The flashing will be minimal and painted to match the stucco. The purpose is to help mitigate further deterioration of the wood material.
9. The applicant proposes to repair the stone entry stairs and porch area along the north elevation.
10. Existing chimneys which are currently not in use will be renovated so that they may be utilized. This may cause an increase in height to meet the building code requirements.
11. Exterior light fixtures have not been finalized. The applicant states that once they are determined they will submit them to staff for approval.
12. Lastly proposed is the re-stuccoing of the building using a cementitious stucco. The color, and texture will match the existing and the existing shapes and forms of the walls and parapets will be retained.

**STAFF RECOMMENDATIONS:**



Staff recommends approval of the application on the condition that the finalized exterior light fixtures are approved by staff before a building permit application is submitted. Otherwise, this application is in compliance with Section 14-5.2 (C) Regulations for Contributing buildings, Section 14-5.2 (D) General Design Standards for All H-Districts, and Section 14-5.2 (E) Downtown and Eastside Historic Design Standards.

Ms. Mather noted an error in the project description, last sentence where it should say renovate the chimneys, not remove the chimneys. Ms. Barrett agreed.

Ms. Mather asked what would trigger a HCPI.

Ms. Barrett said what they proposed would not damage any status. The HCPI would be the burden of the applicant.

Present and sworn was Mr. Jake Rodriguez, 79 Caluma Circle, who said he was working with Alan Lauck and also with Alan Watson who was helping him with the exterior woodwork restoration. They were trying to restore the exterior. They planned to reroof and renovate all of the woodwork. They wanted to replace a steel window on the back with a wood window. The window on the back was within 2 inches of ground and needed repair.

The parapet was not visible on Canyon Road at all. It would allow them to segment the roof and redirect drainage. It now drained back to Canyon Road and caused the foundation to settle at the kitchen.

The parapet from the compound side would allow them to screen the HVAC unit and to clean up a lot of conduit and gas lines that were now visible in the compound parking lot.

He said the clients were anxious to get started.

Ms. Mather was very pleased with the actions they were taking on this wonderful building and their plans to restore it. Her question was on one of the chimneys shown on page 41. It looked like it had the original pot.

Mr. Rodriguez agreed. The telephone pole was beyond their building. Their intention was to keep the pot.

Ms. Walker asked if the City would require some additional height.

Mr. Rodriguez said they did not.

Present and sworn was Mr. Alan Lauck 76 Caluma Circle. He said the height of the chimney met city code requirements. They might have a couple that were below the code. They had about 5-6 chimneys and were concerned about the ones at the back.

Ms. Mather asked if his clients would be willing to consider a status review.

Mr. Lauck said they had not discussed it and didn't know what that would do but he would pursue that.

Mr. Rasch said there was no difference as far as tax credits were concerned.

Ms. Barrett said if it was designated significant, it would be more restrictive.

Mr. Lauck said with Mr. Watson, they intended to restore as much wood as possible in the house.

Ms. Shapiro said the proposal didn't mention any finishes. She asked if they- would be natural finishes.

Mr. Lauck said they would match existing finishes.

Present and sworn was Mr. Alan Watson, 1517 Canyon Road. He said he wrote a letter to Ms. Barrett and the finishes were called out in it. There was an immense amount of wonderful but deteriorated wood on this house and he was glad to be brought in . It would be a significant challenge. They would do their best to return them to a healthy state.

With regard to the unfinished wood in the exposed beams and corbels and viga ends, the intent was to treat them thoroughly with wood preservative and apply finishes to them so the new wood and Dutchman would be hard to distinguish from what was already there. Some of it was so weathered that it was black. On the painted surfaces they would try to match existing paint.

Ms. Shapiro asked about viga covers.

Mr. Watson said his letter did include a proposal to cap the viga ends and beam ends with galvanized caps.

Ms. Shapiro asked if the metal lined canales would be galvanized or copper.

Mr. Watson said they would have galvanized lining or flashing; no copper.

#### PUBLIC COMMENT

Present and sworn was Ms. Nancy McCabe who had a couple of questions. She said she was their nearest neighbor and she wondered where this parapet was.

Mr. Rodriguez said it was midway between the south and north elevation. He pointed it out on the floor plan and said she wouldn't see it.

Ms. McCabe asked where the HVAC was.

Mr. Rodriguez said it was behind the parapet and it would face Canyon Road. He said they were also concerned with nobody seeing it and if they could not hide it they would relocate it.

Chair Woods said the Board wanted to have the applicant show how that would not happen.

Ms. McCabe said she was madly in love with the placita and glad they were going to repair this gorgeous house. She just didn't want to see more on the rooftops. She could look into their garden and they could see the roof there.

Mr. Rodriguez said they were trying to clean up the conduit stuff.

Ms. McCabe asked if the aluminum windows on the guest house were going to be addressed. Mr. Lauck said that would be a future project.

There were no other speakers from public regarding this case.

Mr. Watson said they were proposing that the galvanized caps on the vigas and ends be painted to match the existing wood rather than the stucco.

Ms. McCabe asked if it was historic not to do copper but do galvanized.

Chair Woods said it was more historic to do galvanized.

**Ms. Mather moved to approve Case #H 10-019 per staff recommendations with the following conditions:**

1. The colors would match existing woodwork;
2. The canales would be galvanized lined;
3. The covers for the vigas would be painted to match the wood;
4. The chimney pot would be maintained
5. There would be no visible rooftop equipment.

**Ms. Walker seconded the motion.**

Mr. Featheringill noted that in Ms. Barrett's report it said it was not visible from Canyon Road.

**The motion passed by unanimous voice vote.**

5. **Case #H 10-020.** 984½ Martínez Lane. Downtown & Eastside Historic District. Cindy Urban, agent for Bud & Kay Grant, proposes to construct an approximately 213 sq. ft. addition to a height of 12' 6" where the existing height is 15' and remove an existing coyote fence on a non-contributing property (Marissa Barrett)

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

**BACKGROUND AND SUMMARY:**

The approximately 1,873 square foot Spanish Pueblo Revival style (with Territorial Revival style details) single family residence was constructed in 2005 and received a Historic Preservation award by the Board in 2007 for compatible new construction. The Official Map does not list a status for this building since it was recently constructed.

The applicant proposes construction of an approximately 213 square foot addition to the publicly visible, east elevation. The addition would be to a height of 12' 6" where the existing height is 15'. All exterior details would match the existing building with windows, shutters, surrounds and trim, and exterior light fixtures being reused. The addition will be stuccoed to match the exiting building in color, texture, and type.

The coyote fence and a small section of the stuccoed yard wall on the east elevation will be removed to make room for the addition.

#### **STAFF RECOMMENDATIONS:**

Staff recommends approval on the condition that there be no publicly visible rooftop appurtenances. Otherwise this application complies with Section 14-5.2 (D) General Design Standards for All H-Districts and Section 14-5.2 (E) Downtown and Eastside Historic District Design Standards.

Present and sworn was Ms. Cindy Urban, PO Box 9322. She had distributed letters to neighbors with drawings and asked for their comments. John Wolf to the south responded that he wanted to see the south wall have the plane aligned and the portal extended one bay. She said if that would require a postponement they wouldn't consider it.

Chair Woods asked Ms. Brennan to comment.

Ms. Brennan said it was within the Board's discretion.

Ms. Urban provided several copies of the proposed change (Exhibit C). She said they maintained the six inch difference in height and the offset on the north wall. It was just the south wall they would like to align.

Chair Woods was confused about the portal.

Ms. Urban said they would just move it forward one bay and keep all detail the same. By doing that they would extend the building 16" to the south and regain the space between windows.

There were no speakers from the public regarding this case.

**Ms. Shapiro moved to approve Case #H 10-020 per staff recommendations with the addition of extending the portal one section and aligning the south wall of the new addition up with the existing wall. Dr. Kantner seconded the motion and it passed by unanimous voice vote..**

6. **Case #H 10-021A.** 824½ Canyon Road. Downtown & Eastside Historic District. Architectural Alliance, Inc., agent for Igor Choromanski and Min Kang, proposes an historic status review for this significant and not-resurveyed property. (David Rasch)

Mr. Rasch first walked through his pictures of the building. He said the north was the part without any status yet.

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

**BACKGROUND & SUMMARY:**

824 ½ Canyon Road is a group of two building wings that are attached to other properties off Camino del Monte Sol and Canyon Road. The buildings were constructed before 1940 in a vernacular manner that typifies early Santa Fe construction with long and low structures. The 1993 HCPI form suggests significant status for both buildings although remodeling has occurred, especially in the north wing. The south wing is listed as significant and the north wing is listed as not-resurveyed in the Downtown & Eastside Historic District.

The 2010 HCPI recommends significant status to both wings, citing that the massing is more important to the historic status than the replacement of some doors and windows. There appears to be a 3 and 1-light historic wood window in the south elevation of the north wing and a 4-light historic wood window on the east elevation of the south wing which do not appear to be beyond repair. Three windows in the south elevation of the south wing may be historic, but they were not examined closely.

**STAFF RECOMMENDATION:**

Staff recommends maintaining the historic status of significant for the south wing and upgrading the historic status to significant for the north wing.

He showed pictures of several wood windows that needed repair and said there was no concrete evidence for the degree of deterioration.

Mr. Enfield (previously sworn) said in his February 24<sup>th</sup> letter that Mr. Rasch didn't read they talked about the resurvey and were a little confused that both could be significant. They were told by Catherine Colby that it was because they were owned by the same persons. In his research, he found that wasn't correct. There were other owners.

He said that to correct the record, the survey of 1993, it mentioned three buildings - 823½ faced Camino del Monte Sol. The property was split up in the 1960s and was separate when this survey was done. It never distinguished that separation but kept saying "the building".

There were three definitions - He paraphrased the three levels in city code.

He said no one knew what the window door patterns were originally. The 1993 survey showed the door was cut in and probably had been a window. Though the Vigil family was prominent, there was no single family history with this building. It had been owned by Catanach, Salazar, and others.

He was shocked to think there was a sloped roof there originally. He climbed in and found dirt above the ceiling but it might not have been flat however.

He felt it didn't have a high level of historic integrity. It was not eligible to be on state register as Ms. Colby said because of lots of remodeling. Specifically: 1. It was not eligible for national and state registers because of remodeling and alterations. 2. The doors and windows had been replaced on this property. 3. The type of windows before 1960 were not known.

He tried to get David Salazar to come and speak to the Board. He had owned this property for 8-9 years. So there were a lot of questions about these two buildings.

The proposal he presented would meet all but the primary elevation to meet significant status. But he wanted the Board to think about the definitions in the review tonight.

Present and sworn was Mr. Igor Choromanski who said when they first looked at it he had lived in Santa Fe for several years. When they bought it they understood they were buying a historic house. David Salazar did restucco but everything else was pretty much the same. But the proposed significant status was a bit shocking. They wanted to bring it up and make it as good as possible.

The HCPI process was a concern. The first draft from the reviewer had quite a few mistakes and placed lots of emphasis on the Vigil family owning. That was true from 1950 on until David Salazar bought it. She had very little evidence for her assertions.

He said there was a mention that in 1890's Jacobo Vigil owned the corner house. He asked their title company to look into it. They showed that all of the houses there have been owned by other than Vigil family members.

#### PUBLIC COMMENT

Present and sworn was Mr. Gary Walden, 820 Canyon Road, who said he was speaking as a neighbor and on behalf of George Vigil who couldn't be present. His family owned it by land grant. It was about a hundred years old. building. It was about the same as 820 and 822.

That was all Vigil property for years and Joe lived in it until David Salazar bought it about 8-9 years ago..

He thought the improvements would be good. It was an eyesore now but was a very old building with a lot of history there. El Farol used it as a parking lot. From the electrical work that was done, he assumed there were going to be 3-4 apartments with only about two or three parking spaces. That would be a problem and would complicate the area.

Present and sworn was Ms. Christopher Purvis, 227 E. Palace Avenue, who said he had talked with Ms. Colby about the survey but agreed with Mr. Enfield that it was more a Contributing status than a Significant status. He thought Contributing was a better status.

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

Ms. Walker noted there was an "or" in the definition criteria so the building did not have to meet all of the criteria.

Mr. Rasch agreed. It embodies the type of construction or... But it must retain a high level of integrity.

Dr. Kantner commented that these were two separate parcels. They were not considered with the building to the west and those factors spoke to him of not being significant.

Mr. Rasch said the south wing was listed as significant. The north wing had no status. This represented a historic fabric of the City that they didn't have much of any more. Building to lot lines and having common walls on lot line and linear rooms was very common in old Santa Fe.

Ms. Mather asked if at this juncture the Board could downgrade the significant status for the south wing.

Mr. Rasch said they could not do that. There were requirements that included notices to neighbors.

Mr. Rasch said what they had on the north wing were two windows that might be historic - the rest were not historic. The consultant told him that one window looked historic on the south elevation but she didn't have a date so there was no evidence.

Ms. Mather commented that for her it was difficult to make this building significant after looking at the Cassidy House that was significant.

Ms. Walker said they were very different styles.

Mr. Rasch said in considering significant vs. contributing it was the amount of alteration and the effect of it. If it was contributing the Board would designate what was primary and he would probably say south.

Chair Woods agreed with Ms. Mather. Significant had the least amount of change in construction. She doesn't understand this as significant. It would put a shadow over other significant buildings.

Mr. Featheringill had trouble even saying contributing because so many openings had changed. Looking at the other one on the other side had about the same number of openings changed. He asked if they would they have to come back for changing that status.

Mr. Rasch agreed. To downgrade the south wing would require notice to neighbors within 200'.

Mr. Featheringill said if significant, then all sides were considered primary and they were proposing to add onto what would be a primary elevation.

Mr. Rasch said that was in the next case.

Mr. Enfield explained that the reason they had it resurveyed was the confusion on the 1993 survey with multiple addresses. Mr. Rasch told him the only way was to have it resurveyed so they hired Ms. Colby to resurvey it.

Ms. Walker excused herself from the meeting at this time.

The 1993 survey never said 824½ was significant. They talk about the buildings at 808½ and 824 in the same reference. The survey sheet was not done very well. It talked about one door and five windows changed - north wing. There was a lot of misinformation on the old survey and actually has two addresses on it. Mr. Rasch explained to him that the significant status on the map was assigned to this address so they had to consider it.

He said they designed their addition asking for an exception to a significant structure. Certainly the north building could be considered here. It was advertised that they were considering the status of the building so he was not sure why it could not be considered for the south wing now.

Mr. Rasch explained that the Code was very clear on downgrades. The applicant did not come with a request for a downgrade.

Mr. Enfield said that was in his letter. He said it didn't matter and he was not going to argue about it.

Chair Woods said his letter wasn't even in this application. It was in the remodel case.

Mr. Enfield said it was written for both parts of the case. They had a survey done of both buildings. (he read from the letter).

Chair Woods thought the letter did ask for status review on both. She asked what the Board had the purview to do this evening.

Ms. Brennan read from the Code. She said whether there was a misunderstanding or not, it required certified letters with return receipts be sent to owners within 200' so there was insufficient notice.

Chair Woods said it seemed unfair to the applicant because the letter requested both.

Ms. Brennan understood but the code was clear. Without the letters, it could not be decided.

Mr. Enfield said they went to the trouble to document it. If there was an issue on the south wing he would defer to Mr. Rasch if his department didn't do the correct notification to allow the review of that status. They had already paid for the exception review and had to do that because the map showed it as



significant. He designed it as if it were significant. So they could do that later.

Mr. Rasch clarified that if the Board considered the downgrade at a future date it would remove any tax credit for that structure.

**Ms. Mather moved regarding Case #H10-021A that the north wing be considered a contributing structure with the south facing elevation be considered as primary. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.**

**Case #H 10-021B.** 824½ Canyon Road. Downtown and Eastside Historic District. Architectural Alliance, Inc., agent for Igor Choromanski & Min Kang, proposes to remodel this property to include free-standing pergolas and yardwalls, construct a 223 sq. ft. addition on a primary elevation and replace historic windows on primary elevations. An exception was request to construct an addition on a primary elevation (14-5.2 (D)(2)(c)). (David Rasch)

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

#### **BACKGROUND & SUMMARY:**

824 ½ Acequia Madre is a significant property on south wing and contributing on north wing located on a private drive that is used as a public way in the Downtown & Eastside Historic District.

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

1. A 233 square foot addition will be constructed on the north, primary elevation of the south wing. The addition will be approximately 1 foot lower than the adjacent shed roof height and it will feature 10-light French doors and a 6-light casement window on the east elevation as well as a fireplace on the northwest corner. All finishes will match existing finishes. An exception is requested to place an addition on a primary elevation (Section 14-5.2(D)(2)(c)) and the required exception responses with staff analysis are included at the end of this report. He found the applicant met all six criteria for an exception.

2. All windows and doors will be removed and replaced with new windows. There appears to be historic windows on both wings that are not beyond repair and an exception has not been requested to remove historic material.

Opening dimensions and locations will be preserved along with the following additional notes. One window opening previously infilled on the north elevation of the north wing will be restored. Three door openings on the south elevation of the north wing will be partially infilled for windows. One door opening on the north elevation of the south wing will be partially infilled for a window. Those door to window opening dimension changes will not be raised or widened. So no exception is required for that alteration.

3. Three skylights are proposed. They do not appear to be shown above the shed roofs. They may be potentially visible from a public way and an exception has not been requested.

4. Three free-standing pergolas are proposed to be located in front of the interior façades. The pergolas are: 286 square feet in front of the south wing; 248 square feet in front of the north wing; and 224 square feet between the two wings. The wooden pergolas will be approximately 9' high and are designed in a Spanish-Pueblo Revival style with carved corbels and viga posts.

5. The existing stuccoed front and south yardwall will be remodeled and additional yardwall to 6' high will be constructed to isolate the parking area from the interior courtyard. Two areas of wall will be increased to 6' 8" high and they are not in areas which could be considered as accents over gates. An exception or variance has not been requested to exceed the maximum allowable height of 6'.

The pedestrian entrance through the wall will be closed with paired wooden gates flanked by buttresses and surmounted by a 9' 6" high stuccoed arch. Wall sconces are proposed on the buttresses, but detailed designs, colors, and materials were not submitted.

Also, an iron window grille with an interior wooden shutter will be installed in the wall.

#### EXCEPTION FOR ADDITION ON PRIMARY ELEVATION

1. Do not damage the character of the streetscape:

We don't feel this 226 sq. ft. addition will damage the district and feel with the existing wall on the lot line, the addition will only bring forward the same solid mass, but with an opening.

Staff response: staff is in agreement with this response.

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

We feel that the area is the only possible place to build on the site and maintain the historical character of the two buildings. The hardship to my clients would be that they couldn't fully utilize and upgrade the property without being allowed this addition. My clients need this addition to allow for a functioning space. They live and work at home.

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 Districts.

The upgrade of this property will reinforce the character of the City by maintaining and upgrading a property that is basically un-occupiable. The clients will move onto the property and add life to this historic district.

Staff response: Staff believes that the property may be occupied without the addition, but the addition does follow a logical development for the property and its massing.

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:

As significant structures all elevations are considered primary that means any addition requires an exception. This is a unique and special circumstance particular to this site. This property is one of the only two significant structures on this lane and thus is

unique on this streetscape.

Staff response: Staff is in agreement with this response.

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

The status of the structures and inability to build on any façade of a significant structure is not the result of any action of my clients

Staff response: Staff is in agreement with this response.

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

We will preserve this historic structure. The addition will be in historic style and finally the addition will be in general harmony as to style, form, color, height, proportion between the existing historic buildings and proposed addition. We feel this will lead to the least negative impact.

Staff response: Staff is in agreement with this response.

### **STAFF RECOMMENDATION:**

Staff recommends approval of the exception request to construct an addition on a primary elevation and recommends approval of the remainder of the application with the conditions that the historic windows shall be repaired rather than replaced, unless proven unrepairable by an expert consultant, that the skylights shall not be publicly visible or they must be removed, that the pergolas may be more appropriately designed in a vernacular manner rather than in the Spanish-Pueblo Revival style, that the wall heights shall not exceed 6' or they shall be lowered for variety in the two proposed taller areas, and that the exterior light fixtures be approved by staff before a building permit application is submitted. Otherwise, this application complies with Section 14-5.2(C) Regulation of Significant Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

Dr. Kantner said staff proposed a change in style for the pergola and asked what style.

Mr. Rasch said Ms. Colby was looking more at vernacular style than pre revival. The pergola was revival style so they could remove the corbels.

Mr. Enfield questioned the condition of repairing the windows since they proved the windows couldn't be repaired. Secondly lowering the pergola and then the walls and skylights.

Mr. Enfield said the skylights would be flat and cut into the metal roof so they would be flush.

With respect to the walls, there were only three places where they raised the existing wall. One was where it shifted north and then by apricot tree and then where it hit the south building on the southeast corner. He thought his clients would be willing to lower it to six feet but felt it would look nice and if the Board would approve the flares at the buildings and eliminate the middle bump, that would be agreeable.

They asked him to add corbels to the pergola and without them it just looked very plain so they had

asked him to add them.

There was enough doubt about whether the historic windows were really historic.

#### PUBLIC COMMENT

Present and previously sworn was Mr. Gary Walden who was a neighbor. He didn't think anyone was opposed to the project. It would look nicer but the vast part of the property was parking.

Chair Woods said that parking was not part of their jurisdiction. It was under zoning.

Mr. Featheringill said the multi-family aspect was also under zoning.

Mr. Purvis said the woman at 822½ Canyon Road spent a lot of time restoring her contributing building and not adding on to the primary façade. He had explained to her that she couldn't add anything to the front and she was upset with this proposal after seeing the design. The wall blocked the building a little and changed its character. There were technicalities whether it touched or not but the overall effect was too much.

Chair Woods said she was more concerned with what he was doing in this project than about the status. She asked about the character of the roofs.

Mr. Enfield said they were metal roofs could have been metal originally. It was tarred on top of the metal.

Chair Woods said they would make it clear in the motion that those skylights could not be seen.

She felt the pergolas were inappropriate. There was a character to maintain here and primary façades. With the pergolas, the whole character changed and having corbels or not didn't make any sense.

The same thing was true with the wall. This was a simple vernacular wall so the wall should be low and simple. They still had a status and this was way too much.

Mr. Featheringill agreed somewhat. It was a very plain vernacular building and the walls and pergolas were gingerbread making. It was way too much for this project.

Dr. Kantner also agreed. A pergola in back would make sense, but not here.

Ms. Mather agreed with those comments. And even though parking was not the Board's purview she understood that had to have two spaces for each dwelling. She couldn't imagine how they could accomplish a zoning b permit on it.

Chair Woods asked if he wanted to talk about multiple dwellings.

Mr. Enfield said when the owner bought it there were 3 meters and electrical. The issue of number of

units was specifically a zoning issue. David Salazar had people living in those units. They had 3 electric and gas services. They were allowed a main dwelling and a guest house. They could have a studio but without a kitchen. They had to pass zoning. Zoning didn't consider pergolas part of the roof area. They were not used in calculations for lot coverage. So he needed two parking spaces or three with a guest house.

Mr. Rasch agreed and said four were provided.

Ms. Shapiro agreed with the others on the wall and pergolas.

Mr. Enfield noted they had not talked about the exception and that was part of the element. They could eliminate pergolas and redesign the wall if the exception could be voted on and keep the project moving.

Chair Woods said the Board was being fair here.

Mr. Enfield explained that he was just asking to leave those parts out and they would come back.

**Dr. Kantner moved to approve Case #H 10-021B with the following conditions:**

- 1. that a redesign of wall be done and brought back to the Board;**
- 2. That the pergolas be eliminated;**
- 3. That the addition on the south be approved, accepting the exception criteria responses;**
- 4. That those windows that were restorable still needed to be addressed;**
- 5. That the skylights not be publicly visible.**

**Ms. Mather seconded the motion.**

Mr. Featheringill requested a friendly amendment with a condition

- 6. That light fixtures be submitted to staff for review and approval.**

Dr. Kantner and Ms. Mather accepted the amendment as friendly and the motion passed by unanimous voice vote.

## **J. MATTERS FROM THE BOARD**

Mr. Featheringill announced he was on the Historic Green Building Code Task Force. Right now they were considering a point system just for historic area. The Task Force was a Council appointed Task Force unlike the rest of them. He wanted to find out what the other Board members thought they should do – whether it should be a point system green code or just guidelines for the other green parts of the code being put in place.

For the efficient windows - vs historic windows issue, they would write a guidelines for how that should be done but they wanted to put a points system for windows and he thought that would be awful.

Chair Woods considered the point system a disaster. He couldn't imagine beginning her career with a

point system. It was a complete disaster on a new building already.

Ms. Mather asked if this would become an ordinance.

Chair Woods agreed. She related how they had to hire a consultant because it was so complex to get these points and have him tell her how to get these points. It would cost \$100,000 more.

Mr. Featheringill didn't think the point system would work in the historic district. So with the Board's blessing he would go back and say they should just do the guidelines.

Mr. Rasch clarified that the recommendations would be brought to the Board before going to the Governing Body.

#### K. ADJOURNMENT

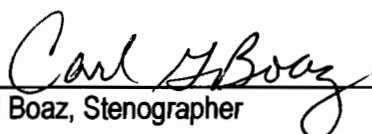
**Ms. Shapiro moved to adjourn the meeting. Dr. Kantner seconded the motion and it passed by unanimous voice vote.** The meeting was adjourned at 7:45 p.m.

Approved by:

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Sharon Woods, Chair

Submitted by:

  
\_\_\_\_\_  
Carl Boaz, Stenographer