



Agenda

CITY CLERK'S OFFICE

DATE 11-3-10 TIME 9:48 am

STUDIED BY Conille Vign

RECEIVED BY Ty dominguez

HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, November 9, 2010 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD HEARING

TUESDAY, November 9, 2010 – 5:30 PM

MAIN LIBRARY – 145 WASHINGTON AVENUE

COMMUNITY ROOM – 2ND FLOOR

A M E N D E D

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES
- E. FINDING OF FACTS & CONCLUSIONS OF LAW
- F. COMMUNICATIONS
- G. BUSINESS FROM THE FLOOR
- H. ADMINISTRATIVE MATTERS
 - 1. HDRB to appoint a spokes person for appeal hearings.
- I. OLD BUSINESS
 - 1. Case #H-10-085. 637 Alto Street. Westside-Guadalupe Historic District. Christian Gunter, agent/owner, proposes to remodel a non-contributing multi-family residential building by constructing a 730 sq. ft. addition to an existing second story at 18" lower than the adjacent parapet height. (Marissa Barrett).
 - 2. Case #H-08-138. 1615 Cerro Gordo. Downtown & Eastside Historic District. Sondra Goodwin, agent/owner, proposes to amend a previous approval to remodel a non-contributing residential building by relocation of windows and doors on the south elevation including the installation of sliding glass doors. (Marissa Barrett)
 - 3. Case #H-10-104. 826 ½ Canyon Road. Downtown & Eastside Historic District. John Padilla, agent for Sandra Zane, owner, proposes to demolition a non-contributing building and to construct a 1,300 sq. ft. two-story single-family residence to the maximum allowable height of 15'5". (David Rasch).

4. Case #H-10-097. 512 Garcia Street. Downtown & Eastside Historic District. Tim Curry and Doug McDowell, agents for Sylvia Martinez, owner, proposes to replace an existing overhanging flat roof with a gray-colored Pro Panel pitched roof to a height of 15'11" where the maximum allowable height is 16'. An exception is requested to construct a pitched roof where a pitched roof is not allowed (Section 14-5.2 (D)(9)(d)). (David Rasch).

J. NEW BUSINESS

1. Case #H-10-096. 127 Romero. Westside-Guadalupe Historic District. Pascal Fromentin and Hillary Vermont, agents/owners propose to remodel a non-contributing residence by constructing a 184 sq. ft. addition to match adjacent height, replace the pitch roof finish, and restucco. (Donna Wynant).
2. Case #H-10-098. 211 Lorenzo Lane. Downtown & Eastside Historic District. Andrew Lyons, agent for Peter and Beth Shumway, owners, proposes to convert a non-contributing garage to a guest house with the construction of a 59 sq. ft. addition at less than the existing adjacent parapet height and to construct a free-standing 685 sq. ft. garage to a height of 12'2" where the maximum allowable height is 14'6". (Donna Wynant).
3. Case #H-10-099. 100 So. Federal Place. Downtown & Eastside Historic District. Floyd Morelos, agent for Century Bank, owner, proposes to replace original wood doors on a non-contributing commercial building with single-light glass doors. (David Rasch).
4. Case #H-10-100. 814 Agua Fria. Westside-Guadalupe Historic District. Carlos Pacheco, owner/agent proposes to demolish a non-contributing residential building. (David Rasch).
5. Case #H-10-101. 1008 ½ Canyon Road. Downtown & Eastside Historic District. Lorn Tryk, agent for Brett Bachman and Elizabeth Challenger, owners, proposes an historic status review for a contributing residential building. (David Rasch).
6. Case #H-10-102. 229 Galisteo Street. Downtown & Eastside Historic District. Robin Hardie, agent for Diana Jones, owner, proposes to construct a 6' high coyote fence to screen a mechanical unit on the south elevation, install a metal arbor at the southwest corner of the building to a height of approximately 9'3" high, construct a 8' high coyote fence on the north elevation, install shall sail structures on poles that are approximately 14'6" high where the maximum allowable height is 33'3", and to install exterior lights and menu boxes on a non-contributing commercial property. (David Rasch).
7. Case #H-10-103. 125 W. Palace Avenue. Downtown & Eastside Historic District. Don Russell, agent, for Horwitch Group, LLC, owner, proposes to replace glazing on a non-contributing commercial building with pared doors. (David Rasch).
8. Case#H-10-105. 1130 B. Camino Delora. Downtown & Eastside Historic District. Mark Hogan, agent for Michael Tankersley, owner, proposes to replace non-historic windows on a contributing residential building, construct a pergola at less than the adjacent parapet height, and to replace asphalt single portal roofs with metal. (David Rasch).

K. MATTERS FROM THE BOARD

L. ADJOURNMENT

For more information regarding cases on this agenda, please call the Historic Preservation Division at 955-6605. Persons with disabilities in need of accommodations or an interpreter for the hearing impaired, contact the City Clerk's office at 955-6520, five (5) working days prior to hearing date. If you wish to attend the November 9, 2010 Historic Design Review Board Field Trip, please notify the Historic Preservation Division by 9:00 on Tuesday, November 9, 2010.



Agenda

CITY CLERK'S OFFICE

DATE 10/28/10 TIME 9:55 am

SENT BY Camille Vigil

RECEIVED BY C. Dominguez

HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, November 9, 2010 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD HEARING

TUESDAY, November 9, 2010 – 5:30 PM

MAIN LIBRARY – 145 WASHINGTON AVENUE

COMMUNITY ROOM – 2ND FLOOR

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES October 26, 2010
- E. FINDING OF FACTS & CONCLUSIONS OF LAW

<u>Case #10-075</u>	134 Lorenzo Road
<u>Case #10-086</u>	439 West San Francisco St.
<u>Case #10-087</u>	112 Camino Escondido #1
<u>Case #10-089</u>	809 Cleveland Street
<u>Case #10-090</u>	610 Miller Street
<u>Case #10-091</u>	526 Calle Corvo
<u>Case #10-092</u>	243 Closson Street
<u>Case #10-093</u>	651 East Alameda
<u>Case #10-095A</u>	156 Duran Street
<u>Case #10-095B</u>	156 Duran Street

- F. COMMUNICATIONS
- G. BUSINESS FROM THE FLOOR
- H. ADMINISTRATIVE MATTERS

1. HDRB to appoint a spokes person for appeal hearings.

I. OLD BUSINESS

1. Case #H-10-085. 637 Alto Street. Westside-Guadalupe Historic District. Christian Gunter, agent/owner, proposes to remodel a non-contributing multi-family residential building by constructing a 730 sq. ft. addition to an existing second story at 18" lower than the adjacent parapet height. (Marissa Barrett).
2. Case #H-08-138. 1615 Cerro Gordo. Downtown & Eastside Historic District. Sondra Goodwin, agent/owner, proposes to amend a previous approval to remodel a non-contributing residential building by relocation windows and doors on the south elevation including the installation of sliding glass doors. (Marissa Barrett)

3. Case #H-10-066. 1033 Old Pecos Trail. Downtown & Eastside Historic District. Harold Dixon, agent/owner, proposes to amend a previous approval to remodel a contributing residential building by increasing the height of the addition and adding 130 sq. ft. to an existing portal. (David Rasch).

J. NEW BUSINESS

1. Case #H-10-096. 127 Romero. Westside-Guadalupe Historic District. Pascal Fromentin and Hillary Vermont, agents/owners propose to remodel a non-contributing residence by constructing a 184 sq. ft. addition to match adjacent height, replace the pitch roof finish, and restucco. (Donna Wynant).
2. Case #H-10-098. 211 Lorenzo Lane. Downtown & Eastside Historic District. Andrew Lyons, agent for Peter and Beth Shumway, owners, proposes to convert a non-contributing garage to a guest house with the construction of a 59 sq. ft. addition at less than the existing adjacent parapet height and to construct a free-standing 685 sq. ft. garage to a height of 12'2" where the maximum allowable height is 14'6". (Donna Wynant).
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4. Case #H-10-100. 814 Agua Fria. Westside-Guadalupe Historic District. Carlos Pacheco, owner/agent proposes to demolish a non-contributing residential building. (David Rasch).
5. Case #H-10-101. 1008 ½ Canyon Road. Downtown & Eastside Historic District. Lorn Tryk, agent for Brett Bachman and Elizabeth Challener, owners, proposes an historic status review for a contributing residential building. (David Rasch).
6. Case #H-10-102. 229 Galisteo Street. Downtown & Eastside Historic District. Robin Hardie, agent for Diana Jones, owner, proposes to construct a 6' high coyote fence to screen a mechanical unit on the south elevation, install a metal arbor at the southwest corner of the building to a height of approximately 9'3" high, construct a 6' high coyote fence on the north elevation, install shall sail structures on poles that are approximately 14'6" high where the maximum allowable height is 33'3", and to install exterior lights and menu boxes on a non-contributing commercial property. (David Rasch).
7. Case #H-10-103. 125 W. Palace Avenue. Downtown & Eastside Historic District. Don Russell, agent, for Horwitch Group, LLC, owner, proposes to replace glazing on a non-contributing commercial building with pared doors. (David Rasch).
8. Case #H-10-104. 826 ½ Canyon Road. Downtown & Eastside Historic District. John Padilla, agent for Sandra Zane, owner, proposes to demolition a non-contributing building and to construct a 1,300 sq. ft. two-story single-family residence to the maximum allowable height of 15'5". (David Rasch).
9. Case #H-10-105. 1130 B. Camino Delora. Downtown & Eastside Historic District. Mark Hogan, agent for Michael Tankersley, owner, proposes to replace non-historic windows on a contributing residential building, construct a pergola at less than the adjacent parapet height, and to replace asphalt single portal roofs with metal. (David Rasch).
10. Case #H-10-097. 512 Garcia Street. Downtown & Eastside Historic District. Tim Curry and Doug McDowell, agents for Sylvia Martine, owner, proposes to replace an existing overhanging flat roof with a gray-colored Pro Panel pitched roof to a height of 15'11" where the maximum allowable height is 16'. An exception is requested to construct a pitched roof where a pitched roof is not allowed (Section 14-5.2 (D)(9)(d)). (David Rasch).

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HISTORIC DESIGN REVIEW BOARD
November 9, 2010

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 Administrative Matters		
1. HDRB appointment for appeals	Authorized Chair to appoint	2-3
 Old Business		
1. <u>Case #H-10-085</u> 637 Alto Street.	Approved with conditions	3-4, 30-31
2. <u>Case #H-08-138</u> 1615 Cerro Gordo	Approved with conditions	4-6
3. <u>Case #H-10-104</u> 826½ Canyon Road	Denied	6-14
4. <u>Case #H 10-097</u> 512 Garcia Street	Approved with conditions	14-17
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1. <u>Case #H 10-096</u> 127 Romero	Approved with conditions	17-19
2. <u>Case #H 10-098</u> 211 Lorenzo Lane	Approved with conditions	19-22
3. <u>Case #H 10-099</u> 100 S. Federal Place	Approved as recommended	22-23
4. <u>Case #H 10-100</u> 814 Agua Fria	Approved demolition	23-24
5. <u>Case #H 10-101</u> 1008½ Canyon Road	Approved non-contributing	24-25
6. <u>Case #H 10-102</u> 220 Galisteo Street	Approved with conditions	25-28
7. <u>Case #H 10-103</u> 125 W. Palace Avenue	Approved as recommended	28-29
8. <u>Case #H 10-105</u> 1130B Camino Delora	Approved with conditions	29-30
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Adjournment	Adjourned at 8:25 p.m.	32

MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DESIGN REVIEW BOARD

November 9, 2010

A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Design Review Board was called to order by Chair Sharon Woods on the above date at approximately 5:30 p.m. in the Community Room, Main Library, 145 Washington Avenue, Santa Fé, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms. Sharon Woods, Chair
Ms. Cecilia Rios, Vice Chair
Mr. Dan Featheringill
Dr. John Kantner
Ms. Christine Mather
Ms. Karen Walker

MEMBERS ABSENT:

Ms. Deborah Shapiro [excused]

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Ms. Kelley Brennan, Asst. City Attorney
Ms. Donna Wynant, Planning Staff
Mr. Carl Boaz, Stenographer

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

C. APPROVAL OF AGENDA

Mr. Rasch noted there were no minutes and no findings.

Ms. Rios moved to approve the agenda as amended with minutes and findings stricken. Ms. Walker as amended unanimous.

D. APPROVAL OF MINUTES

This item was stricken under Approval of Agenda.

E. FINDINGS OF FACTS AND CONCLUSIONS OF LAW

This items was stricken under Approval of Agenda.

F. COMMUNICATIONS

There were no communications.

G. BUSINESS FROM THE FLOOR

There was no business from the floor.

Chair Woods announced to the public that anyone who wished to appeal to the Governing Body a decision of the Board had thirty days to file an appeal.

H. ADMINISTRATIVE MATTERS

1. HDRB to appoint a spokesperson for appeal hearings.

Chair Woods explained that this was a request from the City to appoint a spokesperson to participate in the appeals hearings. She asked if the Board wished to only be represented by this one person.

Ms. Rios asked Ms. Brennan if it was up to the Board to have a single person or if could it be anyone.

Ms. Brennan said it was to be a spokesperson for a review. The case was represented by the staff. So the Board would have opportunity for commentary on it; it was not for defending themselves.

Ms. Rios clarified that she was asking if the Board had to appoint one representative for all appeals or the Board could have whomever they chose for each appeal.

Ms. Brennan said the Board could designate one and also an alternate.

Ms. Mather favored designating the Chair

Ms. Walker agreed and they should have the Vice Chair as the alternate.

Chair Woods thought they should discuss it when it comes up. And, if that was allowable, to appoint another person who had a better knowledge with regard to that particular case.

Ms. Brennan said that could work and the Board might not want to be at each one. The Board could ask staff to represent them. There was a broad range of options.

Ms. Mather moved to have the Board Chair designate the person to represent the HDRB at the hearing. Ms. Rios seconded the motion and it passed by unanimous voice vote.

I. OLD BUSINESS

1. **Case #H-10-085.** 637 Alto Street. Westside-Guadalupe Historic District. Christian Gunter, agent/owner, proposes to remodel a non-contributing multi-family residential building by constructing a 730 sq. ft. addition to an existing second story at 18" lower than the adjacent parapet height. (Marissa Barrett)

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

BACKGROUND & SUMMARY:

637 Alto Street was a multi-family residential structure that was built in 1983 in a simplified Spanish-Pueblo Revival style. The building was listed as non-contributing to the Westside-Guadalupe Historic District.

The applicant proposes to remodel the building by constructing a 730 square foot addition on the existing second story. The addition would be 18" lower than the adjacent parapet height. There appears to be an exterior stairway to a roof deck. Please note that European language was used to describe the first and second stories as ground and first floors, respectively.

The new construction would mimic the existing character in detail, such as window pattern and stucco material and color.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2 (D) General Design Standards and (I) Westside-Guadalupe Historic District.

Ms. Rios asked what the public visibility of this project would be.

Mr. Rasch said although viewable from Upper Alto Street, it was difficult to see and the same from Alameda.

Present and sworn was Mr. Christian Gunter who had nothing to add to the staff report.

Chair Woods referred to the drawing of the floor plan and asked what part of the roof was actually a roof deck.

Mr. Gunter pointed to the area on the screen.

Chair Woods said it was shown at 26'.

Mr. Gunter said it was 24 '.

Chair Woods concluded that the parapet was 42" high.

Mr. Gunter was confused.

Mr. Rasch explained that by Code the parapet wall had to be 42" above the deck.

Mr. Gunter didn't understand. He asked if he could wait to hear how other applicants were supposed to deal with the Board's questions.

Ms. Walker moved to table Case #H 10-085 to the end of the agenda. Ms. Rios seconded the motion and it passed by unanimous voice vote.

2. **Case #H 08-138.** 1615 Cerro Gordo. Downtown and Eastside Historic District. Sondra Goodwin, agent/owner, proposes to amend a previous approval to remodel a non-contributing residential building by relocation of windows and doors on the south elevation including the installation of sliding glass doors. (Marissa Barrett)

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

BACKGROUND AND SUMMARY:

The pitched roof, single family residence, located at 1615 Cerro Gordo, was downgraded in historic status from contributing to non-contributing by the HDRB in 2006 based on major alterations and loss of historic material. The Board approved window and door alterations and a small porch addition on August 22, 2006. On June 12, 2007 the Board approved walls and fence to not exceed the maximum allowable

height of 4' 9" on the street-facing elevations and that all three vehicular gates be open steel frame and that the final design be approved by staff. On June 23, 2009 the Board approved an exception to exceed the maximum allowable height by 2" so that the roof might be rebuilt with a proper drainage pitch. The building is now listed on the Official Map as non-contributing to the Downtown and Eastside Historic District.

This application proposes the following changes:

Remove the non-historic prairie style windows and doors on the publicly visible south elevation. Four new prairie style windows are proposed on the south elevation in different dimensions and locations from the existing. One window does not meet the three foot corner rule, Section 14-5.2 (E, 2, b), and therefore needs to be revised in order to comply. One prairie style door and two sets of prairie style sliding glass doors are proposed as well. Sliding glass doors are not a traditional style used in the historic district and therefore the applicant should consider revising the doors to French doors to be more harmonious with the streetscape and historic district. All windows and doors will match the existing white trim.

STAFF RECOMMENDATIONS:

Staff recommends approval of the application on the condition that all windows meet the 3' corner rule and that French doors are considered instead of sliding doors. Otherwise, the application complies with Section 14-5.2 (D) General Design Standards for all H-Districts and Section 14-5.2 (E) Downtown and Eastside Historic District Design Standards.

Chair Woods asked Ms. Brennan if, since the Board had already approved the window, it was an exception because it didn't meet 3' rule.

Ms. Brennan said no exception was needed now.

Present and sworn was Ms. Sondra Goodwin, 1615 Cerro Gordo, who said she had nothing to add to the staff report.

Ms. Rios asked Ms. Goodwin if she agreed with staff's recommendation to have French doors instead of sliding doors.

Ms. Goodwin said she did not. She explained that the doors would then open out to a portal passage which would make traffic there difficult. Sliders eliminated that problem.

Ms. Walker asked if she could have them open inward.

Ms. Goodwin said opening inward would conflict with the fireplace and furniture.

Mr. Featheringill suggested that if they folded against the wall, they wouldn't interfere.

Ms. Rios noted that she had notices signs still displayed from former hearings.

Ms. Goodwin said she believed she met all the code on it.

Ms. Rios asked how long an applicant had to finish it.

Mr. Rasch explained that applicants must remove the notice within 30 days after the hearing or be charged for the city to remove it.

Ms. Goodwin said she didn't know that and would remove them right away.

Mr. Featheringill said there were two stationary doors on the outside and french doors would not interfere coming inward.

Ms. Goodwin explained that there were furniture items around the fireplace that would interfere.

Present and sworn was Mr. Tim Curry, 608 Ridgepoint Lane.

He said he had looked at that doorway with Ms. Goodwin and they did a furniture layout. It was problematic because the fireplace was close to the wall so the sofa ended up being quite close. So the door would hit that sofa if it had to open inward.

His other comment was that he was puzzled about this concern. He didn't see how anyone from the street could see the difference between French door or sliding door. Ms. Goodwin talked with the manufacturer to see if they could increase the bottom dimension. You really wouldn't see it from the street but making her have doors opening inward did significantly impact the furnishings inside.

Chair Woods cautioned that a sliding door was much thinner.

Mr. Curry said this would be a custom door and the manufacturer would make it any size needed.

Mr. Featheringill asked if it would have the appearance of a French door in appearance.

Chair Woods suggested he could put that condition in the motion.

Ms. Goodwin said the existing French door that was to remain on the west side had an 8.5 inch profile on the bottom and they would match that. So visibly would look just like the French doors.

Mr. Featheringill said it would also require a wider rail. Ms. Goodwin agreed.

Ms. Rios moved to approve Case #H 08-138 as recommendation by staff with the condition that the sliding door be made to look more like French doors by the manufacturer. Dr. Kantner seconded the motion.

Mr. Featheringill asked for a friendly amendment that the sliding door design be submitted to staff for approval. Ms. Rios and Dr. Kantner agreed to the amendment and it passed by unanimous

voice vote.

3. **Case #H 10-104.** 826½ Canyon Road. Downtown & Eastside Historic District. John Padilla, agent for Sandra Zane, owner, proposes to demolish a non-contributing building and to construct a 1,300 sq. ft. two-story single-family residence to the maximum allowable height of 15' 5". (David Rasch)

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

BACKGROUND & SUMMARY:

826 ½ Canyon Road was an accessory structure at the rear of the street-facing structure which was contributing to the Downtown & Eastside Historic District. A smaller shed and carport was located in this rear area as shown on a 1966 aerial photograph. The existing wood frame and synthetic stucco building was listed as non-contributing to the District.

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

1. The existing building would be demolished. Following the standard for demolition approval, the building was not an historic resource, it was not an essential part of the streetscape, and it was identified as structurally sound.
2. A 1,300 square foot two-story building would be constructed in the same location. The structure would be sunk into the ground so as to not exceed the maximum allowable height of 15' 5" above grade. A front portal attempts to disguise the awkward window height above grade.

The building was designed in a simplified Spanish-Pueblo Revival style with stepped massing to relieve the front (north), south, and west elevations. A second floor roof deck would be accessed directly from the master bedroom. Windows would be metal clad with simulated divided lights. Finishes and light fixture designs were not submitted.

Two skylights were proposed which would not be publicly-visible.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-3-14 Demolition of Historic Structures, 14-5.2(D) General Design Standards, and (E) Downtown & Eastside Historic District with the conditions that the stucco and trim colors and exterior light fixture designs shall be approved before a building permit application is submitted.

Ms. Walker said she thought the structure had to be found unsound in order to be demolished.

Mr. Rasch clarified that by Code it was up to Board.

Ms. Mather noted that the west elevation showed two sets of doors going out and she was having trouble figuring out where they were on the second story.

Mr. Rasch showed that the upper doors were directly above and went to the deck.
Ms. Mather understood.

Ms. Rios asked about public visibility.

Mr. Rasch said the building was not visible. A neighbor on the west would see it but not from the public way.

Chair Woods said there was no site plan in the packet.

Mr. Rasch showed where Canyon Road was located. Mr. Padilla provided a copy of the plat as a site plan [attached as Exhibit A].

Present and sworn was Mr. John Padilla, 1925 Aspen Drive, who had nothing to add to the staff report.

Chair Woods asked where the retaining walls were that pulled away from the building.

Mr. Padilla showed where the retaining walls were. He clarified that the finished floor on first level was 4' below grade and the patio came out of the living area. He showed the access up to grade on the west elevation.

Mr. Featheringill asked if the retaining walls would come out from that wall. Mr. Padilla agreed.

Chair Woods asked if on the north and south elevations the windows were above the four feet that was buried.

Mr. Padilla agreed. He explained it and showed the transition area from the ground level to four feet below.

Ms. Rios asked if the proposal was 1,300 sq ft. Mr. Padilla agreed.

Ms. Rios asked what the square footage of second floor was.

Mr. Padilla couldn't find the dimensions and apologized that the dimensions were not on the drawing but agreed to calculate it for the Board.

Ms. Rios asked if there was a portal below the deck and if so, why it was there.

Mr. Padilla explained that in order to be able to acquire the second floor, they had to go down four feet so it required a railing to prevent anyone from falling into the well down below. It would meet code that way.

Chair Woods said it appeared to be floating loose there. She asked who would see this.

Mr. Padilla said no one would see it. There was landscaping and a six-foot wall proposed all the way around. The only visibility would be from this back yard. The purpose of the railing was to allow light into the building.

Ms. Walker said this plat was an earlier plat.

Mr. Padilla clarified it was the existing survey.

Ms. Walker asked how far the proposed structure would be from the west property line.

Mr. Padilla said it was 10' 6".

Ms. Walker asked if he had discussed his plan with that neighbor.

Mr. Padilla said he discussed it with the owner's representative, Christopher Purvis. He met with Mr. Purvis yesterday and talked about how additional landscaping would mitigate concerns about visibility in the back yard.

Ms. Walker felt that would be very important.

Mr. Padilla said they had an extended conversation about how to do it. He commented that anytime you go up you would be looking in someone's yard.

Ms. Walker agreed and asked him how he would do that on the deck.

Mr. Padilla said they would put in tall trees.

Ms. Walker said they would have to be evergreen to screen anything in winter.

Mr. Padilla agreed and said they were talking about specific species.

Ms. Mather noted that finishes, stucco, the type of railings and other details were not specified.

Mr. Padilla said they would submit them to staff for review and approval.

Ms. Mather asked about the wall on the west property line.

Mr. Padilla said it was a six foot wall on the property line to provide additional privacy.

Ms. Mather asked what kind of wall he was proposing.

Mr. Padilla said it would be CMU block with a stucco finish in an earthtone color from the approved

palette.

Ms. Mather asked if there would be any gates.

Mr. Padilla said there would be two gates proposed - one at the north elevation of the building and then to the east. There was a two-story structure to the east and they would have a gate to control access to the east. All the bedrooms looked into this property so there was no privacy.

Ms. Mather asked if the gates were shown in the submittal.

Mr. Padilla said they were not in the submittal.

Ms. Mather asked about the skylight details.

Mr. Padilla said there were two 2'x2' skylights on the upper level and one 2x4 skylight on the roof of the first floor. Only a neighbor standing on the second floor could see that skylight.

Ms. Mather asked what material would be used for the railings.

Mr. Padilla said the railings would be of wood and would be stained.

Dr. Kantner asked Mr. Padilla to explain why this needed to be a two-story building. A third of first floor was stairwells and there was nothing being proposed into tract B . It seemed a little awkward.

Mr. Padilla explained that the desire of the owner was to have additional square footage. The survey showed that Tract B was an awkward shape. They wanted a smaller footprint so it needed a two-story. The impact for neighbors was less this way.

Dr. Kantner concluded that it was not designed at grade to eliminate a need for an exception.

Mr. Padilla agreed that was one of the main reasons and also the owner wanted less impact instead of spreading it out.

Mr. Featheringill asked if the rest of the lot was just for parking or something else.

Mr. Padilla said it was for parking and landscape. It would not get ahead of the house to the east. There was a private lane that came through there too.

Ms. Rios asked how much open space there was in front of the building.

Mr. Padilla said it was about 40x 44 for parking, landscape, etc.

Ms. Rios asked if there would be any exterior lighting.

Mr. Padilla said it would be minimal outside of the portals. Those elements of lighting and colors would

be submitted to staff for review and approval along with window design.

Ms. Rios asked if it was low profile lighting. Mr. Padilla agreed.

PUBLIC COMMENT

Present and sworn was Mr. Karl Sommer, P. O. Box 2476, who said this property was owned by his great uncle and his other uncle and aunt owned the property next door. He was there as a kid and knew it intimately. He now (as of yesterday) represented the owner to the west and north, Ms. Denise Gruy.

He noted there were a couple of problems and he looked into the underlying zoning problem. Under the code with a second story there was a minimum ten foot separation which wasn't met on the east side and also a minimum 10' set back from the property line. He showed the plats of record. He showed the George Rivera plat of 1973 showing the legal lot of record which the Board didn't have.

He said the setbacks were defined in Section 14-7.1 and then 1-1. He quoted briefly from the code and included the portion that dealt with irregular lots. In those cases it shall require a side yard that would be comparable to the adjoining lots in that district.

He explained that the lots lined up in an irregular way. Mrs. Gruy's lot was side by side so it lined up okay but the other side was not as a front yard nor a rear yard. The side yard setback had to be ten feet from the lot line and was not even ten feet between the buildings so it was not met here. On the east side was the same function with Mr. Salazar's property which was a two-story home. That same side yard had to be ten feet between the buildings and it wasn't.

If the Board determined with advice of counsel that the setback dimensions were not the Board's purview but a zoning issue, then so be it. He was just bringing it to their attention.

Board members said it looked odd and one said it had an impact on privacy and another asked why not have a one story in an L shape. He heard no answer to those concerns.

He thought this was going to be a condo with a gallery in front and the parking was for the gallery. So the desire to preserve the front area was for the commercial use. The impact on Ms. Gruy was severe. It looked right into her back yard. She invested a lot to have privacy in her back yard. The setbacks were supposed to mitigate that impact and he didn't think tall evergreens would do it. An L shaped one story would do it but then the front area couldn't be reserved for the gallery.

He questioned that this design was in harmony. He submitted that this building being shoe-horned into this kind of lot was wrong. The Board had the ability to approve the design as harmonious or not harmonious. This building was not harmonious and would tower over all other buildings around it except Mr. Salazar's.

The other important point was that when this Board reviewed the Lensic property and were given the official heights they had, the applicant was required to accurately determine the heights of all of them to see if they qualified. There was no evidence in this packet for that. The heights were not all accurate on the

map. With the Lensic, they had to go out and measure them.

That height issue went here to the issue of harmony. Ms. Gruy and her husband would see that elevation. It was right outside their door.

He commented that Mr. Padilla had said it would be surrounded by a six foot wall but it wasn't on their plans. He asked if the six foot wall was within the standards and said even with a six foot wall, it would be seen.

The setbacks were not correct and it was not harmonious. This property could do an L shaped on-story structure. So he thought it should be postponed.

There were no other speakers from the public and the public comment portion was closed.

Chair Woods said to Mr. Padilla that the code called for a setback on the second story and it was within the height requirement so it must meet that set back requirement.

Ms. Brennan agreed and added that it also had to meet the underlying zoning requirements for setbacks. The applicant would discover that at the building permit stage and it would pose a problem for them. But the Board could make the decision based on the historic district requirements. If the underlying zoning would drive another design then it would have to come back to the Board.

Mr. Rasch read from Section D and said the Board might require that the upper level be set back as part of the visual qualities of the streetscape.

Chair Woods asked what it said about the two-story façade.

Mr. Rasch read from the recent Santa Fé style part of the code that included breaking up the massing. He said the applicant was considering the railing as a design element for that façade.

Mr. Padilla said all the elevations had offsets. He explained that these were separate lots and not a condo lot. It was not joined with tract A which had a gallery and was for sale. This tract B was not for sale.

Regarding the height, at 15' 5" it was not towering. He pointed out that if he came back with a one-story design at 15' 5" it would not be considered towering. He asked for a response on that from the Board.

Mr. Featheringill said the problem was having the floor of the second level at six feet above grade.

Mr. Padilla asked if it would be considered towering if he came back with a one-story at 15' 5". He believed the owners should be able to develop their property. He sympathized with privacy issues but they were keeping the impact low and at the front. The front was not for the gallery. They were required to provide two spaces and were designing it with four spaces for their use.

Ms. Rios asked Mr. Sommer what the height of his client's property was.

Mr. Rasch said the official map said it was 14' high.

Mr. Sommer didn't have the exact height but did not believe it was that high.

Mr. Rasch explained that in the calculations staff were required to use the official map which listed the neighbor's structure at 14'.

Ms. Mather asked Mr. Rasch if there was anything about subterranean features in the historic district revealed in the code.

Mr. Rasch said the only relevant part was in the general standard (D) - harmony in general detail.

Ms. Rios asked Mr. Rasch if he could comment about the wall.

Mr. Rasch said since the wall was not on a street footage the maximum allowable height was six feet. None of the proposed wall was on street frontage. He said staff typically had a drawing of the wall and he didn't receive one in the application.

Ms. Walker said it clearly was not a complete packet. They didn't have the wall, colors or finishes.

Mr. Padilla said there were fences that had been replaced on the neighboring property - a six foot high coyote fence and a number of upgrades. He was trying to be least impactful on neighbors. He understood Mr. Featheringill's comment about the finished floor being above grade.

Mr. Padilla said they were willing to work with board, staff and neighbors to have something that would be acceptable if the Board had conditions to impose.

Ms. Rios asked if he was going to figure the square footage of the second floor. Mr. Padilla agreed.

Ms. Rios asked for clarification on the neighbor's representative - whether it was Mr. Sommer or Mr. Purvis.

Mr. Sommer explained that he had just been asked yesterday to represent them.

Mr. Padilla said it was his understanding that Mr. Purvis was the architect who represented that neighbor.

Ms. Rios asked Mr. Padilla if he had considered another style - any other way to build this house.

Mr. Padilla said there were always different ways to do a house. They did consider other plans. They had an L shaped design but it took up a lot of ground space so they chose to lower the structure and minimize the footprint and not impact so much of the land.

He added that he would hate to consider coming to the Board to have them redesign it for him. He felt the design should stand on its own and if there were issues, he would work on them. He was always willing to work with neighbors on it to come to a successful conclusion.

Ms. Rios asked if the second story area was it a little less than half of the entire footprint.

Mr. Padilla said it was about half the square footage.

Ms. Brennan asked that the Board's decision be based on the design standards and not on the concerns of neighbors.

Ms. Walker moved to postpone Case #H 10-104 to the next meeting so the applicant could address the zoning issues and perhaps have a more harmonious building design. Ms. Mather seconded the motion and the motion failed by a 2-3 voice vote with Ms. Rios, Mr. Featheringill and Dr. Kantner voting against.

Dr. Kantner moved to deny Case #H 10-104 based on Section 14-5.2 (D) non-harmonious design with the neighborhood. Ms. Walker and the motion passed by a 3-2 voice vote with Ms. Rios and Mr. Featheringill voting against.

4. **Case #H 10-097.** 512 Garcia Street. Downtown & Eastside Historic District. Tim. Curry and Doug McDowell, agents for Sylvia Martínez, owner, proposes to replace overhanging flat roof with a gray-colored pro panel pitched roof to a height of 15' 11" where the maximum allowable height was 16'. An exception was requested to construct a pitched roof where a pitched roof was not allowed (Section 14-5.2 (D)(9)(d)). (David Rasch)

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

BACKGROUND & SUMMARY:

512 Garcia Street was a single-family residence and a free-standing garage that were constructed in a vernacular manner in 1950. The buildings were characterized by simplified detail, a front porch, and overhanging roofs. All of the original windows were present. The buildings were listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to remodel the residence by removing the flat overhanging roof and replacing it with a pitched roof to a height of 15' 11" where the maximum allowable height was 16'. The surface treatment would be gray Pro Panel, but the seam configuration was not specified. The existing flat roof overhang at the rear entry door would be removed and replaced with a shed roof that mimics the angle of the overall roof and finished with the same material.

An exception was requested to construct a pitch where a pitch was not allowed because the roof pitch calculation yields only 48% pitches in the streetscape (Section 14-5.2 (D)(9)(d)). The exception criteria responses were as follows:

1. Do not damage the character of the streetscape

Approval of the requested pitch would not damage the character of the streetscape nor diminish the character of the district. Garcia Street has many examples of pitched roof architecture on both sides of the subject property. Therefore the proposed work would not be detrimental to the character of the neighborhood.

Staff response: Staff was in agreement with this response.

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

Failure to approve the addition would result in undue financial hardship for the owner. The owner faces a financial hardship in the longevity versus cost of the new roof system. Tearing off the existing flat roof system, repairing/replacing the existing roof deck and framing, and re-roofing using a product with a seven (7) year warranty presents a cost almost identical to the costs associated with the proposed pitched metal roof. However, a metal roof would carry a 40 (forty) year warranty, and therefore provides a greatly expanded peace of mind for Mrs. Chavez and her heirs.

Staff response: Staff was 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

Allowing the minimal easing of this requirement affords the owner no special privileges, but only a chance to replace a failing flat roof system with a pitched metal system. Allowing the exception provides the owner with a cost-effective, long-term roof to replace her failing roof system. Denying the request for a variance would force the owner to incur additional cost to satisfy the same.

Staff response: Staff was in agreement with this response.

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

*The circumstances involved in this instance were due to special circumstances, related to this property, and were not applicable to other lands or structures in the related streetscape. Many structures in and around the Chavez residence have pitched, metal roofs. **The margin of flat to pitched structures on the Garcia Streetscape was so close, it was conceivable that the property on either side of the subject property would not require an exception at all.***

Staff response: Staff was in agreement with this response that the defined streetscape can change for each property due to the procedure.

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

applicant

The existing conditions and special circumstances found on this property have been present for over 50 years and did not occur as a result of any action by the current owner.

Staff response: Staff was in agreement with this response that the existing flat roof conditions were present before the code was adopted that made a pitch subject to averaging.

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

In this instance, the ability to replace the flat roof with a pitch was the least negative solution to the functional obsolescence of existing roof. The new pitched roof would blend with the architecture of the neighborhood. Therefore, the proposed work would allow the owner a reasonable solution without creating a negative impact to the character of the neighborhood.

Staff response: Staff was in agreement with this response.

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to construct a pitched roof where a pitch is not allowed (Section 14-5.2(D)(9)(d)) with the condition that the roof finish be traditional metal standing seam or the most simple seam configuration for Pro Panel. Otherwise, this application complies with Section 14-5.2(D) General Design Standards and (E) Downtown & Eastside Historic District.

Present and sworn were Mr. Doug McDowell and Ms. Sylvia Chávez

Mr. Curry (previously sworn) said the packet was complete. He explained that the calculated percentage of pitched roofs on the streetscape was so close that they thought it would be unfair to Ms. Chávez. A different calculation would be different next door. To require a flat roof would be a financial hardship to her with ongoing maintenance. It might be less expensive for a pitched roof with much more longevity.

Mr. McDowell agreed with Mr. Curry. The condition of the roof was very poor. He said Ms. Chávez's father built this house in the mid 1900's and the overhangs caused lots of leaking and rotting of material. Adding a pitched roof would allow energy efficiency. This was a second generation native in this home built by her father. They were staying within the guidelines given by code. He hoped the Board would see it as reasonable.

Ms. Chávez said she had problems with that flat roof. With a pitched roof it would eliminate those problems.

Ms. Rios asked about roof details.

Mr. Curry said they planned to use a gray colored standing seam as recommended by Mr. Rasch. He shared the color samples with the Board.

PUBLIC COMMENT

Present and sworn was Mr. Dale López who said he was familiar with the house and thought it should have a pitched roof. It was hard to keep flat roofs up. A pitched roof would create a little bit of work and there was no work out there now.

Ms. Rios moved to approve Case #H 10-097 per staff recommendations and the condition of using standing seam in gray and accepting the exceptions criteria responses. Ms. Walker seconded the motion and it passed by unanimous voice vote.

J. NEW BUSINESS

1. **Case #H 10-096.** 127 Romero. Westside-Guadalupe Historic District. Pascal Fromentin and Hillary Vermont, agents/owners, propose to remodel a non-contributing residence by constructing a 184 sq. ft. addition to match adjacent height, replace the pitch roof finish and restucco. (Donna Wynant)

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

BACKGROUND & SUMMARY:

127 Romero was a single family residence that was built in 1935 in a vernacular manner. The residence was listed as non-contributing to the Westside-Guadalupe Historic District. The applicant indicated the only work done to the house under their ownership was new windows and entrance doors in 1985.

The applicant requests approval for the following 4 items:

1. Replace the pitched roof on the existing main house and on the flat roof on the existing guest room.
2. Enlarge the existing guestroom by 184 square feet (8' x 23'). The roof to the proposed addition would also be flat and tie into the existing guest room to match the adjacent height and would vary from 8 to 9 ½ ft.
3. Add new stucco to the existing house and the remodeled addition. Color and texture of the stucco would match the existing finish on the front of the residence.
4. Install new seamless gutters on the entire structure.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2 (D) General Design Standards, and (I) Westside-Guadalupe Historic District.

Ms. Mather asked what they would replace the pitched roof with.

Ms. Wynant said the applicant could say what materials they proposed for the pitched roof

Present and sworn were Ms. Hillary Vermont, 127 Romero and Mr. Pascal Fromentin, 2815 Calle Princesa Juana.

Ms. Mather asked what type of roofing they were planning to use.

Mr. Fromentin said they were just replacing the roof covering with 90 lb material of the same color and texture.

Ms. Mather asked if it was then basically the same material.

Mr. Fromentin explained that the existing was only 60 lb paper and the proposed was 90 lb.

Ms. Rios was curious about the glass block on the east elevation.

Mr. Fromentin explained that they wanted as much light as possible there and felt the use of tempered glass seemed appropriate.

Ms. Rios asked if the size of it was about 4'x5'. Mr. Fromentin agreed.

Chair Woods suggested if that windows looked more like the existing windows it would work better. There was no

Ms. Vermont said this window looked out on their back yard. Nobody could see into their yard. So they wanted to have their view of the backyard - that was why they wanted the light.

Ms. Walker asked if she would consider having a divided window.

Ms. Vermont said it was a sliding door.

Ms. Walker clarified she was talking just about the window. She asked if it would not be seen by anyone.

Ms. Vermont said there was a sixty foot Railyard building right behind them so nobody could see it.

There were no speakers from the public regarding this case.

Chair Woods thought a triple sliding glass door might be an appropriate alternative.

Ms. Vermont said definitely. That would be no problem.

Ms. Rios noted that in this district mullions or dividers were not required.

Mr. Featheringill moved to approve Case #H 10-096 as recommended with the condition that it would have a triple door or match it with the window and take the new design to staff for review and approval. Ms. Walker seconded the motion and it passed by unanimous voice vote.

2. **Case #H 10-098.** 211 Lorenzo Lane. Downtown & Eastside Historic District. Andrew Lyons, agent for Peter and Beth Shamway, owners, proposes to convert a non-contributing garage to a guest house with the construction of a 59 sq. ft. addition at less than the existing adjacent parapet height and to construct a free-standing 685 sq. ft. garage to a height of 12' 2" where the maximum allowable height was 14' 6". (Donna Wynant)

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

BACKGROUND & SUMMARY:

211 Lorenzo was a single family residence, Spanish-Pueblo Revival in style, built in 2008. The residence was listed as non-contributing to the Downtown & Eastside Historic District.

The applicant requests approval for the following 5 items:

Guest House (Convert existing garage):

1. Convert a non-contributing garage to a guest house to include a 59 square foot addition 14" lower than the existing adjacent parapet height.
2. Changes in the existing fenestration of the structure to be 4-light casements.
3. Erect a new 4' tall stacked-stone yard wall that would create a patio on the north side of the guesthouse with a black-painted iron entry gate similar in appearance to the existing iron gate at the southeast corner of the structure. The patio would include a terrace planter inside the new patio to account for grade issues.
4. Install a new window and entry door to the guesthouse, aluminum-clad wood in the same color as the existing windows (tan). All stucco patching would be in the same color as the existing stucco (sand). Relocate an existing north-side canale to the east façade.

New Garage:

5. Construct a new detached two-car 685 square foot garage at the north end of the lot to replace the existing garage. The garage would be 12'2" tall where the maximum allowable height was 14'6". The

new structure would look similar to the existing garage, in appearance and shape and would be buried into the earth, replacing existing retaining walls. Stones removed from the yard walls would be used for the construction of the new yard wall and terrace at the new guesthouse patio. The new overhead garage door would be similar in appearance to the existing garage door (beige wood overlay), the new clad windows would be similar to the existing garage windows (tan), and the stucco would match the existing structures on the site (sand).

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. Andy Lyons, P. O. Box 8858, who said he had nothing to add to the staff report.

Ms. Rios asked how they came to the decision to put in a new garage.

Mr. Lyons said the present garage was very difficult to get into and it was in poor condition.

Ms. Mather couldn't tell from the plans if they would have any skylights.

Mr. Lyons said there would be one new skylight besides the existing one and it would be low profile

Ms. Mather asked about exterior light fixtures.

Mr. Lyons said they would move the light fixtures from the existing garage to the new garage and add new ones for entry to the new guest house.

Ms. Mather asked if he would have any rooftop appurtenances.

Mr. Lyons said there would be none.

PUBLIC COMMENT

Present and sworn was Ms. Trinidad Garcia Chelsey who lived across the way from this house.

She said she was opposed to turning the garage into a guest house. It would interfere with people going in and out. When they first built it she came to protest it because they were trying to back out into the road. She explained that her house was right next to them at the road. That was what she was opposed to. The guest house would need more parking spaces. And then the big garage they would build would make worse the views they had already ruined.

Present and sworn was Ms. Morgan Farley, 14 Bluejay. She wanted to reassure her new neighbors that she was not opposed to the project. She said she loved this area in every way. She wanted to express

her desire for the new garage that would form a lot of the view from my back yard to be less massive and more in keeping with the indigenous side. It would be quite a bit wider than the existing garage and the large unbroken garage door would be more massive and monolithic and modern looking. She wondered if there was a way to modify it to be more harmonious such as having two doors or a style to the door that would break it up in some way. She didn't know what to propose. She pictured herself sitting in her garden and looking west at this. It seemed perhaps there could be a way to make it blend better.

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

Mr. Lyons said the guest house proposed was just adding on to the back. There was a way to back up and head out. The garage was replacing an existing retaining wall so it was bermed into hillside. It could be a two car garage and a few extra feet for the garage door to the west. The owner could add a pattern to the door. It was a sixteen foot door.

Ms. Walker asked if he had considered having two doors instead of one. She felt it would be more attractive.

Mr. Lyons said it was a possibility but they were constrained by the steps to the south that the Board saw at the site visit. To breaking it into two pieces he would have to consult with the owners on that.

Present and sworn was Ms. Beth Shamway, owner, who said that would be okay as long as it would not interfere with the workshop. The only way to fit their cars into the garage was to build a new one. And to sell the home later, they needed a two-car garage. They would consider other designs and were trying to keep it simple.

Mr. Featheringill noted that with two 8' doors the opening would need to be wider but maybe they could set back the workshop to break up that façade.

Ms. Shamway thought that would work.

Ms. Rios asked for the height of the new garage.

Mr. Lyons said it was 12' 2".

Chair Woods asked how high the existing garage was.

Mr. Lyons said it was 12' 2".

Chair Woods asked what the parapet height was.

Mr. Lyons said it was 12-14".

Chair Woods thought it looked higher than that.

Ms. Rios asked if it was possible to lower the new garage a foot.

Mr. Lyons said they could lower the parapet by lowering the ceiling to 8' 6" ceiling and get six to eight inches off the parapet.

Mr. Featheringill moved to approve Case #H 10-098 per staff recommendations with the conditions that the workshop area be set back two feet from the front façade of garage and the new garage door design be submitted to staff for review and approval. Dr. Kantner seconded the motion.

Ms. Rios asked for a friendly amendment to lower the garage by 8" in height.

The applicant was willing to lower it.

Mr. Featheringill accepted six inches lower and the motion passed by unanimous voice vote.

3. **Case #H 10-099.** 100 So. Federal Place. Downtown & Eastside Historic District. Floyd Morelos, agent for Century Bank, owner, proposes to replace original wood doors on a non-contributing commercial building with single-light glass doors. (David Rasch)

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

BACKGROUND & SUMMARY:

100 South Federal Place, also known as Century Bank, was constructed in the Spanish-Pueblo Revival style in 1970. The building was listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to remove two original wood entry doors on the north and south elevations and replace them with single-light glass doors. Both sets of entry doors were located under portals, so that divided lights were not required. The door color would match the blue exterior trim color.

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. Floyd Morelos who had nothing to add to the staff report.

Dr. Kantner asked if the new entry doors were wood.

Mr. Morelos said they were metal doors.

There were no speakers from the public regarding this case.

Ms. Mather moved to approve Case #H 10-099 per staff recommendations. Dr. Kantner

seconded the motion and it passed by unanimous voice vote.

- 4. Case #H 10-100.** 814 Agua Fria. Westside-Guadalupe Historic District. Carlos Pacheco, owner/agent, proposes to demolish a non-contributing residential building. (David Rasch)

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

BACKGROUND & SUMMARY:

814 Agua Fria Street was a single-family residence and free-standing garage that was constructed between 1912 and 1927 in a vernacular manner. The buildings were listed as non-contributing to the Westside-Guadalupe Historic District. Some of the original steel casement windows were present.

The buildings were not an essential part of the streetscape and they were in a very poor state of preservation as shown by the required Building Official's report.

No plans have been provided for new construction at this site.

STAFF RECOMMENDATION:

Staff recommends approval of this demolition request.

Mr. Matt O'Reilly, Land Use Director, introduced two other city employees: Mr. Mike Purdy, Chief Building Inspector and Deputy Police Chief Abram Anaya.

Mr. Purdy said with this property there were code violations dating back to 2006. The property had numerous structural violations and electrical was obviously not up to current code. There were serious concerns with the collapse of the garage in back and the roof on the main structure. He was pretty sure it had a rubble foundation. It had pen tile and frame construction. There were environment problems too with weeds, etc.

Ms. Mather asked if when it was demolished, they would remove all the trash there or just the building.

Mr. Purdy agreed there were junk vehicles and lots of debris. That would be a requirement of the demolition.

Ms. Rios asked if this was in very poor structural condition.

Mr. Purdy agreed. There were concerns with possible collapse. It had a 12" sag in some rooms. This winter it could collapse.

Chief Anaya said he just wanted to illustrate some events there. The Police responded in the last ten years to this location 83 times. He listed some of the reasons and noted that a stabbing resulted in death.

In 2010 alone there were five events and it was eligible for up to condemnation under the current code.

Ms. Rios asked if it was occupied.

Chief Anaya said he was just here to relate that whoever the occupants had been they had a myriad of infractions occur there.

Present and sworn was Ms. Lavonda Pacheco, 8908 Jasper Drive NE, Albuquerque, who said this property had been a great concern. It was vacant and a liquor store was right across the street. She tried to manage it from Albuquerque and her dad actually owned it. They definitely wanted to demolish it in order to eliminate the problems they have had. They planned to put two units on the property afterward.

Present and sworn was Mr. Carlos Felix Pacheco, 139 Sombrio, said many of them went back many years with their family. Since St. Francis Drive came in many things had changed. It was a now and then. The police had checked this property and it had become a nuisance to the community because of the liquor store that they had tried to prevent. There was a better way to manage properties. He wanted to have this Board approve the recommendation that would go to her daughter to improve the property. That was what they wanted to do - improve it.

There were no other speakers concerning this case.

Ms. Rios moved to approve the demolition in Case #H 10-100. Ms. Walker seconded the motion and it passed by unanimous voice vote.

Chair Woods recused herself from the next case and excused herself from the meeting. Vice Chair Rios chaired the remainder of the meeting.

5. **Case #H 10-101.** 1008½ Canyon Road. Downtown & Eastside Historic District. Lorn Tryk, agent for Brett Bachman and Elizabeth Challener, owners, proposes an historic status review for a contributing residential building. (David Rasch)

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

BACKGROUND & SUMMARY:

1008 ½ Canyon Road was a single-family residence that was constructed before 1958. The building was officially listed as contributing to the Downtown & Eastside Historic District. The 1984 Historic Cultural Property Inventory lacks substantive information but suggests a non-contributing historic status.

The applicant has provided evidence of substantial non-historic alterations that calls for an historic status review. The alterations include loss of historic windows and doors, construction of a second-story addition where only a single floor building existed, additions that more than doubled the footprint, and refinishing with elastomeric stucco.

STAFF RECOMMENDATION:

Staff recommends an historic status downgrade from contributing to non-contributing due to substantial non-historic alterations including loss of historic materials, second story massing changes, and multiple additions.

Present and sworn was Mr. Lorn Tryk, 206 McKenzie. He thought Mr. Rasch said most of it. The access to the property had been changed from its historic side. It might have been a mistake on the historic structures map.

There were no speakers from the public regarding this case.

Ms. Walker moved to approve Case #H 10-101 per staff recommendations by downgrading this property to non-contributing. Dr. Kantner seconded the motion and it passed by unanimous voice vote.

6. **Case #H 10-102.** 229 Galisteo Street. Downtown & Eastside Historic District. Robin Hardie, agent for Diana Jones, owner, proposes to construct a 6' high coyote fence to screen a mechanical unit on the south elevation, install a metal arbor at the southwest corner of the building to a height of approximately 9' 3" high, construct a 8' high coyote fence on the north elevation, install shall sail structures on poles that were approximately 14' 6" high where the maximum allowable height was 33' 3", and to install exterior lights and menu boxes on a non-contributing commercial property. (David Rasch)

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

BACKGROUND & SUMMARY:

229 Galisteo Street was a commercial building that was originally constructed as a gas station between 1933 and 1935 in the Mission Revival style. The building has been altered with the replacement of doors and windows and the construction of two additions. The building was listed as non-contributing to the Downtown & Eastside Historic District.

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

1. A 6' high irregular-top coyote latilla fence would be constructed in an "L" shape on the south elevation to screen a ground-mounted mechanical unit. The fence would also conceal an outdoor wait station.
2. An 8' high irregular-top coyote latilla fence would be constructed at the rear of the building to screen the storage area.
3. A steel and wood arbor would be constructed in a triangular area at the southwest corner of the

building. The arbor would be approximately 9' 3" high and stained to match the stucco.

4. Seven "shade sails" would be erected over outdoor seating areas on the south and west sides of the building. The 10 metal poles would be 14' 6" high where the maximum allowable height was 33' 3". Pole color was not specified. The cloth sails would be triangular-shaped and span the spaces between the perimeter fences and the building. The sail color was preferred to be pale green to match existing trim or pale yellow.
5. Two goose-neck light fixtures pointed downward would be installed on the south and west elevations above business signs. The metal fixtures would be matte black in color.
6. Two 3' x 4' menu boxes would be installed on the existing metal perimeter fence. The metal boxes would be dark gray steel and faced with glass.

STAFF RECOMMENDATION:

Staff recommends approval of this application with the conditions that the shade sails be deleted (as they were disharmonious to the streetscape, not a traditional form of shade structure, and not appropriate in style for the Mission Revival architecture) and that the menu boxes be reduced in size to slightly larger than the menu. Otherwise, this application complies with Section 14-5.2(D) General Design Standards and (E) Downtown & Eastside Historic District.

Vice Chair Rios asked about the size of the menu.

Mr. Rasch said she should ask the applicant.

Vice Chair Rios thought the ordinance didn't address shade sails.

Mr. Rasch deferred to recent Santa Fé style, harmony with historic structures.

Ms. Mather asked about the arbor with the triangular shape and what the ordinance had to say about that form.

Mr. Rasch said there was nothing in the code although most were rectilinear.

Ms. Walker noted they were proposing a steel and wood arbor to be stained.

Mr. Rasch though probably only the wood part would be stained.

Present and sworn were Ms. Alea Johnson and Ms. Robin Hardie.

Vice Chair Rios asked if they agreed with the staff's recommendations.

Ms. Hardie said they did and they wanted it to be attractive.

Ms. Johnson said they were open to suggestions from the board.

Ms. Walker said the shade sails were not a historic element and questioned the chocolate color.

Ms. Hardie briefly explained their purpose to provide shade for customers.

Mr. Rasch referred to page 24 and apologized that it was not in color.

Vice Chair Rios asked if they would have customers seated outside. Ms. Hardie agreed.

Ms. Walker said she bought her shade materials for outdoors at Leishmans and said they had held their color. She suggested they might negotiate with Leishmans for shade materials.

Vice Chair Rios asked for the size of their menus.

Ms. Johnson described them and said there were six pages of menu.

Vice Chair Rios asked how they would attach the menu boxes.

Ms. Johnson said they would use angle iron .

Ms. Hardie said it would match in color.

Ms. Walker concluded they would be dark metal. Ms. Hardie agreed.

Ms. Walker asked what the arbor was for.

Ms. Hardie explained that the structure just looked like a gas station there. They were trying to create something that was more harmonious with the proposed function.

Ms. Johnson added that the afternoon sun was quite bright.

Ms. Walker suggested they could deal with bright sun without using metal. Wood was more common in the historic district.

Ms. Johnson said they would be open to that.

Ms. Mather was concerned about the shape of the arbor. Although the building was non-contributing, it was quite visible and contributed to that corner. She recommended making it more square or rectangular.

Ms. Johnson asked if it could jut out from the building Ms. Mather agreed.

Mr. Featheringill concurred with that. A rectangular shaped building should have same shapes for

fenestration. He was not in favor of the 4x6 shade sails and felt the menu boxes were too big. Even 3'x 4' was huge. He thought 2' x 3' would be large enough. The sail shades were totally outside of historic character.

Ms. Mather agreed with Mr. Featheringill that sail forms were not harmonious. Perhaps some simpler type of pergola with canvas going out and pushed back.

Ms. Hardie said they surveyed the awnings in the neighborhood.

Ms. Mather suggested a pergola not fixed to the building but on poles.

Ms. Hardie thought that might work.

Vice Chair Rios felt the sails made the building too busy and urged them to keep it simple. She agreed with Ms. Walker to have something that wouldn't blow over.

Ms. Walker invited them to her office 205 Delgado Street.

There were no speakers from the public regarding this case.

Ms. Mather moved to approve Case #H 10-102 per staff recommendations with the following conditions:

- 1. That there be no shade sails on the property;**
- 2. That the pergola not be triangle but square;**
- 3. That the menu box size be 2' x 3' maximum.**

Mr. Featheringill seconded the motion with a friendly amendment that the pergola design be submitted to staff for review and approval.

Ms. Mather and added that if they were planning any other type of covering, it would have to come back to the Board. The motion passed by unanimous voice vote.

- 7. Case #H10-103.** 125 W. Palace Avenue. Downtown & Eastside Historic District. Don Russell, agent for Horwitch Group, LLC, owner, proposes to replace glazing on a non-contributing commercial building with paired doors. (David Rasch)

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

BACKGROUND & SUMMARY:

125 West Palace Avenue, known as the Elaine Horwitch Gallery, was a commercial building that was possibly constructed in 1921-30. Actually, the building in question appears to be located between 123 West Palace and 129 West Palace as part of 129 West Palace Avenue. The building appears to be listed

as non-contributing to the Downtown & Eastside Historic District on the official historic status map.

The applicant proposes to remodel the building by removing a non-historic set of centered and recessed windows and replacing them with French doors. The doors would match the divided-light pattern and color of the adjacent windows.

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.

Mr. Rasch referred to page 4 in the packet and pointed out that there appeared to be three blocks on this lot. 125 appears to be part of 123 but the overlay didn't fit the lot lines. It appeared to be non-contributing. 123 was contributing.

Present and sworn was Mr. Don Russell who said they were set up for a door to be there. The tenant was giving up the lease next door.

There were no speakers from the public regarding this case.

Ms. Mather moved to approve Case #H 10-103 per staff recommendations. Ms. Walker seconded the motion and it passed by unanimous voice vote.

8. **Case #H 10-105.** 1130 B Camino Delora. Downtown & Eastside Historic District. Mark Hogan, agent for Michael Tankersley, owner, proposes to replace non-historic windows on a contributing residential building, construct a pergola at less than the adjacent parapet height and to replace asphalt single portal roofs with metal. (David Rasch)

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

BACKGROUND & SUMMARY:

1130 B Camino Delora was the rear part of a multi-family residence that was constructed at an unknown date in the Spanish-Pueblo Revival style. The building was listed as contributing to the Downtown & Eastside Historic District, although there was no Historic Cultural Property Inventory in our files and there does not appear to be any historic materials on the building. Perhaps the street-facing building section was an original structure and the addition of Unit B tripled the original footprint.

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

1. Two non-historic windows would be removed at the far south end of the building.

The short and wide single-light fixed pane window on the west elevation would be replaced with one

18" x 18" single-light window and a 4-light window with 5' of wall infill between them.

The single-light triple window on the south elevation would be replaced with a 4-light paired casement window.

2. The shingle-finished shed roofs on the two existing portals at the middle section of the building would be replaced with a "non-reflective metal" finish, although the proposed elevations still show single finish.
3. A 288 square foot pergola would be constructed at 18" lower than the adjacent parapet height on the north elevation of an existing deck above the garage.

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. Mark Hogan, 914 Old Pecos Trail, who said standing seam metal roof was what it should say. The only portion that was contributing was where they wanted to take out the nonconforming windows and put in a more historic style.

Dr. Kantner asked about pergola finish and colors.

Mr. Hogan said the pergola would be built in second phase and they could bring it to staff for approval. The finishes would just match existing.

There were no speakers from the public regarding this case.

Ms. Mather moved to approve Case #H 10-105 per staff recommendations and condition that finishes be brought to staff for review and approval, that the colors match existing and that the roof be a standing seam roof. Ms. Walker seconded the motion and it passed by unanimous voice vote.

I. OLD BUSINESS (Continued)

1. **Case #H-10-085.** 637 Alto Street. Westside-Guadalupe Historic District. Christian Gunter, agent/owner, proposes to remodel a non-contributing multi-family residential building by constructing a 730 sq. ft. addition to an existing second story at 18" lower than the adjacent parapet height. (Marissa Barrett)

Mr. Featheringill moved to take Case #H 10-085 off the table. Ms. Mather seconded the motion and it passed by unanimous voice vote.

Mr. Rasch had already given the staff report and Mr. Gunter was still under oath.

Mr. Gunter said he was the owner and the project was just one room.

Vice Chair Rios asked who designed it.

Mr. Gunter said it was the same guy who designed Vanessies.

Ms. Walker asked if he had a solution for the slanting staircase.

Mr. Gunter said that was his idea and they could remove it. The issue with the parapet could also be addressed.

Ms. Walker commented in looking at the shaded drawing on page 12 that it looked like part of it was out of proportion.

There were no speakers from the public regarding this case.

Dr. Kantner moved to approve Case #H10-095 per staff recommendations with the condition that the slanted staircase be removed. Ms. Walker seconded the motion and it passed by unanimous voice vote.

K. MATTERS FROM THE BOARD

The Board noticed there was still present a man in the audience and Vice Chair Rios asked him what his reason for being at the meeting was.

He said he came regarding the case at 1033 Old Pecos Trail that the posted notice said the HDRB was reviewing at this meeting.

Mr. Rasch explained that the hearing for that case had to be rescheduled because his application was not complete. He believed it would be considered either the 4th Tuesday of November or the second Tuesday of December.

He explained that the applicant got approval to do some remodeling and the city inspector found he had increased the parapet so he would have to come back to have that approved.

Vice Chair Rios added that the agenda was always posted in the New Mexican.

Mr. Featheringill asked Ms. Brennan about the demolition process as approved in Case #H 10-103 and how they could avoid those in the future.

Ms. Brennan explained that in the code there were remedies for distressed properties. Property owners were not permitted to let their property deteriorate. When they didn't live there it was harder to maintain it.

Mr. Rasch said the City had not been enforcing it and wanted to now enforce it.

Ms. Brennan said she and Mr. Rasch went out to look at the headers, etc.

Mr. Rasch said an owner could be cited for failure to maintain property.

Mr. Featheringill shared that Taos was putting serious teeth in their ordinance to deal with that problem.

Ms. Mather pointed out that St. Catherine's was one. Ms. Brennan agreed.

Mr. Rasch asked if the Board would have a quorum for the meeting on the Tuesday before Thanksgiving.

A majority of the Board members could not be present. The scheduled meeting was canceled.

Vice Chair Rios said Mr. Featheringill mentioned a Christmas party and Chair Woods wanted the Board to have one.

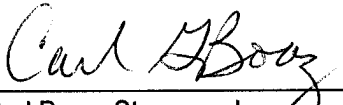
L. ADJOURNMENT

Ms. Walker moved to adjourn the meeting. Dr. Kantner seconded the motion and it passed by unanimous voice vote. The meeting was adjourned at 8:25 p.m.

Approved by:

Sharon Woods, Chair

Submitted by:



Carl Boaz, Stenographer