



Agenda

CITY CLERK'S OFFICE

DATE 7-6-11 TIME 11:10am

SERVED BY Castillo Vique

RECEIVED BY [Signature]

HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, July 12, 2011 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD HEARING

TUESDAY, July 12, 2011 – 5:30 PM

CITY COUNCIL CHAMBERS

A M E N D E D

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: June 14, 2011 & June 28, 2011
- E. FINDING OF FACTS & CONCLUSIONS OF LAW

Case #H-11-038 311 E. Palace Avenue
Case #H-11-041 1379 Upper Canyon Rd.
Case #H-11-026 436 W. Water Street
Case #H-10-038 147 Gonzales Road, #8
Case #H-11-042 1139 Cerro Gordo Road
Case #H-11-043 607 E. Palace Avenue
Case #H-11-044 103 Catron Street
Case #H-11-045 614 & 616 E. Palace Ave.
Case #H-11-046 100 Block of Camino del Compo(E.)
Case #H-11-047 100 Block of Camino del Compo(W)
Case #H-10-011 557 Agua Fria

Case #H-08-102 974 Old Santa Fe Trail
Case #H-11-033 306 Delgado Street
Case #H-11-048 142 Palace Avenue
Case #H-11-049 363 Garcia Street
Case #H-11-052 224 Maynard Street
Case #H-11-014 208A Gonzales Road
Case #H-11-057 1005 E. Alameda St. Unit F
Case #H-11-058 303 E. Berger Street
Case #H-11-054 544 Agua Fria A & B
Case #H-11-055 1047 A Cam. San Acacio

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

1. Case #H-11-066. 400 Block – Guadalupe Street. Landmark Outside of Historic Districts. City of Santa Fe, agent for The Santa Fe Railyard Community Corp., owners, proposes to remodel the exterior of the Santa Fe Depot. (David Rasch).

I. OLD BUSINESS

1. Case #H-11-051. 250 E. Alameda. Downtown & Eastside Historic District. Duty & Germanas Architects, agent for El Castillo Retirement Residences owners, proposes to construct a 5,370 sq. ft. 3-story addition to match existing adjacent height on a non-contributing property. (David Rasch).

2. Case #H-11-056. 420 Hillside Avenue. Downtown & Eastside Historic District. Kate Leriche, agent for Leo Martinez, owner, proposes to remodel a contributing residence by altering windows and doors, installing storm windows, removing a deck, remodeling a non-contributing casita by adding approximately 146 sq. ft. and increasing the height from 8'9" to 10'9" where the maximum allowable height is 15'3" and to increase the street facing yardwall to the maximum allowable height of 62". An exception is requested to alter an opening dimension on a primary elevation (Section 14-5.2 (D)(5)(a)). (David Rasch).

J. NEW BUSINESS

1. Case #H-11-059. 610 Galisteo Street. Don Gaspar Area Historic District. Luis Olivas, agent for Rick Johnson, owner, proposes to cover vigas with copper on a contributing property. (David Rasch).
2. Case #H-11-060. 124 Delgado. Downtown & Eastside Historic District. Richard Horcasitas, agent for Jona G. Armijo, owner, proposes to replace windows, restucco, and repaint trim on a non-contributing property. (David Rasch).
3. Case #H-11-061. 315 Sena Street. Don Gaspar Area Historic District. John Scott, agent/owner, proposes to replace a portal, replace brick coping on a yardwall, construct a 6' high coyote fence, and install gravel and flagstone on a contributing property. (David Rasch).
4. Case #H-11-062. 360 Garcia Street. Downtown & Eastside Historic District. Douglas Maahs, DMC agent for Sean & Elsie Killoran, owners, proposes to replace windows with French doors on a non-contributing property. (David Rasch).
5. Case #H-11-063. 420 Catron Street. Downtown & Eastside Historic District. Jeffrey Schwartzberg, agent/owner, proposes to construct a bamboo fence and gate to 6' high on a non-contributing property. (David Rasch).
6. Case #H-11-064. 743 Dunlap Street. Westside-Guadalupe Historic District. Will McDonald, agent for Alan Capling, owner, requests an historic status review on a contributing property. (David Rasch).
7. Case #H-11-065. 28 Burro Alley. Downtown & Eastside Historic District. Richard Horcasitas, agent for Majed Hamdounis, owner, proposes to install a door and window in the south elevation of a non-statused building, and to install rooftop equipment and a stuccoed screen wall to a height of 14'6" where the maximum allowable height is 25'10". (David Rasch).

K. MATTERS FROM THE BOARD

L. ADJOURNMENT

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Agenda

CITY CLERK'S OFFICE

DATE 6-30-11 TIME 8:30

SERVED BY [Signature]

RECEIVED BY [Signature]

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SUMMARY INDEX
HISTORIC DESIGN REVIEW BOARD

July 12, 2011

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6. <u>Case #H 11-064</u> 743 Dunlop Street	Retained contributing status	22-25
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MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DESIGN REVIEW BOARD

July 12, 2011

A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Design Review Board was called to order by Vice Chair Cecilia Rios on the above date at approximately 5:30 p.m. in the City Council Chambers at City Hall, 200 Lincoln Avenue, Santa Fé, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms. Cecilia Rios, Vice Chair
Mr. Rad Acton
Dr. John Kantner
Mr. Frank Katz
Ms. Christine Mather
Ms. Karen Walker

MEMBERS ABSENT:

Ms. Sharon Woods, Chair [excused]

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Ms. Kelly Brennan, Asst. 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 thought Case #H 11-059 probably should have been under Old Business but decided to leave it under New Business.

Ms. Walker moved to approve the agenda as presented. Dr. Kantner seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES

June 14, 2011

Ms. Walker requested the following changes to the minutes:

Page 7, 3rd paragraph - "He was asked to add language in ~~the~~ their agreement and ~~would~~ enter that in the record. ~~They~~ The DePueys had him add a last sentence for post construction and pre construction." Their name was misspelled further down on the same page.

Page 22, middle of the page - Ms. Walker recommended they read, *Centuries of Santa Fé* by Paul Horgan, especially the chapter "The German Bride."

Mr. Acton requested the following change to the minutes:

Page 12 in the motion he made, condition #1 should say "that the main facade be allowed to remain below the overhang of the pitched roof."

Dr. Kantner requested the following change to the minutes:

Page 25 at the top he offered an amendment that the same design of pergola also be applied to the pergola on top of the club house. He was rejected on that amendment and then it passed by unanimous vote.

Mr. Rasch said his notes indicated Dr. Kantner asked that the housekeeping pergola be redesigned similar to the garden gate trellis; not the one on the club house but the garden gate.

Dr. Kantner was pretty sure it was the club house and it was pointed out to him that structurally that wouldn't work.

Vice Chair Rios requested a change on page 8, paragraph 11, to delete "didn't encroach" and insert "encroached."

There were no other changes to the minutes of June 14, 2011.

June 28, 2011

Mr. Katz requested the following change to the minutes:

Page 25 - "fronted" should be "frosted."

Dr. Kantner requested the following change to the minutes:

Page 16, last paragraph should say, "they had transformers there that would need to be moved."

Ms. Walker moved to approve the minutes of June 14, 2001 and June 28, 2011 as amended. Ms. Mather seconded the motion and it passed by unanimous voice vote.

E. FINDING OF FACTS & CONCLUSIONS OF LAW

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Ms. Walker said Case #H 11-055 said the project met exception criteria but there were no exception criteria submitted for that case.

Mr. Rasch agreed.

Ms. Walker moved to approve all Finding of Facts and Conclusions of Law as submitted except Case #H-11-055 with the sentences concerning exception criteria deleted. Dr. Kantner seconded the motion and it passed by unanimous voice vote.

F. COMMUNICATIONS

There were no communications.

G. BUSINESS FROM THE FLOOR

Present and sworn was Mr. Dave McQuarie, 2997 Calle Cerrada, who said he had comments

regarding the first administrative item, Case #H-11-066 - Santa Fé Railroad Depot exterior additions. He cautioned that if the City did anything to the exterior and or the interior of the building, there were current discrepancies for ADA that must be addressed. He also wanted to advise this Board that staff did not include the Santa Fé Depot in the City's current ADA Transition Plan and that must be included.

Vice Chair Rios thanked him for his input and for always reminding the Board of ADA requirements.

Present and sworn was Ms. Stefanie Beninato, P.O. Box 1601, who was present to talk about the inadequacy of the notice posting for 610 Galisteo. She showed photos to the Board to demonstrate that the notice was not properly posted so that people could see it from the street. She stated when the pictures were taken (July 8th, 9th and 10th). She said they were required to post the notice for 14 continuous days before the meeting but it was not there during that whole time. It was only visible on six of those days so the notice was inadequate. Today it was finally posted on a tree that was much more prominent. She asked that the Board postpone this case so the applicant could provide adequate notice.

Vice Chair Rios asked Mr. Rasch to respond.

Mr. Rasch said the inspector went out the day after the posting had to be up and took a photograph then. They then went out and took pictures the day after receiving the complaint and the poster was up then. So the two photos showed the notice posted in a visible place. Although it was accessible on those two days when staff went there, no staff worked on weekends so it could have been down at other times.

Ms. Brennan said the date on the back of the pictures indicated they were taken on July 3rd and the rest were in the evening of July 8, 9 and 10. It was possible the posting fell down but hard to tell. The agenda was in the newspaper so for a new application or preliminary review, it met the requirement.

Vice Chair Rios asked Ms. Brennan if she felt the Board could hear the case then. Ms. Brennan agreed but the Board could always make the decision.

Mr. Acton asked what the first day was for the poster to be up.

Mr. Rasch said the code required notice 15 days before the hearing. The second day was Wednesday two weeks ago on June 29th.

Mr. Acton concluded it was up for at least 5 days and it was photographed twice during those days and definitely for a long period prior to the first photograph of it being down.

Vice Chair Rios thought it might have been blown down.

Ms. Brennan said Ms. Beninato's photographs were taken on July 3rd in the morning and on 8, 9 and 10 in the evening. So that was four days. So at least four days.

Mr. Acton said to Ms. Beninato that it was some consolation that she was a neighbor and it could have

blown down.

Ms. Beninato said she called Mr. Rasch that morning to say it was down. That notice was at the top of the door on the Wednesday after the meeting. The owner was not a resident but a part time resident. He took it down and put it in such a way that it could not be seen. She talked with him and he refused to put it back. It was leaning against the door on the ground. She went by there every day and saw it was down all day long. It was not blown down and not vandalized. Where you saw it today was the first day it was prominent from the street. Other people might have come tonight if they had seen the notice.

H. ADMINISTRATIVE MATTERS

Vice Chair Rios noted that the Board had ten cases on this agenda and asked everyone to make their points concise so they could get through the agenda.

Vice Chair Rios announced to the public that anyone wishing to appeal a decision of this board had fifteen days after the approval of findings of fact and conclusions of law for that case.

1. **Case #H-11-066.** 400 Block of Guadalupe Street. Landmark Outside of Historic Districts. City of Santa Fé, agent for The Santa Fé Railyard Community Corporation., owners, proposes to remodel the exterior of the Santa Fé Depot. (David Rasch).

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

BACKGROUND & SUMMARY:

400 Block of South Guadalupe Street, known as the Atchison, Topeka, and Santa Fé Railroad Depot, was constructed in 1909 in the Mission Revival style. The building is listed as a landmark outside of historic districts.

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

1. The trim and exterior ceiling will be repainted to match existing blue and white colors respectively.
2. The Convention Center and Visitors Bureau will be occupying the facility and propose to install signage on both the east and west elevations. The signs are designed with three colors, one of which is close to the blue trim.
3. The Police Department will operate a satellite office in the facility and need to install an emergency call box on the east elevation. The box will be 9" x 15" and has some standard colors on it.
4. Two infrared video cameras will be installed on the east elevation.

5. Two additional signs will be installed for the Police Substation on the east and west elevations. The design, size, colors, locations, etc will be discussed at the hearing.

STAFF RECOMMENDATION:

Staff recommends approval of this application with the condition that the four signs should not overwhelm the historic integrity of the structure.

Mr. Chip Lilienthal said the City was asking for approval of the four of the items. The signs were left to the Board for suggestions on size, color and design. Currently the signs were on hooks and not permanently attached.

Vice Chair Rios asked how visible the security cameras and dome would be.

Mr. Lilienthal said they were dark domes about 5" in diameter. He didn't have pictures of them and said they would be mounted under the overhang.

Vice Chair Rios asked about the emergency call boxes.

Mr. Lilienthal said a call box would be on side of Tomasitas. It had big letters that said emergency call and would use traditional colors. It would be toward the south side right next to the door and very visible. There would be no box on the railroad track side.

Ms. Walker said since they would have four signs, two on each side, she wondered if they could be a more modest size. Mr. Lilienthal agreed.

Ms. Walker noted the signs in the packet were 18" x 36" She felt 36" was too wide.

Mr. Acton agreed. The sign there was about 48" wide. The width of doors and windows were consistent. The sign would be about the width of the door or the two single hung windows.

If they put the sign over the door at the width of the door, there was a down light that would illuminate it at night. That was his thought.

Ms. Walker thought that was good and have it flush with the building and hung so it would not interfere with the stucco.

Vice Chair Rios asked if there was no decision on the lettering.

Mr. Lilienthal said that was not done yet. The logo would be included.

Mr. Acton recommended dark turquoise in the graphics of the sign to match the building and do the frame in that color. He was okay with it sitting on the wall but it would look cheap if it was not substantial.

Ms. Walker said it needed to be made of wood.

Mr. Acton suggested it have a visible edge thickness of one inch. The Police sign could be above one door and the Visitor Center sign above the other at the same length as the width of the stucco shadow. It should have a white background.

Mr. Lilienthal said the CVB logo had red and blue in it.

Mr. Rasch thought the trim should be a different color.

Ms. Walker thought the background should match the stucco color.

Mr. Lilienthal said having it match meant no one would see it.

Mr. Katz liked what Mr. Acton suggested. It would almost look like a transom.

Ms. Mather asked if the police substation sign would be the same size as the visitor center sign.

Mr. Lilienthal agreed they would be same size and use the same three colors but no logo on the police sign. They would be made of wood with red and blue colors, matching trim and black lettering.

Ms. Mather asked if they didn't intend to repaint the building trim now.

Mr. Lilienthal agreed and clarified that there was no blue or white trim on this building.

PUBLIC COMMENT

Present and sworn was Ms. Gayla Bechtol 1813 Hano Road, who raised a point of order. She said the procedures called for the applicant to bring a complete set of proposed plans and there should be a set here to view. Asking the Board to design the sign was not appropriate.

There was a preservation plan for the Santa Fé Depot done in 2009 by Mac Watson. There were major deficiencies at the Depot and she presumed those would need to be corrected.

She thought his recommendation would be useful for the Board to recommend that a rehabilitation project be started for the Depot so that the order for corrections would be done correctly. The depot might be in danger of the aesthetics being changed without going through that rehabilitation process. She hoped the Board would recommend the City follow that plan.

Present and sworn was Ms. Suby Bowden, 333 Montezuma Avenue, who was present to speak to three issues on this project.

At the time the City proposed taking over the lease at the depot there were conversations with SHPO

and the City of Santa Fé. Specifically, a letter on February 25th went to Richard Czoski, David Rasch, Mac Watson, Suby Bowden, Gayla Bechtol and Pilar Cannizzaro. At that time essentially SHPO and NM HPD were assured in writing that the transfer no physical alterations would take place that were not in keeping with the MOU.

At this point, she believed that SHPO and HPD were not given the required 30 days to review those proposals. So she proposed the City draw up the signs and submit them for their review prior to any action being taken at this meeting.

Secondly she spoke to the signs themselves. On page 58 in the packet was the sign drawing. If this drawing was to scale, the signs shown were almost equal in height to the SANTA FÉ sign on the depot and 3/4 of the length. She was shocked that signs this big were being proposed and that they would be white and hanging loose to swing in the wind. Thirty six inches was still far too large compared to the Santa Fé sign. The Santa Fé sign should be the dominant sign. She also believed they should be the color of the building. They also could be temporarily mounted on the glass if SHPO and HPD approved. She went by there regularly and knew that you could see any signs in the windows or doors so she asked the Board to reject these designs and cut the size in half.

Also it would be worthwhile to send the domes, etc to SHPO and clarify that no trim work would be repainted in this project.

Ms. Beninato agreed with both speakers. The procedures needed to follow due process. When the Board did exceptions and did not follow due process it was a problem. The City needed to come forward with the plans to show what they would look like. They should have been drawn. There were changes to the building that the Board should be discussing. The Board had rejected others who asked the Board to design things. The applicant needed to come in with everything finished and visible so the public could see it. This was a very important structure and the City needed to be extremely careful with possible changes to it.

Present and sworn was Mr. Richard Horcasitas, 228 South St. Francis, who said he did consulting to help people navigate through the approval process. He had helped Albuquerque sign companies understand the Santa Fé code. In Section 14-8.10 it addressed signs. They could have no more than 3 colors and black and/or white which were not considered colors. One of the colors must be the color of the building. That was a challenge but must be held to.

Present and sworn was Ms. Pilar Cannizzaro, Historic Preservation Division (HPD) architectural reviewer who was charged with review of all projects including the Santa Fé Depot. A few years ago the City of Santa Fé and the Railyard Corporation entered into a Memorandum of Understanding (MOU) with the HPD addressing all the activities at the Railyard and proposed restorations, demolitions rehabilitations of all the buildings within that site. As part of the Memorandum of Understanding, some specific agreements were set for the City landmarks which were the Depot and the Gross-Kelly Warehouse. Although she agreed in principle with what some others had said, there were specific items in the MOU about how they must be done.

She quoted from the MOU that all projects involving land mark buildings would follow the HDRB process and might include SHPO review of the proposal. She clarified that it would go through the City's procedures first, then be reviewed by Mr. Czoski for the Railyard Corporation and then to SHPO for concurrence.

SHPO needed to see official plans from the City. Every other project in the Railyard had been submitted by Mr. Czoski.

She actually went to visit the site with the consultant and saw the things being proposed. She believed the signs could be smaller - four of them make a large area. She would like to see the signs on a pedestal instead of having a permanent attachment to the building.

Vice Chair Rios thanked Ms. Cannizzaro. Each person had very valid comments. During the process of designing the signs she was feeling uncomfortable. The applicant did need to come forward with a complete set of plans. It was awkward for the Board to design. The Board could give directions but not to do the design. The landmarks in Santa Fé were the utmost highest designation and Ms. Cannizzaro was correct. The City should speak with SHPO and in the end; everyone was a winner because you heard other viewpoints. And the Board hears them and could make a decision. In her opinion, it should be tabled and referred to SHPO.

Mr. Acton concurred. As an Administrative Matter he asked what the Board was to do.

Mr. Rasch said it was an action item for the Board. He added that Ms. Cannizzaro clarified that SHPO did not have the thirty day review requirement for the landmark buildings. Mr. Lilienthal came and talked to her and she deferred to the H Board.

Mr. Acton told Mr. Lilienthal that the points made by the speakers were the ones that should be included in the design. The Board was acting as facilitator toward the solution. It now fell on the City to use that information for a proposal to the Board.

Mr. Lilienthal said bringing a sign to the Board would have opened up discussion. He could now bring back a sign for approval.

Ms. Mather asked him to please bring it back in color scale drawings so the Board would understand how they would look.

Mr. Lilienthal said he would do that.

Ms. Walker asked if he could bring the camera. Mr. Lilienthal agreed.

Ms. Walker said she would like to see how the call box would look. Mr. Lilienthal agreed.

Ms. Walker asked if the call box could be painted the color of the building.

Mr. Lilienthal said he would check.

Mr. Katz asked why it had to be on the building.

Mr. Lilienthal said it was a money problem. On the building it would cost \$2700 but three and a half times that much on a pedestal. People in trouble wouldn't be looking to Tomasitas.

Vice Chair Rios asked if he was in contact with SHPO.

Mr. Lilienthal said he contacted the SHPO Deputy Director, Ms. Dorothy Victor, who deferred totally to Ms. Cannizzaro at HPD. The exterior would be with the HDRB.

Vice Chair Rios summarized that the Board just needed the three things he proposed and didn't plan to do anything else to the outside of the building.

Mr. Lilienthal agreed. He also had the rehab plan and would bring a complete restoration plan but possibly with grant money and not just city money according to Mac Watson's recommendation.

Present and sworn was Mr. Doug Maahs, 2108 Calle Tecolote, who said 3.5 times 2700 was 9450.

Mr. Katz moved to postpone Case #H 11-066 and have it come back with the dome, camera and call box along with the sign design and to have the sign available to SHPO and to indicate where these items were going on this building. Ms. Walker seconded the motion.

Mr. Acton asked for a friendly amendment that the call box be separate or adjacent to the building if it was the same price. Mr. Lilienthal said it would be the more expensive price.

The motion passed by unanimous voice vote.

I. OLD BUSINESS

1. **Case #H-11-051.** 250 E. Alameda. Downtown & Eastside Historic District. Duty & Germanas Architects, agent for El Castillo Retirement Residences owners, proposes to construct a 5,370 sq. ft. 3-story addition to match existing adjacent height on a non-contributing property. (David Rasch).

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

BACKGROUND & SUMMARY:

250 East Alameda Street, known as El Castillo, was constructed in the Spanish-Pueblo Revival style in

1963 with additional structures in the late 1990s. The buildings are listed as non-contributing to the Downtown & Eastside Historic District.

On June 28, 2011, the HDRB postponed action pending submittal of a redesign that mitigates the vertical massing.

Now, the applicant proposes to construct a 5,370 square foot three-story addition to match existing adjacent height. The building massing and all finishes would match the existing conditions. The applicant made changes that address the Board's concerns. On the south projecting wing, a balcony breaks up the vertical elevation and reduces the height. On the southwest elevation, the third floor portal roofs were removed and a canopy is proposed.

STAFF RECOMMENDATION:

Staff recommends approval of this application as complying with Section 14-5.2(E) Downtown & Eastside Historic District.

Ms. Mather asked Mr. Rasch if both south and west had the canopy.

Mr. Rasch explained that the proposed canopy could be seen on two elevations but it was the same canopy.

Present and sworn was Mr. Michael Duty, 404 Kiva Court, who said he had essentially supplied what they discussed at the last meeting two weeks ago. The Board asked him to provide the balcony and adjust the interior space so it would work and to take off the top floor portal where the canopy was now located.

Vice Chair Rios asked if they were going to have open space where this addition was going.

Mr. Duty said the open space wouldn't be changed. This was being built over the parking lot so they would have the same amount.

Vice Chair Rios asked how many units this would house.

Mr. Duty said the top floor would have 8 units of assisted living. The second floor would have ten new units of nursing care and a couple would be modified so he would call it 12. But the net increase was ten residents since some were going from double to single occupancy.

Mr. Acton asked what the material for the canopy structure would be.

Mr. Duty said it would be a solid color polymer material so it would be long lasting. They didn't want to attract the eye to it so probably a beige or light tan color. It was not a party space so it would be a neutral color.

Mr. Acton asked if the metal railing was dark grey.

Mr. Duty said it would match existing which was dark olive.

Mr. Acton asked if the horizontal member of the awning might be a metal material.

Mr. Duty said it would be awning material.

Ms. Walker thought the existing south elevation didn't have a good architectural undulation. She asked if he could make that more interesting.

Mr. Duty said this was 50-60' back from the street and it was not a continuous elevation. He took that one elevation and made the undulation to match the other facade. The rest were quite small related to the scale of the building.

Mr. Acton asked for the width of the new deck.

Mr. Duty said it was 10½'.

Mr. Acton thought it should be as functional as possible.

Mr. Duty said on the surface he agreed but the interior was not that big. There was a hallway in there. The unit was usable but small.

Mr. Acton said the Board was not specific about the deck but the applicant did what the Board asked.

Ms. Mather agreed - reducing that solid facade on the south made a big difference. Her only concern at present was the depth of the awnings and how it was cantilevered out there. It was hard to tell and could be just an exaggeration on the drawing.

Mr. Duty said it covered about 90% of the patio and that was a sun issue.

Dr. Kantner thought the pergola looked pretty big.

Mr. Duty said the pergola was not much of a structure unless covered with vines and that wasn't possible so they might have some umbrellas up there. He didn't think it should stand out or be bright.

Dr. Kantner asked for the depth of the deck.

Mr. Rasch said the problem was that it was on an angle.

Vice Chair Rios said it was introducing an element that wasn't there now.

Mr. Duty explained that they had a roof last time which was in conformance with what was there. If the awning wasn't acceptable he could go back to the roof.

Mr. Katz was not very pleased with this in looking at the south elevation. He understood what Mr. Duty said about it last time. The set back he did for assisted living gave that same feeling but the other one didn't achieve it. He just didn't think the canopy matched what was there.

Mr. Acton said given the ambiguity of the canopy, one option would be a pergola structure with lattice work to filter out 50% of the sun. Up at that height it could mimic the corbel/beam arrangement below. That was not an anomalous third floor structure. This was what happened with an ambiguous submittal. They were looking for consensus and specifics would give them a handle on what the Board was looking at.

Mr. Rasch showed with the previous submittal on the south elevation what was proposed and what was revised. It was a massing issue. The Board had the option of looking at a portal there or a pergola.

Mr. Duty had reservations about that process. What he submitted originally was totally approvable and he didn't want to hold up the project with this debate. If they could receive approval without the awning they could come back later with some options. He didn't mind studying that at all and there might be coverings they could do elsewhere on the building. They could solve the problem in many ways but he thought he was doing what the Board asked for. He felt like the original was the right thing to do. Taking that off was not wrong. He could come back with detail to address that.

Mr. Acton appreciated that Mr. Duty came here in the spirit of cooperation.

Vice Chair Rios thanked Mr. Duty too.

She asked what was publicly visible from DeVargas.

Mr. Rasch showed where the canopy would be seen.

Mr. Duty said the canopy was back about 70' and obscured by mature trees. They offered some shade.

PUBLIC COMMENT

Ms. Beninato said she didn't think a canopy was at all traditional and a portal or having nothing would be much more in keeping with traditional design. She was concerned about taking up so much space in the parking lot.

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

Ms. Mather moved to approve Case #H 11-051 with the stipulation that the canopy be removed and the rail color match existing and that the applicant return later to the Board for a portal like structure on that elevation. Dr. Kantner seconded the motion and it passed by unanimous voice

vote.

2. **Case #H-11-056.** 420 Hillside Avenue. Downtown & Eastside Historic District. Kate Leriche, agent for Leo Martínez, owner, proposes to remodel a contributing residence by altering windows and doors, installing storm windows, removing a deck, remodeling a non-contributing casita by adding approximately 146 sq. ft. and increasing the height from 8'9" to 10'9" where the maximum allowable height is 15'3" and to increase the street facing yardwall to the maximum allowable height of 62". An exception is requested to alter an opening dimension on a primary elevation (Section 14-5.2 (D)(5)(a)). (David Rasch).

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

BACKGROUND & SUMMARY:

420 Hillside Avenue is a single-family residence and free-standing casita that were constructed in a vernacular manner in the 1930s. The primary residence is listed as contributing to the Downtown & Eastside Historic District and the north and east elevations may be considered as primary. The casita is listed as non-contributing.

On June 28, 2011, the HDRB postponed action pending submittal of an exception request to alter an opening on a primary elevation and to reconsider the height of the front yardwall.

Now, the applicant proposes to remodel the property with the following six items.

1. The north and east primary elevation historic windows will be repaired and maintained and storm windows will be installed on the exteriors along with storm windows on the west elevation.
2. A window on the east elevation will be removed and replaced with a door with a slight change to header height and no change to opening width. An exception is requested to alter the opening dimension on a primary elevation (Section 14-5.2(D)(5)(a)) and the required criteria responses were at the end of this report.
3. Windows and window locations on the south elevation and secondary east elevation will be altered and the wooden deck leading to the second floor will be removed.
4. A 146 square foot addition will be constructed on the northeast corner of the casita. The exterior character and finishes will match existing conditions.
5. The height of the casita will be increased from 8'9" to 10'9" where the maximum allowable height is 15'3".
6. The front yardwall is damaged and deteriorated. The wall will be increased to the maximum allowable

height of 62" in most areas. A short area of step down is proposed around the pedestrian gate.

EXCEPTION TO ALTER PRIMARY ELEVATION OPENING DIMENSION

1. Do not damage the character of the district.

- a. This is at the lower level and not damaging to the streetscape.
- b. New door will match adjacent door to north lower level bedroom.

Staff response: Staff is in agreement with this statement.

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

- a. The owner is changing the main house from 2 separate living units to one 2-level residence. A new interior stair will be provided.
- b. In order not to walk thru the lower level bedrooms to the exterior, a new door is required at the lower level sitting area. This way people upstairs can use the interior stair to access the lower level and then step outside to the yard or car.

Staff response: Staff is in agreement with this statement.

3. Strengthens 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.

This new door allows for a good functioning building egress in case of fire and general use of the house as a single-family residence. Bringing the main house back to an owner occupied single-family residence will strengthen the "feel" of the neighborhood.

Staff response: Staff is in agreement with this statement.

4. Special conditions and circumstances which are peculiar to the land or structure, not applicable to other properties in the related streetscape.

Parking is at the lower level, not the street level. People in the main house will be able to go down the interior stair, thru the lower level sitting area (not bedrooms) to the exterior and car parking area. During winter time when icy and snowy conditions exist, this will be a less hazardous way for the residents to exit the house and get to their cars.

Staff response: Staff is in agreement with this statement.

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to alter an opening dimension on the primary east elevation. Otherwise, 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 Ms. Kate Lerich, 1334 Pacheco, who had nothing to add to the staff report.

There were no speakers from the public regarding this case.

Mr. Katz moved to approve Case #H 11-056 and finding the responses for exception criteria were accepted. Ms. Mather seconded the motion and it passed by unanimous voice vote.

J. NEW BUSINESS

1. **Case #H-11-059.** 610 Galisteo Street. Don Gaspar Area Historic District. Luis Olivas, agent for Rick Johnson, owner, proposes to cover vigas with copper on a contributing property.(David Rasch).

Ms. Walker moved to postpone Case #H-11-059 to the next meeting on July 26 for continuous posting of the notice. Mr. Katz seconded the motion.

Mr. Katz asked if the owner was available to do the posting. Mr. Rasch said the consultant would do the posting.

The motion passed by unanimous voice vote.

2. **Case #H-11-060.** 124 Delgado. Downtown & Eastside Historic District. Richard Horcasitas, agent for Jona G. Armijo, owner, proposes to replace windows, restucco, and repaint trim on a non-contributing property. (David Rasch).

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

BACKGROUND & SUMMARY:

124 Delgado Street is a single-family residence that was constructed in approximately 1920 in the Spanish-Pueblo Revival style. The building is listed as non-contributing due to alterations, including the replacement of historic windows with aluminum windows.

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

1. Non-historic and non-compliant to the 30" rule windows will be removed and replaced with 30" rule compliant windows on the east, south, and west elevations. The windows will be bronze in color.

2. The building will be restuccoed with El Rey cementitious "Madeira."

STAFF RECOMMENDATION:

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

Present and previously sworn was Mr. Richard Horcasitas. He showed pictures of one of the windows. They were replaced sometime in the mid 80's with simple aluminum sliders. Her goal when she purchased it was to bring it back to original condition. So the windows were more in keeping and she would restucco the house. He then quoted from Don Quixote.

Vice Chair Rios asked if the color Madeira was same as the existing color.

Mr. Horcasitas it was very similar.

Vice Chair Rios asked if he was installing true divided light windows.

Mr. Horcasitas said they were simulated divided lights. The big window would have a fixed piece in the middle with sliders on either side. He agreed that windows other than sliders were available but she liked the functionality of sliders. They would have divided lights.

There were no speakers from the public regarding this case.

Dr. Kantner moved to approve Case #H-11-060 as recommended by staff. Mr. Acton seconded the motion and it passed by unanimous voice vote.

3. **Case #H-11-061.** 315 Sena Street. Don Gaspar Area Historic District. John Scott, agent/owner, proposes to replace a portal, replace brick coping on a yardwall, construct a 6' high coyote fence, and install gravel and flagstone on a contributing property. (David Rasch).

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

BACKGROUND & SUMMARY:

315 Sena Street is a single-family residence that was constructed between 1930 and 1936 in the Territorial Revival style. The building is listed as contributing to the Don Gaspar Area historic district and primary elevation(s) have not been determined. The front, south elevation portal appears to have been constructed sometime after 1982, since it does not appear in the image on the Historic Cultural Property Inventory from that date.

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

1. The front portal will be repaired or replaced as needed. Replacement materials will match existing conditions.
2. The residence will be restuccoed to match the casita, but the material and color was not specified.
3. The front yardwall will be repaired including the replacement of the brick cap and restuccoing.
4. A coyote fence will be constructed on the lot interior between the residence and the casita. The maximum allowable height is 6'
5. Brick pavers will be removed from the driveway and replaced with flagstone and crushed gravel.

STAFF RECOMMENDATION:

Staff recommends approval of this application with the condition that the stucco type and color shall be approved before a building permit application is submitted and that another site visit should be considered to assess primary elevation(s) before a request to replace windows can be heard. Otherwise, this application complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (H) Don Gaspar Area Historic District.

Ms. Mather asked if it was a front pergola and not a portal. Mr. Rasch agreed.

Ms. Mather didn't understand changes to the windows.

Mr. Rasch clarified that windows were not part of their request.

Ms. Mather asked if the Board could decide the primary elevations at this meeting. Mr. Rasch agreed but had not looked at a recommendation.

Ms. Walker asked if he would replace or repair the pergola.

Mr. Rasch said it was not historic and the top pieces were metal.

Present and sworn was Mr. John Scott who showed a picture of the slats at the top which were tubular steel and very heavy. Each one weighed about 20 pounds. They actually lay in this pergola. They wanted to keep that element but the vertical members were poor quality. They wanted to maintain the shape and size and to use those steel members. The pergola fit just over the dimensions of the porch.

Vice Chair Rios asked what type of stucco he would use.

Mr. Scott explained that the house was painted recently. He understood there was a way to make the

paint go away and put on stucco. The house went through a period of abuse by an absentee owner and the next owner turned it into a short term rental and painted many of the surfaces. So he wanted to revitalize it.

Vice Chair Rios asked what the original stucco color was.

Mr. Scott said the wall was never stuccoed but just painted that pink color. He was not sure of the original color. He thought the wall was built at the same time of the pergola in late 1990's.

Mr. Acton said he was seeing repaired or replaced as needed and looked at the drawings that were difficult to interpret. With an application like this he was not sure what the Board was approving. It gave a lot of discretion for the owner.

Mr. Scott said this was a repair. The wall was in good shape - so it was repair.

Mr. Acton said what the applicant just said helped enormously - remove the paint and expose the block and restucco. But that was not in writing. So he asked which block he was taking paint off.

Mr. Scott clarified it further for him.

Mr. Acton you were going to repair the brick or remove it entirely.

Mr. Scott said he wanted to use a single course coping as he submitted in writing.

Mr. Acton asked what the course would look like. There were a number of different details that would be instructive for the Board to consider.

Vice Chair Rios asked if the wall presently had two courses.

Mr. Scott said it didn't match the house and was done about 2000 - not well done.

Vice Chair Rios asked if he was not touching the brick on the house. Mr. Scott agreed.

Mr. Katz asked if he was matching what was on the house. Mr. Scott agreed.

Dr. Kantner asked if he would consider just removing the brick coping on the wall. The gate might be better by removing the brick coping altogether.

Mr. Scott said the front door entry could not be seen and was not symmetrical. It was done with mortar which has deteriorated which was where the repair came in.

Vice Chair Rios asked Mr. Scott if he liked the idea of removing the coping.

Mr. Scott said he didn't dislike it but thought it would have been better to have the brick coping.

Vice Chair Rios asked Mr. Rasch if the wall was historic.

Mr. Rasch was quite sure the wall was not historic.

Ms. Walker said the Board recommended cementitious stucco.

Mr. Scott agreed.

Ms. Mather noted that this house had not come before the Board for its changes over the years and that made it difficult for the Board to know the history of the building and for Mr. Scott as the owner. Many of those things didn't come to Board but she asked him in the future to please take the HDRB into account before making any changes.

Mr. Scott appreciated that. The house went through a major addition in the back. The only reason he added the wall and the pergola was that the work process had stopped when he became the owner.

Ms. Mather was also concerned about the coyote fence with the level top. She explained to Mr. Scott that the Board always specified irregular tops for coyote fences.

Mr. Acton was feeling comfortable with the brick coping. It was there. He thought he agreed with Mr. Scott's idea that it didn't need to be as heavy as it was now. But the Board needed some more information from him.

Regarding the portal, he asked if Mr. Scott wanted to cover the roof.

Mr. Scott said he was not changing the pergola design and it would have no roof.

PUBLIC COMMENT

Ms. Beninato said she liked this tubular steel material being used. The applicant was addressing the uprights with traditional vertical. It couldn't really be seen it form the street and it did allow light to come into the building. Her other concern was the coyote fence in the back. It was actually six feet tall. All over town there was eight foot fencing and no one seemed to get it. It should stay at six feet.

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

Dr. Kantner moved to approve Case #H 11-061 as recommended by staff with the following conditions:

- 1. The pergola changes be brought to staff for review and approval;**
- 2. The stucco for the wall and building match, be cementitious and color to be approved by staff**
- 3. The brick coping on the wall be approved as discussed (one course) and allowing the applicant to remove the coping if he desired.**

Mr. Katz seconded the motion.

Ms. Mather asked for a friendly amendment that the coyote tops be irregular not to exceed six feet.

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

4. **Case #H-11-062.** 360 Garcia Street. Downtown & Eastside Historic District. Douglas Maahs, DMC agent for Sean & Elsie Killoran, owners, proposes to replace windows with French doors on a non-contributing property. (David Rasch).

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

BACKGROUND & SUMMARY:

360 Garcia Street is a single-family residential building that was constructed in the late 20th century in the Spanish-Pueblo Revival style. The building is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to remodel the property by removing windows on the east elevation and installing French doors in the same location. The doors will not be 30" compliant, but they are not publicly visible and they will match other single-lite windows on the building.

STAFF RECOMMENDATION:

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

Present and previously sworn was Mr. Douglas Maahs who had nothing to add to the staff report.

Ms. Mather asked if the color of the doors would match existing. Mr. Maahs agreed.

There were no speakers from the public regarding this case.

Ms. Walker moved to approve Case #H 11-062 as submitted. Mr. Katz seconded the motion and it passed by unanimous voice vote.

5. **Case #H-11-063.** 420 Catron Street. Downtown & Eastside Historic District. Jeffrey Schwartzberg, agent/owner, proposes to construct a bamboo fence and gate to 6' high on a non-contributing property. (David Rasch).

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

BACKGROUND & SUMMARY:

420 Catron Street is a commercial property that was constructed at an unknown date, perhaps as an auto repair shop with multiple garage doors. Significant alterations occurred in 1989 and the property is used as a restaurant today. The building is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to remodel the property by constructing an outdoor seating area to the south of the building. A bamboo latilla fence and pedestrian gate was installed without approval or a permit. The maximum allowable height for this interior lot location is 8' on a commercial property.

STAFF RECOMMENDATION:

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

Present and sworn was Mr. Jeffrey Schwartzberg, 1476 Avenida de las Americas, who had nothing to add to the staff report.

Ms. Walker commented that bamboo was a very old material but not typical for this area. She asked what his reason was.

Mr. Schwartzberg said it was a soft material and conducive to a restaurant setting. It was affordable and attractive.

Ms. Walker added that it also let breezes through.

Dr. Kantner asked if there was any bamboo fencing in this district.

Mr. Rasch said it was not a traditional material but the code was not that specific. Wood was allowed but the code didn't say bamboo was not allowed.

PUBLIC COMMENT

Ms. Beninato said she went to this area a lot but didn't know where this was.

Mr. Rasch said it was right next to the building next to the UPS building.

Ms. Beninato said there once was a metal fence and she felt this was more attractive but the Board was approving it after the fact.

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

Ms. Mather moved to approve Case #H 11-063 per staff recommendations. Dr. Kantner seconded the motion.

Ms. Walker reminded the applicant that further changes must come to the Board beforehand.

The motion passed by unanimous voice vote.

6. **Case #H-11-064.** 743 Dunlap Street. Westside-Guadalupe Historic District. Will McDonald, agent for Alan Capling, owner, requests an historic status review on a contributing property. (David Rasch).

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

BACKGROUND & SUMMARY:

743 Dunlap Street is a single-family residence that was originally constructed as a three-room structure by 1912 in a vernacular manner with brick coping remaining on the rear west elevation. Ignacio Ortiz, a former owner, added most of or the entire remaining footprint in 1936 with a Spanish-Pueblo Revival style. Historic metal casement and wooden double hung windows are present. Historic doors appear to have been replaced.

The 1958 aerial image is very difficult to interpret whether or not the front portal was constructed by 1958. Or, the aerial imagery is inconclusive because the portal may have been constructed sometime between historic 1958 and non-historic 1966. The portal appears to be of historic date, especially given the lack of maintenance.

Since the historic districts ordinance recognizes that buildings change over time, those changes can be of historic value. When a building has changed over time and those changes are not harmonious, that is the character of the building and it represents a record of changing tastes or fads.

STAFF RECOMMENDATION:

Staff recommends retaining the historic status of contributing for this structure since it retains historic material and tells a story of alteration through time.

Vice Chair Rios asked about primary facades.

Mr. Rasch said the street facing elevation was on the south. It had historic wood windows and casement windows and a unique portal. The east had historic windows and formerly had protruding vigas

that were cut off without permission. The north elevation was not visible and the west had the original brick coping although in bad condition. It was not publicly visible. So it was difficult. He recommended the south and east facades as primary. It was borderline for alterations but had historic integrity.

Vice Chair Rios asked if the historic footprint was intact.

Mr. Rasch said there were several additions. While the brick coping showed, it could be primary but he didn't it warranted three primary elevations.

Mr. Acton sympathized. The Pueblo Revival was classic Acoma Pueblo but the other side had brick coping that was Territorial style. So it had two distinct personalities. One scenario would be to consider one or more sides primary. He trusted the owner was aware of it.

Mr. Rasch explained to the applicant that as a contributing structure, there were limits on additions.

Present and sworn was Mr. Will McDonald, 438 Arroyo Tenorio.

Vice Chair Rios asked if he agreed with staff recommendations.

Mr. McDonald said he disagreed but they were still friends. He agreed it was a borderline case and it was complicated. It was a sensitive issue to downgrade status because the Board would have less control over the building.

They could talk about the old brick coping. He pointed to the original footprint.

Mr. Rasch said the original footprint was shown on page 11. He pointed it out on the site plan.

Mr. McDonald said the survey was done by Spears. What was worthy of preservation and what was the cost and benefit to owner and neighborhood and city was the question to consider. What do we preserve and how?

The front facade of this building, was said to be built in 1936. The owner made additions at the time of the survey. The windows were added later. There was the decrepit portal there. In preserving the story he asked if they were doing what was best for the neighborhood and the city.

Whatever happens here, he would be back presenting details of what he proposed to change. If no downgrade was granted he would ask for exceptions. He read part of his application letter.

This was a great old neighborhood on Dunlap. There were a lot of nice buildings historic and not historic. This was one of the ugly ducklings of the city and the Board would be preserving its ugly duckling appearance if you kept it contributing.

Mr. Acton was of a mind to maximize the flexibility. .

Ms. Mather commented that part of what happened was that each of the facades was very different and with all of the changes it was hard to know how it contributed to the neighborhood in this condition. She was inclined to say because of all the changes that it should be non-contributing.

Mr. Katz shared some of those feelings. He really liked the west facade with the coping but to say it was contributing to the neighborhood was something he couldn't say. The south facade was not interesting at all. The east was interesting. But he wasn't sure.

Vice Chair Rios noticed on the HCPI it said the building was constructed in the 1920's .

Mr. Rasch said the historic addition was 1936.

Mr. McDonald said the original building was from 1912.

Vice Chair Rios pointed out this was a vernacular style home and they had a very distinct story. They tell you who built it without a lot of means and probably didn't have the ability to have the same windows at the same time. She felt the Board had the ability to preserve vernacular style homes. A lot of people felt vernacular homes were not worth of preservation and she disagreed.

At the beginning of last century this was built by a person of humble means. It was a particular style and represented the people who lived there. People remodel and come here and the Board works with them to fulfill their dreams in a satisfactory way to the owner but continues the historic status.

Ms. Walker agreed. She lived in a vernacular on Abeyta that started out as a dance hall and things moved along. It was now significant. She leaned toward contributing and have them bring exceptions.

Mr. McDonald loved the stories that buildings told and agreed it was one of the values of historic preservation but here that needed to be balanced with the neighborhood. It was a borderline case. He respected that opinion.

PUBLIC COMMENT

Ms. Beninato said as a historian working in Historic Preservation for 30 years and having a doctorate she would say that there were historic houses with no primary facades. This house was definitely historic and definitely vernacular and needed to be preserved in spite of concerns when it was not so attractive.

She suggested that the facades not visible from the street were not primary. She felt it should be more comfortable but that was not preserving character.

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

Mr. McDonald cited the purpose of the code which included the word "attractive" with qualities relating

to appearance. If the code was too rigid, it eroded what they were doing here.

Vice Chair Rios said that was why when people wanted to improve the property the Board was here to consider it. The Board wanted people to live in these houses.

Mr. Acton moved in Case #H 11-064 to agree with staff to retain its contributing status and designate the east elevation as the primary elevation. Ms. Walker seconded the motion and it passed by a 3-2 majority voice vote with Ms. Mather and Mr. Katz voting against.

7. **Case #H-11-065.** 28 Burro Alley. Downtown & Eastside Historic District. Richard Horcasitas, agent for Majed Hamdounis, owner, proposes to install a door and window in the south elevation of a non-statused building, and to install rooftop equipment and a stuccoed screen wall to a height of 14'6" where the maximum allowable height is 25'10". (David Rasch).

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

BACKGROUND & SUMMARY:

28 Burro Alley is a single-story smaller rectangular building that was constructed at an unknown date and the existing south elevation of the building has no fenestration or articulation. There is no historic status assigned to the property in the Downtown & Eastside Historic District.

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

1. A door and window will be installed on the south elevation. The windows appear to have divides to comply with the 30" rule. The wooden door and surround will be an antique.
2. A maroon-colored cloth awning will be installed over the new window on the south elevation.
3. Existing and/or new mechanical equipment on the roof will be screened with a stuccoed wall that rises above the parapet by approximately 4'. The building height with the screen will be 14' 6" high where the maximum allowable height is 25' 10".

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, height scale and massing and (E) Downtown & Eastside Historic District.

Ms. Walker asked Mr. Rasch if the applicant brought the depth dimension of the maroon awning to him.

Mr. Rasch said all he knew was that it would match existing.

Ms. Mather asked if he had an illustration of this antique door.

Mr. Rasch said it was in the drawing and was seen on the site visit there today.

Mr. Horcasitas said that it would become functional.

Mr. Katz noted when the Board was there today there were a couple of satellite screens to the far right and this showed the parapet screen was to be in the middle of the building so he was confused.

Mr. Rasch said they could ask the applicant.

Mr. Horcasitas (previously sworn) said it would screen the new equipment and they were seeing about moving the old equipment. The satellite dishes could easily be moved. There was an evaporative cooler that might be more of a challenge.

Vice Chair Rios asked about the awning.

Mr. Horcasitas said on the San Francisco side was on corner it was 42" and the one above the new window was 36".

Vice Chair Rios asked about the door.

Mr. Rasch said it was Moorish or Moroccan. The Moorish quality was in harmony with the Lencic and not mimicking it.

Vice Chair Rios asked if the windows had divides. Mr. Horcasitas agreed.

Mr. Acton said on the visit it was apparent what was not apparent in the photo an existing parapet line on the adjacent building. The screen being proposed around the equipment didn't seem to connect with that adjacent parapet structure but should come up to it.

Mr. Rasch pointed it out and agreed it would be possible to have that screen be contiguous with the parapet there.

Mr. Horcasitas said they wanted to locate the screen in the middle of the building. In order to minimize the mass of it but it could run clear across to the parapet. He agreed to look at that.

Mr. Acton said it could also screen some of the background noise behind the project that way.

PUBLIC COMMENT

Ms. Beninato said the awning on this building should not use arresting colors. That changed without Board approval. They were ugly and looked like a carnival. There were many signs all over the building like

the hostess station. This building had become much more of a carnival looking building and less and less like it fit in. She was opposed to any more awnings. If someone looked at the archives they could find the actual date of the building and what its status should be.

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

Mr. Acton agreed with Ms. Beninato on the awnings.

Mr. Acton moved to approve Case #H 11-065 with the following conditions:

- 1. That the rooftop appurtenance screen extend to meet the parapet line of the adjacent building;**
- 2. That the existing Moorish door be incorporated into the south facade;**
- 3. That the proposed awnings be omitted.**

Ms. Walker seconded the motion and it passed by unanimous voice vote.

K. MATTERS FROM THE BOARD

Mr. Acton said he met with Robert Jorgenson at the water department and he wanted to ask staff and the Board to give him a color for the box.

Mr. Rasch said the Board stated it should match the wall behind it.

Ms. Walker added that it was to be site specific.

Mr. Rasch said Mr. Jorgenson agreed to provide the color swatches to him.

Mr. Acton thought it was a rather unique engagement with Public Works. They would paint them on site. So the boxes would be up and Mr. Rasch would pick the color and the Water Department would paint them. These boxes would be up in the next ten days.

Ms. Walker asked how soon afterward they would paint them.

Mr. Acton didn't know.

Mr. Rasch said he drove by there so he would call him on the day after they were installed.

Mr. Acton asked about the coyote fence screen issue.

Mr. Rasch said if the painted boxes were still obtrusive then staff would provide direction.

Mr. Katz asked if the screen on Palace that was approved by staff had been appealed yet.

Mr. Rasch said he still needed to contact them.

L. ADJOURNMENT

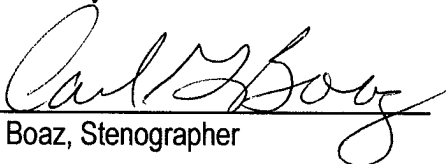
Ms. Walker moved to adjourn the meeting. Ms. Mather seconded the motion and it passed by unanimous voice vote.

The meeting was adjourned at 8:05 p.m.

Approved by:

Cecilia Rios, Vice Chair

Submitted by:



Carl Boaz, Stenographer