



Agenda

DATE 9/18/12 TIME 9:50a

SERVED BY Cecilia King

RECEIVED BY [Signature]

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, September 25, 2012 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, September 25, 2012 at 5:30 P.M.

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: September 11, 2012
- E. COMMUNICATIONS
- F. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-12-070 138 Elena Street
Case #H-11-071 568 Garcia Street
Case #H-12-072 Garcia Street

- G. BUSINESS FROM THE FLOOR
- H. ACTION ITEMS

1. Case #H-09-050. 949 Santander Lane. Downtown & Eastside Historic District. Will McDonald, agent for Eric Rowland, owner, proposes to amend a previous approval to remodel a non-contributing property by constructing a 79 sq. ft. pergola to 9'2" high and a 204 sq. ft. pergola to 9'4" high. (David Rasch).
2. Case #H-11-051. 250 E. Alameda. Downtown & Eastside Historic District. Duty & Germanas Architects, agent for El Castillo Retirement Residences owners, proposes to amend a previous approval to construct a 5,370 sq. ft. addition on a non-contributing property. (REHEARING). (David Rasch).
3. Case #H-12-073. 947 Camino Santander. Downtown & Eastside Historic District. Deena Perry, agent/owner, proposes to construct an approximately 51'-long, variable height coyote fence with gate and attached 7'8" high wood structure at this non-contributing residence. An exception is requested to build a pitch roof (Section 14-5.2 (D)(9)(d)). (John Murphey).
4. Case #H-12-074. 1402 A Cerro Gordo. Downtown & Eastside Historic District. Architectural Alliance Inc., agent for Valarie Allyn Binas, owner, proposes to construct an approximately 546 sq. ft., 12' high carport, build an overhang over an existing door, re-stucco and construct a 390' long combined street and boundary coyote fence at this non-contributing residence. (John Murphey).
5. Case #H-12-075. 1005 E. Alameda Unit C. Downtown & Eastside Historic District. Lorn Tryk Architects, agent for Natalie Fitz-Gerald, owner, proposes to replace metal railing with a stucco yardwall, construct additional yardwalls, and enclose a portal at this non-contributing residence. (John Murphey).

6. Case #H-12-076. 738 Agua Fria Street. Westside-Guadalupe Historic District. Mary Leonard, agent/owner, proposes to build a 1,600 sq. ft., single-story, single-family residence and construct a 5' high coyote fence with a gate in front of a contributing house. (John Murphey).

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 for more information regarding cases on this agenda.

Persons with disabilities in need of accommodation or an interpreter for the hearing impaired should contact the City Clerk's office at 955-6520 at least five (5) working days prior to the hearing date. Persons who wish to attend the Historic Districts Review Board Field Trip must notify the Historic Preservation Division by 9:00 am on the date of the Field Trip.



Agenda

DATE 9/4/12 TIME 1:45p
SERVED BY Camille Vogt
RECEIVED BY SSC

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HISTORIC DISTRICTS REVIEW BOARD
September 25, 2012

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MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

September 25, 2012

A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Chair Sharon Woods on the above date at approximately 5:30 p.m. in the City Council Chambers, 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. Sharon Woods, Chair
Ms. Cecilia Rios, Vice Chair
Mr. Rad Acton
Dr. John Kantner
Mr. Frank Katz
Ms. Karen Walker

MEMBERS ABSENT:

Ms. Christine Mather [excused]

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Mr. John Murphey, Senior Historic Planner
Ms. Kelley Brennan, Assistant City Attorney [arriving later]
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 announced that agenda item #2 was postponed by the applicant.

Mr. Katz moved to approve the agenda as amended. Ms. Rios seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES: SEPTEMBER 11, 2012

Ms. Rios requested the following changes to the minutes:

On page 5, 8th paragraph it should read, "Here the footprint had not been changed and changing windows without changing the openings was not substantial."

She asked to delete the tenth paragraph on page five.

On page 11 under Matters from the Board, it should say "there was painting on a garage" (not ~~the~~ garage.)

Ms. Walker on page 5, second sentence, felt the pop up should be inserted before significant.

Mr. Acton requested a change on page 6, ten lines down should say, "Mr. Acton said it seemed like each part had distinctive but uniform window types. There were at least three windows types of the styles which suggests lack of integrity."

And three lines below that, it should say, "Mr. Acton agreed it was an incremental growth process characterizing many houses built in the thirties and forties. This house did seem to express those additions in a high manner but he agreed that it lacked cohesion."

Ms. Walker moved to approve the minutes of September 11, 2012 as amended. Dr. Kantner seconded the motion and it passed by unanimous voice vote.

E. COMMUNICATIONS

There were no communications.

F. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #H-12-070 138 Elena Street

Ms. Walker said the finding should be because it lacked historic integrity.

Case #H-11-071 568 Garcia Street

Ms. Walker said in the conclusions of law it should say it could have an exposed beam if desirable to the applicant.

Case #H-12-072 343 Garcia Street

There were no changes.

Ms. Rios moved to approve the findings of fact and conclusions of law for these cases as amended. Ms. Walker seconded the motion and it passed by majority voice vote with Mr. Katz abstaining.

G. BUSINESS FROM THE FLOOR

There was no business from the floor.

Chair Woods announced to the public that anyone wishing to appeal a decision of the Board could file an appeal within 15 days after the Findings of Fact and Conclusions of Law were approved.

H. ACTION ITEMS

1. **Case #H-09-050 949 Santander Lane.** Downtown & Eastside Historic District. Will McDonald, agent for Eric Rowland, owner, proposes to amend a previous approval to remodel a non-contributing property by constructing a 79 sq. ft. pergola to 9'2" high and a 204 sq. ft. pergola to 9'4" high. (David Rasch).

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

BACKGROUND & SUMMARY:

949 Santander Lane is a single-family residence that was constructed in the Spanish-Pueblo Revival style in the 1960s. There have been numerous non-historic alterations to the building and it is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to construct two free-standing pergolas in the south garden. One is visible from the front yard wall.

A 204 square foot pergola was constructed in wooden elements without approval or a permit to a height of 9' 4". The pergola will have a hanging light fixture at the center, but the design has not been

submitted. The conduit will be painted to match the brown stain color.

Another pergola is proposed that will be located at a barbeque grille area further back on the property. It will be 79 square feet and 9' 2" high in stained wood. However, this pergola will be associated with a stuccoed wall and it will not have carved corbels like the front pergola.

STAFF RECOMMENDATION:

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

Present and sworn was Mr. Will McDonald, 488 Arroyo Tenorio, who corrected their plan. Instead of a hanging light in the pergola it would be a hanging electric fan painted flat black and on the posts of the main pergola would be some sconces. His client didn't have the cut sheets but he agreed to submit them to staff for approval.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H-09-050 per staff recommendations and a condition that a fan be installed instead of the hanging light and that the sconce design be submitted to staff for review and approval. Mr. Acton seconded the motion and it passed by unanimous voice vote.

2. **Case #H-11-051. 250 E. Alameda.** Downtown & Eastside Historic District. Duty & Germanas Architects, agent for El Castillo Retirement Residences owners, proposes to amend a previous approval to construct a 5,370 sq. ft. addition on a non-contributing property. (REHEARING). (David Rasch).

This case was postponed by the applicant to October 23, 2012.

3. **Case #H-12-073. 947 Camino Santander.** Downtown & Eastside Historic District. Deena Perry, agent/owner, proposes to construct an approximately 51'-long, variable height coyote fence with gate and attached 7'8" high wood structure at this non-contributing residence. An exception is requested to build a pitch roof (Section 14-5.2 (D)(9)(d)). (John Murphey)

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

BACKGROUND & SUMMARY:

Situated at the bend of Camino Santander, the subject house is a one-story, single-family residence exhibiting a mixture of the Territorial and Spanish-Pueblo Revival styles. Constructed in c.1966 with subsequent additions, it is noncontributing to the Downtown and Eastside Historic District.

Project

The applicant erected the following structure without HDRB review.

The structure consists of an approximately 44'-long section of new coyote fence, which includes a small roofed shelter and a latilla covered panel gate.

The coyote fence is made of large-diameter latilla fir poles running between 5'-3" and 5'-10" in height. While the poles are cut straight, the applicant is agreeable to rework them to have irregular tops.

Near the center of the fence is a 10'-wide steel panel gate covered with latilla poles. This provides vehicular access to the back portion of the property.

East of the gate is a small, approximately 56 sq. ft. roofed structure designed to provide shelter for the applicant's UPS deliveries. It is framed with wood covered with latilla pole walls and sheltered by a slightly pitched tin roof. The floor is made of stone; recycled Mexican doors are used at its north opening.

The new fence replaced an earlier coyote structure with a vehicular panel gate and a wire pedestrian gate. It is located approximately 51' north of Camino Santander and is visible from the street.

While there are three ancillary structures on the property with pitched roofs, there is insufficient pitch in the streetscape to allow for the roof of the shelter. Therefore, the applicant requests an exception under Section 14-5.2 (D)(9)(d).

Exceptions Responses

(I) Do not damage the character of the streetscape;

The little structure is balanced and symmetrical. It uses the characteristic coyote fence material and is low. It is set back 50.5 feet from street. It adds to the character of the neighborhood.

Staff agrees with response.

(ii) Prevent a hardship to the applicant or an injury to the public welfare;

I put this pass through structure because UPS now will not go through gate and leave packages, boxes under portal. After my break in and robbery in March, there is no way I can have them leave out in the open by the gate any boxes and packages that you can see as you are driving down street. I also do not want them wet or sitting in snow, so need to cover little area and have them tucked behind coyote fence look.

- (iii) 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;

This little structure blends with the pitch of territorial window molding already existing at that height. It is low and part of a fence and not part of the house. The symmetrical small pitch allows tucked hidden areas both sides of opening. It makes it look as if it belongs and is not ridge vertical/horizontal aesthetic. It is an old look and more commodious. It is very low and well integrated and set far back of old materials as were available.

Staff agrees with response.

- (iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape;

Rain, Snow and the new rules of UPS and the high crime rate in our area necessitate creative solutions to make property livable.

Staff neither agrees nor disagrees with response.

- (v) Are due to special conditions and circumstances which are not a result of the actions of the applicant; and

New rules means UPS will not go through gate. I did not make rules, but it now leaves me very vulnerable. I also can not be there 24/7.

Staff neither agrees nor disagrees with response.

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

This pitch integrated with the Territorial style of house that has around all windows symmetrical pitched details in the molding. It is low and a charming landscape pass through with the symmetrical quality that is part of that period of architecture. It is clearly just part of the fence and adds a little romance and care that is also typical of the period. It is a little more and not just a little less...in effort, in style, in integration, in period compatibility, in charm. It is appropriate and feels that way. All the neighbors love it and are grateful that I am caring for property making it nicer for all of us.

Staff agrees with response.

STAFF RECOMMENDATION:

Staff recommends approval of this application, as it complies with Section 14-5.2 (D)(9), General

Design Standards (Height, Pitch, Scale and Massing), and (E), Downtown and Eastside Historic District, with the condition that the fir poles are reworked with irregular tops. In the main, staff believes the applicant has met the exception to build a pitch roof under Section 14-5.2 (D)(9)(d).

Present and sworn was Ms. Deena Perry, 947 Camino Santander, who pointed out the little structure was in the midst of the fence and not attached to a building or house. She explained that the UPS would not enter her drive and left packages at the driveway so she wanted to put the wall back out so the packages wouldn't be seen from the street and have less potential of them being stolen.

Ms. Walker wondered if the poles being used would not lend themselves to irregular tops.

Ms. Perry thought that would look incoherent. She had lived there 33 years and every neighbor was happy that she finally got it fixed up. It contributes to an aesthetic that is pleasing.

Ms. Rios asked about public visibility.

Mr. Murphey said it was visible from the street. There were three cars parked there at times. He believed the top of the fence could be straight.

Ms. Perry said the fences would be covered with vines and flowers so the tops would not be very visible anyway.

Mr. Acton thought she had found a solution for the large green trash can problems. It would offer concealment.

Ms. Perry agreed that was where the trash barrels were hidden.

There were no speakers from the public regarding this case.

Ms. Walker moved in Case #H-12-073 to accept the criteria responses for the exception and to approve it with a change in staff recommendations that the latillas of the fence have even tops. Mr. Acton seconded the motion and it passed by unanimous voice vote.

- 4. Case #H-12-074. 1402 A Cerro Gordo.** Downtown & Eastside Historic District. Architectural Alliance Inc., agent for Valarie Allyn Binas, owner, proposes to construct an approximately 546 sq. ft., 12' high carport, build an overhang over an existing door, re-stucco and construct a 390' long combined street and boundary coyote fence at this non-contributing residence. (John Murphey).

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

BACKGROUND & SUMMARY:

Situated on a rise overlooking the Santa Fé River valley, the 4,464 sq. ft. house is built around a large courtyard. Single-story and constructed of adobe and frame, the south façade is its dominant elevation with its large wall of glass.

Originally constructed in 1959 as an "L" framing the courtyard, in 1981 major additions designed by artist/designer Ronald Robles were added to the north and west elevations. A separate Board-approved project in 1999 allowed windows and doors to be replaced on the east and west elevations.

The modern Spanish-Pueblo Revival house is noncontributing to the Downtown and Eastside Historic District.

Project

The applicant proposes a remodeling project consisting of the following items:

Carport

Construct an approximately 546 sq. ft., 12'-high carport across the non-historic portion of the north elevation.

The open, wood post-and-beam structure will have stuccoed parapets across the north and east elevations. It will include a wood overhang on its west elevation, extending over an entry on the northwest corner of the house.

The structure will have a concrete floor; stucco and wood trim will match the house.

Fences

Replace approximately 390 linear feet of existing fence.

Along Cerro Gordo Road, replace a deteriorating, approximately 5'-5" average height partial wire and coyote fence with a new 5'-high latilla pole structure.

Along east property line, replace a non-historic wire fence with a 6'-high coyote fence.

Both sections will have irregular cut tops with their stringers facing inward.

STAFF RECOMMENDATION:

Staff recommends approval of this application, as it complies with Section 14-5.2 (D)(9), General Design Standards (Height, Pitch, Scale and Massing), and (E), Downtown and Eastside Historic District.

Present and sworn was Mr. Eric Enfield, 612 Old Santa Fé Trail, who confirmed that this was a Ronald Robles house and he actually lived there and the garage was converted into an exercise and guest room. That was the reason his clients needed the carport to park in the back and have them under cover. They were also matching the post and beam construction with existing. The overhang would be 4 feet deep and 16 feet long. The coyote fence would have staggered tops and they would try to utilize existing posts. He included photos from Cerro Gordo and the nice landscaping along there so they probably will leave the posts.

There were no speakers from the public regarding this case.

Mr. Katz moved to approve Case #H-12-074. Dr. Kantner seconded the motion and it passed by unanimous voice vote.

5. **Case #H-12-075. 1005 E. Alameda Unit C.** Downtown & Eastside Historic District. Lorn Tryk Architects, agent for Natalie Fitz-Gerald, owner, proposes to replace metal railing with a stucco yardwall, construct additional yardwalls, and enclose a portal at this non-contributing residence. (John Murphey).

Chair Woods recused herself and left the room. Vice Chair Rios chaired the remainder of the meeting.

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

BACKGROUND & SUMMARY:

Located in the Alameda Compound, 1005 East Alameda, Unit C is a large, single-story, single-family modern Spanish-Pueblo Revival house constructed in the 1990s. It is noncontributing to the Downtown and Eastside Historic District.

Project

The applicant proposes a remodeling project that consists of the following items:

Portal Enclosure

Move existing set of three French doors from wall plane of south portal to edge of structure, thereby enclosing the space. The doors will maintain their same position and will be framed by a new stucco-clad wall. The current exposed beams and posts will be covered as part of the change. Stucco will match existing house. The portal—as is the house—not visible from Alameda.

Walls

Replace approximately 26'-5" of existing low steel railing along private drive with stucco-clad block wall.

The new block wall—measuring 5' in height with taller posts placed at 13'-5" intervals—will continue south along property line following the slope of the terrain. This section, totaling approximately 52', will include five openings of differing dimensions holding decorative wrought-iron grilles.

A second stucco-clad block wall will begin behind the new wall and continue down the slope to meet an opening to a pedestrian path. The opening will hold an "antique" wood gate.

A third section of wall will frame two parking spaces on the west and south elevations.

The latter two sections are sparer in design and do not include the posts or decorative grilles.

Landscaping

The project will include installing flagstone-and-grass paths flanking the east and south elevations making up the southeast corner of the house. The flagstone will be buff and arranged as irregular-cut steps. Finally, two parking spaces will be created with their floor surfaced with buff flagstone.

STAFF RECOMMENDATION:

Staff recommends approval of this application, as it complies with Section 14-5.2 (D)(9), General Design Standards (Height, Pitch, Scale and Massing), and (E), Downtown and Eastside Historic District.

Dr. Kantner asked for the maximum height of that wall.

Mr. Murphey said the maximum height was six feet.

Present and sworn was Mr. Lorn Tryk, 206 Mackenzie Street who had nothing to add to the staff report but brought pictures of an iron panel to be used in the design.

Vice Chair Rios asked if there was no public visibility. Mr. Tryk agreed.

Ms. Walker asked for the dimension of the iron insert.

Mr. Tryk said they would be approximately 2x3 feet and each on varied somewhat. He had larger drawings for the Board to see if they wanted.

Mr. Acton said on the field trip it appeared the street sloped a lot. The wall reflected the slope of the street and he asked if that deliberate rather than step at the pilaster.

Mr. Tryk said it was getting very busy looking. That would have been his preference but it didn't work out.

There were no speakers from the public regarding this case.

Dr. Kantner moved to approve Case #H-12-075 as proposed Ms. Walker seconded the motion and it passed by unanimous voice vote.

- 6. Case #H-12-076. 738 Agua Fria Street.** Westside-Guadalupe Historic District. Mary Leonard, agent/owner, proposes to build a 1,600 sq. ft., single-story, single-family residence and construct a 5' high coyote fence with a gate in front of a contributing house. (John Murphey).

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

BACKGROUND & SUMMARY:

The subject property is the undeveloped north portion of an approximately 0.25-acre parcel located along the south side of Agua Fria Street.

The south portion of the property contains the 19th century Marcus and Nicolasa Gutierrez House, an L-plan dwelling contributing to the Westside-Guadalupe Historic District and listed on the New Mexico State Register of Cultural Properties.

The undeveloped portion fronts the street and is covered with grass and a few low shrubs. A fieldstone retaining wall, varying in height from 32" to 42", defines the north edge of the lot.

Project

House

The applicant proposes to build a 1,600-square-foot, single-story, single-family residence technically called a guest house.

Arranged as an L-plan, the house is designed in the minimal Spanish-Pueblo Revival style. It will reach a height of approximately 11'-7", below the maximum 16'-1" allowable building height for the address. Slight change in drawings - no crawl space on a slab but >>>

The house will be fenestrated with aluminum-exterior, multi-light casement windows clad in the "Desert Sand" color—a light shade of gray. It will be clad with a traditional three-coat cementitious stucco in the approved El Rey "Hacienda" color. Will include entries but color not chosen for tiles.

The roof plan includes six 24"x16" double-dome skylights that will not be visible from a public way.

Two patios are to be included on the north side of the house. They will be enclosed with 59"-high coyote fence and floored with flagstone.

Fence along street

A coyote fence will be erected approximately 3' behind the existing stone retaining wall.

The fence will reach a height of 59", the maximum allowable height for the address. The latillas tops will be cut in an irregular fashion with the stringers facing inward. Stucco-clad square pilasters with rock bases will be arranged at 10' intervals.

A gate (specific design not provided) will be installed at the bottom of the existing steps.

The fence will continue along the east and west sides of the property.

STAFF RECOMMENDATION:

Staff recommends approval of this application with condition that unspecified design elements be reviewed by staff, as it complies with Section 14-5.2 (D)(9), General Design Standards (Height, Pitch, Scale and Massing), and (I), Westside-Guadalupe Historic District.

Vice Chair Rios asked what the color in the staff report referred to.

Mr. Murphey explained the roof tile pattern design and color had not been chosen.

Present and sworn was Ms. Mary Leonard, 728 Agua Fria Street, who said the tile will be clay, orange and 12" by 22". She had no sample with her.

Ms. Walker asked if there would be any exterior lights on the building.

Ms. Leonard check with her architect.

Present and sworn was Mr. Moises Solis, 2414 Sandrin Street, who said there would be lights at the sides of three French doors and the fixtures would match more or less those around the neighborhood. He agreed to bring the exact and shape and everything.

Mr. Acton said the drawings did not reflect a support system for the roof tiles and he didn't see any detail anywhere. He asked for some verbal description of that since it was an important aspect.

Mr. Solis said it would be a 4/12 pitch sloping one way to cover doors from winter. They would be supported by 4x4s and on one would be like eaves and the other one would have posts.

Mr. Acton asked Mr. Murphey if he was willing to evaluate those.

Mr. Murphey said he was comfortable with that.

Vice Chair Rios asked if it would have anything on the roof.

Mr. Solis said it would have four canales but no HVAC and the skylights would be hidden behind the parapets.

Ms. Walker reminded the applicant that the allowable fence height was 59" and with irregular tops it meant the highest latilla could not exceed 59".

Mr. Solis agreed - 59" and shorter.

Dr. Kantner asked about the finish of the chimneys on the roof.

Mr. Solis said they will be the color of the stucco.

Mr. Acton said along Agua Fria the fence looked like there were existing steps with the fence going across the steps and a fill piece and asked for clarification.

Mr. Solis said they were trying to protect the property and keep people from sleeping there. It will be on the bottom of the steps and four inches up from the sidewalk.

Mr. Acton asked what would happen then with the gate.

Mr. Solis said it would just stop there. The dimensions of the gate were shown but he could make a detail drawing if needed.

Vice Chair Rios said that would have to be submitted to staff.

Mr. Katz asked if there was going to be a gate at the steps at the fence.

Moises said the only gate would be at the driveway.

Mr. Katz asked if he could just put in rock there at the steps instead of a gate there. Mr. Solis agreed.

Ms. Leonard confirmed that was what they initially wanted to do there.

PUBLIC COMMENT

Present and sworn was Ms. Barbara Cohen, 726½ Agua Fria who had a question about access. She wanted to know where the drive would be because she thought the parking area would be by her bedroom window. There is a pad there right now. Light would come right into her windows and another neighbor was right on the street whose windows are right there. She added that there was already lots of traffic on the alley.

Mr. Murphey noted that the parking plan went through Planning and four spaces were required.

Ms. Leonard said further up the street across from the main house was a large city street light that goes on at night. So she was not proposing any other lighting there. The only lighting proposed was behind the patio and simple lights on the door there that wouldn't affect her. Those doors will be under the portal and behind a wall.

Ms. Cohen clarified that the parking pad at the back belonged to a neighbor property.

Ms. Brennan reminded the Board about the limits of its jurisdiction. The lighting and parking is regulated by zoning and not by this Board.

Ms. Cohen said the driveway is 13' back from the street.

Ms. Solis pointed out where the fence ended. He measured it and staked it this morning and confirmed it with the neighbor. He said although it might appear that Ms. Leonard parks on the neighbor's property they share the wall.

Ms. Cohen said from the drawing it looked like it was 13'. Mr. Solis agreed. After that it was a wire fence.

Mr. Acton saw the pilaster walls marching up the driveway and it looked like they would be driving between the pilasters and parking by that fence.

Mr. Solis said they were 13' away from the property line. Beyond the fence they were not doing anything. All the houses on the other side had no footage for the driveway so he was leaving 3 feet on the inside all the way around.

Ms. Cohen said the other line was actually the wall of their houses. It was very narrow there.

Mr. Acton clarified with Ms. Brennan that the fence part was an important part of the streetscape and that was all he was trying to bring up.

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

Dr. Kantner moved to approve Case #H-12-076 as proposed with conditions that any new design elements not discussed be brought to staff including lighting and a sample of the clay tiles and acknowledging that the steps in the wall will be filled with stone to match existing, posts will be added and the design brought to staff for review and approval.

Ms. Walker seconded with the conditions that no latillas would exceed 59", it would have uneven tops and the skylights would not be visible publicly. Ms. Walker agreed those were friendly and the motion passed by unanimous voice vote.

I. MATTERS FROM THE BOARD

Mr. Acton commented regarding the parking issue that he had been coming to HDRB meetings for the last 25 years. It was often a place where neighbors come to address those concerns because it was the only public forum and neighbor to neighbor issues got negotiated here and it didn't take an excessive amount of time.

Ms. Brennan said she was less concerned about that but was concerned that HDRB not take action on any of that.

Vice Chair Rios didn't agree with Mr. Acton's point of view.

Ms. Brennan said there should also be no conversations at the podium as the recorder couldn't follow easily what was being said.

J. ADJOURNMENT

Mr. Katz moved to adjourn the meeting. Mr. Acton seconded the motion and the meeting was adjourned at 6:22 p.m.

Approved by:

Sharon Woods, Chair

Submitted by:


Carl Boaz, Stenographer