



Agenda

CITY CLERK'S OFFICE

DATE 10-17-12 TIME 9:01A

PREPARED BY Camille Vesp

RECEIVED BY P. O'Neil

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, October 23, 2012 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, October 23, 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 25, 2012
- E. COMMUNICATIONS
- F. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-09-050	949 Santander Lane	Case #H-12-075	1005 E. Alameda Unit C
Case #H-12-073	947 Camino Santander	Case #H-12-076	738 Agua Fria Street
Case #H-12-074	1402A Cerro Gordo		

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

1. Case #H-05-179. 257, 259, 263, 267, and 269 Las Colinas Drive formerly 200 Gonzales Road. Downtown & Eastside Historic District. Lorn Tryk Architects, agent for Piedra Partners LLC, owners, proposes to construct 5 single family residences: 257-2,817 sq. ft. at 16'4" high; 259-2,658 sq. ft. at 16'1" high; 263-2,742 sq. ft. at 16'6" high; 267-2,749 sq. ft. at 15'3" high; and 269-3,260 sq. ft. at 15'10" high. (David Rasch).
2. Case #H-10-012. Santa Fe River Parkway. Downtown & Eastside Historic District. Meghan Bayer of Santa Fe County Open Space, agent for City of Santa Fe, owner, proposes to install a 76" high "El Camino Rael" wayside exhibit in the Park. (David Rasch).
3. Case #H-11-117. 621 Old Santa Fe Trail. Downtown & Eastside Historic District. Wayne Lloyd, agent for David Lamb, owner, proposes to amend a previous approval to remodel a non-contributing commercial building. (David Rasch).
4. Case #H-09-012. 526 Galisteo Street. Don Gaspar Area Historic District. Christopher Purvis, agent for Jennifer and Martin Rios, owners, proposes to infill a portal with non-permanent material and to construct an 812 sq. ft. dining tent at approximately the same height as the contributing structure. Three exceptions are requested to infill a historic portal (Section 14-5.2(D)(4)), to construct a pitched roof where a pitch is not allowed (Section 14-5.2(D)(9)(d)), and to use plastic for construction materials (Section 14-5.2(H)(1)(a) and (f)). (David Rasch).

5. Case #H-12-079. 556 East Coronado Road. Downtown & Eastside Historic District. Scott Wong, agent for Paul and Jane Mandel, owners, proposes to construct a 189 sq. ft. master bedroom addition and a 8'-4"-high pergola, install windows, and erect a 6'-high stucco-clad yardwall at this noncontributing house. (John Murphey).
6. Case #H-12-080. 1677 Cerro Gordo Road, #9. Downtown & Eastside Historic District. Nathan Hey, agent for Jesse J. Atkins III, owner, proposes to construct a 10'-8"-high wood pergola, a 4'-high stucco-clad yardwall and wood gate, and a stepping stone path at this noncontributing residence. (John Murphey).
7. Case #H-12-082. 923 Acequia Madre. Downtown & Eastside Historic District. Eric Enfield, agent for John Henry McDonald and Louise Epstein, owners, proposes to construct a 6'-high, stucco-clad street and yard walls, and install a vehicular gate at this contributing house. (John Murphey).
8. Case #H-12-083. 616 East Alameda, D. Downtown & Eastside Historic District. Thomas A. Peterson, owner, proposes to replace all windows, reconstruct a portal, and erect a 4'-high stucco-clad yardwall with a wood gate at this noncontributing residence. (John Murphey).
9. Case #H-12-077. 1148 Camino San Acacio. Downtown & Eastside Historic District. Greg and Kay Crouch, owners, propose to remove approximately 25' of stone retaining street wall and lower another section of the same wall to create two parking spaces in front of this noncontributing house. An exception is requested to remove historic material (Section 14-5.2 (D)(1)(a)). (John Murphey).
10. Case #H-12-078. 545 Canyon Road. Downtown & Eastside Historic District. Elaine Bergman and Graciela Tome, agents for Historic Santa Fe Foundation, owners, proposes to reconstruct historic fence to the maximum allowable height of 8'. An exception is requested to remove historic material (Section 14-5.2(D)(1)(a)). (David Rasch).
11. Case #H-12-085. 717 Dunlap Street. Westside-Guadalupe Historic District. Allan Baer, AIA, agent for Raymond McAllister, owner, proposes to remodel a contributing residence by increasing the height to 12'1" where the maximum allowable height is 16'6", repair or replace windows and doors, remove rear porch, construct a 364 sq. ft. addition, insulate the exterior, alter a yardwall and construct a coyote fence to create additional parking. An exception is requested to remove historic material (Section 14-5.2 (D)(1)(a)). (David Rasch).

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 10/4/12 TIME 3:00 p

PREPARED BY Caruelle Vigil

REVIEWED BY [Signature]

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

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- A. CALL TO ORDER
- B. ROLL CALL
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- E. COMMUNICATIONS
- F. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-09-050 949 Santander Lane
 Case #H-12-073 947 Camino Santander
 Case #H-12-074 1402A Cerro Gordo

Case #H-12-075 1005 E. Alameda Unit C
 Case #H-12-076 738 Agua Fria Street

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

1. Case #H-12-079. 556 East Coronado Road. Downtown & Eastside Historic District. Scott Wong, agent for Paul and Jane Mandel, owners, proposes to construct a 189 sq. ft. master bedroom addition and a 8'-4"-high pergola, install windows, and erect a 6'high stucco-clad yardwall at this noncontributing house. (John Murphey).
2. Case #H-12-080. 1677 Cerro Gordo Road, #9. Downtown & Eastside Historic District. Nathan Hey, agent for Jesse J. Atkins III, owner, proposes to construct a 10'-8"-high wood pergola, a 4'high stucco-clad yardwall and wood gate, and a stepping stone path at this noncontributing residence. (John Murphey).
3. Case #H-12-081. 436 Camino de las Animas. Downtown & Eastside Historic District. Jim Swearingen, agent/owner, proposes to construct a 3,062 sq. ft. residence to the maximum allowable height of 15'8". (David Rasch).
4. Case #H-12-082. 923 Acequia Madre. Downtown & Eastside Historic District. Eric Enfield, agent for John Henry McDonald and Louise Epstein, owners, proposes to construct a 6'-high, stucco-clad street and yard walls, and install a vehicular gate at this contributing house. (John Murphey).
5. Case #H-12-083. 616 East Alameda, D. Downtown & Eastside Historic District. Thomas A. Peterson, owner, proposes to replace all windows, reconstruct a portal, and erect a 4'-high stucco-clad yardwall with a wood gate at this noncontributing residence. (John Murphey).
6. Case #H-12-084. 447 Cerrillos Road, #6. Downtown & Eastside Historic District. Wyndham Carlisle, agent for Willow Howard, owner, proposes to alter window and door openings, stucco, and construct a 6'-high coyote fence at this contributing residence. (John Murphey).

7. Case #H-12-085. 717 Dunlap Street. Westside-Guadalupe Historic District. Allan Baer, AIA, agent for Raymond McAllister, owner, proposes to remodel a contributing residence by increasing the height to 12'1" where the maximum allowable height is 16'6", repair or replace windows and doors, remove rear porch, construct a 364 sq. ft. addition, insulate the exterior, alter a yardwall and construct a coyote fence to create additional parking. (David Rasch).
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11. Case #H-10-012. Santa Fe River Parkway. Downtown & Eastside Historic District. Meghan Bayer of Santa Fe County Open Space, agent for City of Santa Fe, owner, proposes to install a 76" high "El Camino Rael" wayside exhibit in the Park. (David Rasch).
12. 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).
13. Case #H-11-055. 1047 A Camino San Acacio. Downtown & Eastside Historic District. Richard Martinez, agent for Christopher Boghm, owner, proposes to demolish a 313 sq. ft. carport and construct 1, 372 sq. ft. of roofed additions to match existing height, 105 sq. ft. of portals, and a yardwall with pedestrian gate on a non-contributing property. (David Rasch).
14. Case #H-11-117. 621 Old Santa Fe Trail. Downtown & Eastside Historic District. Wayne Lloyd, agent for David Lamb, owner, proposes to amend a previous approval to remodel a non-contributing commercial building. (David Rasch).
15. Case #H-09-012. 526 Galisteo Street. Don Gaspar Area Historic District. Christopher Purvis, agent for Jennifer and Martin Rios, owners, proposes to infill a portal with non-permanent material and to construct an 812 sq. ft. dining tent at approximately the same height as the contributing structure. Three exceptions are requested to infill a historic portal (Section 14-5.2(D)(4)), to construct a pitched roof where a pitch is not allowed (Section 14-5.2(D)(9)(d)), and to use plastic for construction materials (Section 14-5.2(H)(1)(a) and (f)). (David Rasch).

I. MATTERS FROM THE BOARD

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SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
 October 23, 2012

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10. <u>Case #H-12-078</u> 545 Canyon Road	Approved as recommended	26-27
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MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

October 23, 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
Mr. Carl Boaz, Stenographer

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

C. APPROVAL OF AGENDA

Mr. Rasch said case #3 was postponed to November 13 unless there were some zoning issues.

Ms. Rios moved to approve the agenda as amended, postponing the third case on the agenda to November 13, 2012. Ms. Walker seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES: SEPTEMBER 25, 2012

Ms. Rios requested the following correction to the minutes:

On page 15 - Vice Chair Rios did agree with Mr. Acton.

Ms. Walker requested a change at the bottom of page 14 - Dr. Kantner had made the motion and Ms. Walker seconded with some conditions. The minutes should show that Dr. Kantner accepted that amendment as friendly.

Mr. Acton requested a change on page 2, 6th paragraph down on line 2 should say, "There were at least three window types on the structure.

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

E. COMMUNICATIONS

Mr. Rasch shared a report on single pane windows vs. replacement thermal pane windows from the National Trust for Historic Preservation. His handout had a link to download the entire report.

Also the New Mexico Heritage Preservation Alliance will be holding their annual conference in Portales, New Mexico April 11-13, 2013 and talks about a workshop they are cosponsoring in Trujillo Spain. Trujillo is a town of 8,000 residents; a medieval renaissance town having problems with increased tourism to help them figure out what to do in that village. They need at least 20 people and would take a maximum of 30. Mr. Rasch was hoping to go.

F. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #H-09-050 949 Santander Lane

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Case #H-12-074 1402A Cerro Gordo

Case #H-12-075 1005 E. Alameda Unit C

Case #H-12-076 738 Agua Fria Street

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

G. BUSINESS FROM THE FLOOR

Chair Woods announced to the public that anyone wishing to appeal a decision of the Board had fifteen days from the date the Findings of Fact and Conclusions were approved to file an appeal with the Governing Body.

There were no speakers from the public.

H. ACTION ITEMS

- 1. Case #H-05-179 - 257, 259, 263, 267, 268 Las Colinas Drive, formerly 200 Gonzales Road.** Downtown & Eastside Historic District. Lorn Tryk, Architects, agent for Piedra Partners, LLC, owners, proposes to construct 5 single family residences: 257 - 2,817 sq. ft. at 16' 4" high; 259- 2,688 sq. ft. at 16' 1" high; 263-2,742 sq. ft. at 16'6" high; 267-2,749 sq. ft. at 15' 3" high; and 269- 3,260 sq. ft. at 15' 10" high. (David Rasch)

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

BACKGROUND & SUMMARY:

Formerly 200 Gonzales Road aka Los Cielos Compound, now known as individual addresses on Las Colinas Drive, is a 158,262 square foot vacant lot in the Downtown & Eastside Historic District. The HDRB granted conceptual approval for 14 residential units and final design for several of the units in 2006, with the maximum allowable height for each unit at 16' 6" at midpoint on the primary elevations and not to exceed 18' 6" at any point on other elevations.

On July 24, 2012, the HDRB approved the redesign of buildings on Lots 1 and 2.

Now, the applicant is requesting approval of redesigns for five more lots.

257 (Lot 12) will be 2,817 square feet at 16' 4" high. The building is designed in the Spanish-Pueblo Revival style with stepped massing, exposed headers above windows and doors, and exposed woodwork on portals. The finish will be elastomeric stucco in "Pecos" and trim in "Hemlock Green". A 4' 6" high stuccoed yardwall will define the yard.

Mr. Rasch had color swatches if the Board needed to see them.

259 (Lot 11) will be 2,658 square feet at 16' 1" high. The building is designed in a simplified Territorial Revival style with stepped massing, window and door surrounds, with stone coping on the parapets, and exposed woodwork on portals with brackets and standing seam roofs. The finish will be elastomeric stucco in "Suede" and trim in "Linen". A 4' 6" high stuccoed yardwall will define the yard.

263 (Lot 10) will be 2,742 square feet at 16' 6" high. The building is designed in the Spanish-Pueblo Revival style with stepped massing, exposed headers above windows and doors, and exposed woodwork on portals. The finish will be elastomeric stucco in "Madera" and trim in "Sandstone". A 4' 6" high stuccoed yardwall will define the yard.

267 (Lot 9) will be 2,749 square feet at 15' 3" high. The building is designed in the Territorial Revival style with stepped massing, window and door surrounds, and brick coping on the parapets. The finish will be elastomeric stucco in "Pueblo" and trim in "Linen". A 4' 6" high stuccoed yardwall will define the yard.

269 (Lot 8) will be 3,260 square feet at 15' 10" high. The building is designed in the Spanish-Pueblo Revival style with stepped massing, exposed headers above windows and doors, and exposed woodwork on portals. The finish will be elastomeric stucco in "Pecos" and trim in "Hemlock Green". A 4' 6" high stuccoed yardwall will define the yard.

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.

Ms. Walker noted on Lot 11 there was stone coping instead of brick and asked if the stone color was known.

Mr. Rasch was not sure but was it was one course.

Ms. Walker asked if the Board could look at the colors all at once before going further.

Mr. Rasch shared the color samples with the Board.

Mr. Katz said the neighbors expressed concerns about lighting and asked if there was any outdoor lighting proposed.

Mr. Rasch said the light fixture designs were at the back of packet. All were sconce or downward fixtures.

Present and sworn was Mr. Lorn Tryk, 206 Mackenzie who shared some color renditions of the project.

He noted that one of the Board's conditions was to seek variation from within the escarpment color list so they were using the colors that were accepted. The only other colors were Adobe Brown and Cimarron, both of which were very dark colors. He used the four lighter colors. There were color variations and stylistic variations. He put massing in between the buildings that were not in the earlier proposal and 6-8 parking spaces in a row that were all moved into enclosed garages. Other than that it was similar to what the Board approved last time.

Ms. Rios asked how close the homes were to each other.

Mr. Tryk said they only touched at the garages but varied from 5' to 20' from the property lines.

Ms. Rios asked if in front they were all at the same set back.

Mr. Tryk said there was some variation for setback.

Chair Woods asked if there were walls between garages.

Mr. Tryk said the walls were between the driveways.

Ms. Rios asked if there would be any equipment on the roof.

Mr. Tryk said there would be no rooftop appurtenances.

Ms. Rios asked if they were all one story. Mr. Tryk agreed.

Ms. Walker asked for the color of the stone coping.

Mr. Tryk said it was buff color.

Ms. Rios asked if the corners were rounded. Mr. Tryk agreed.

There were no speakers from the public regarding this case.

Regarding Lot 12, 257 Las Colinas Drive in Case #H-05-179, Ms. Walker moved to approve per staff recommendations. Mr. Katz seconded the motion and it passed by unanimous voice vote.

Regarding Lot 11, 259 Las Colinas Drive in Case #H-05-179, Ms. Rios moved to approve as presented. Ms. Walker seconded the motion and it passed by unanimous voice vote. .

Regarding Lot 10, 263 Las Colinas Drive in Case #H-05-179, Mr. Katz moved to approve as presented. Ms. Walker seconded the motion and it passed by unanimous voice vote.

Regarding Lot 9, 267 Las Colinas Drive in Case #H-05-179, Ms. Walker moved to approve as presented. Ms. Rios seconded the motion and it passed by unanimous voice vote.

Regarding Lot 8, 269 Las Colinas Drive in Case #H-05-179, Mr. Katz moved to approve as presented. Ms. Rios seconded the motion and it passed by unanimous voice vote.

2. **Case #H-10-012 - Santa Fé River Parkway.** Downtown & Eastside Historic District. Meghan Bayer of Santa Fé County Open Space, agent for City of Santa Fé, owner, proposes to install a 76" high "El Camino Real" wayside exhibit in the Park. (David Rasch)

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

BACKGROUND & SUMMARY:

The City of Santa Fé, Public Works Department, Parks Division has contracted with Surroundings to remodel the Santa Fé River Park from St. Francis Drive to Patrick Smith Park in the Westside-Guadalupe and Downtown & Eastside Historic Districts. The project consists of redesign of pathways, furniture such as benches, tables, rails, trash receptacles, water fountains, and doggies bag receptacles, signage, hardscaping, and landscaping.

Now, the County of Santa Fé proposes to install wayside exhibit signage for the "El Camino Real de Tierra Adentro" with frontage on Guadalupe Street. The sign panel will be 48" x 36" in full color. The panel will be supported with two 3" square steel posts that will be 76" tall above grade.

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.

Mr. Rasch showed a rendition of the sign.

Ms. Walker noted a typo correction on the first page.

Present and sworn was Ms. Meghan Bayer for Santa Fé County. She explained that they were following National Park Service (NPS) standards for the design. The orientation panel was 3x4 which was the NPS standard size. The county and city applied for a Scenic Byways grant to do several things along the Santa Fé River for El Camino Real and one of the conditions was to have a sign on the river of El Camino Real. There was one at Frenchy's and this one at DeVargas Park. They didn't come to the Board for the other sign because Frenchy's Field is not in an historic district.

Ms. Walker asked if they required the sign to be that big.

Ms. Bayer said they have a low profile (landscape orientation) but this was the size for an upright panel.

Ms. Walker felt it was very large.

Ms. Bayer said they went to a professional design firm based in Massachusetts and with the information on the sign, it needs to be this size. It has general information about El Camino Real and a map below and specific information on this site.

Ms. Walker asked about local preference.

Ms. Bayer said they used the correct procedure.

Ms. Rios asked where it would be located.

Ms. Bayer said it would be on Guadalupe Street and showed the map.

Mr. Acton suggested locating it so that it wouldn't obstruct pedestrians.

Ms. Bayer deferred that question for Brian Drypolcher.

Mr. Drypolcher said the sign was at a point where the new walkway comes back in and they already have a wide spot there but they could make it wider there if the Board directed that. .

Chair Woods asked what was on the back of the sign.

Ms. Bayer said it was just the plain high pressure laminate. The design faces Guadalupe and the back would be toward the park.

Mr. Drypolcher said there were trees planted behind the sign.

Chair Woods felt a tree in back would help mitigate it. She would like to see it smaller but placed in front of a tree would help.

Mr. Drypolcher thought they could also plant a tree there.

There were no speakers from the public regarding this case.

Mr. Katz moved to approve Case #H-10-012 as recommended by staff. Mr. Acton seconded the motion.

Ms. Rios asked for a friendly amendment with conditions that they widen the area in front of the

sign and also plant a tree behind it. Mr. Katz and Mr. Acton accepted the amendment as friendly and the motion passed by unanimous voice vote.

- 3. Case #H-11-117 - 621 Old Santa Fé Trail.** Downtown & Eastside Historic District. Wayne Lloyd, agent for David Lamb, owner, proposes to amend a previous approval to remodel a non-contributing commercial building. (David Rasch)

This case was postponed to November 13 under Approval of Agenda.

- 4. Case #H-09-012 - 526 Galisteo Street.** Don Gaspar Area Historic District. Christopher Purvis, agent for Jennifer and Martin Rios, owners, proposes to infill a portal with non-permanent material and to construct an 812 sq. ft. dining tent at approximately the same height as the contributing structure. Three exceptions are requested to infill a historic portal (Section 14-5.2 ID) (4)), to construct a pitched roof where a pitch is not allowed (Section 14-5.2 (D) (0) (d)), and to use plastic for construction materials (Section 14-5.2 (H) (1) (a) and (f)). (David Rasch)

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

BACKGROUND & SUMMARY:

526 Galisteo Street is a contributing commercial building with the east and south elevations designated as primary and a non-contributing accessory structure. The property has two street frontages in the Don Gaspar Area Historic District.

On March 10, 2009, the Historic Districts Review Board approved remodeling on the property which includes the construction of an 869 square foot addition with a 240 square foot ramada on the west, non-primary elevation of the contributing building, along with switching the front door and a front window, and replacing a sliding glass door on the rear with a window, replacing the vehicle door infills on the accessory building with doors and windows repairing and extending the existing streetscape yardwalls.

On July 14, 2009, the Historic Districts Review Board approved an amendment to the remodeling project that included altering the front door, restored the off-white color, installing an outdoor freezer located to the west of the addition on the principal building with a 7' high white board fence screen applied to the previously approved pergola, retaining the shed-roof porch on the accessory building north elevation, reducing the vehicle door infill on the accessory building east elevation from previously approved triple door/window installations to paired door/window installations, applying a temporary wood board screen to the iron gate during remodeling, and altering the site paving to include more asphalt in the front and significantly more flagstone in the rear with a random-cut pattern.

On February 23, 2010, the Historic Districts Review Board approved the construction of flat-roofed two portals at the west side of the rear yard at 414 square feet and 10' 8" high.

Now, the applicant proposes to remodel the property with the following two items. Due to a change in Chapter 14 on March 1, 2012, temporary structures are now regulated as permanent structures after a prescribed duration as follows:

14-6.4(C) Temporary Structures Treated as Permanent Structures

Structures that remain in place for a period of more than thirty days in a nonresidential district or ninety days in a residential district are subject to the same provisions of Chapter 14 as permanent structures, whether or not they are permanently affixed to the ground or constructed of lightweight or nondurable materials.

1. The front portal on a primary elevation will be infilled on a temporary basis with tan vinyl sheeting and an aluminum door. The infill will be set back from the front surfaces of the historic structure. Two exceptions are requested to infill an historic portal (Chapter 14-5.2(D)(4)) "Existing porches or portals shall not be enclosed." and to use nontraditional materials (Section 14-5.2(H)(1)(a) "Slump block, stucco, brick, stone, or wood shall be used as exterior wall materials" and (f) "Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to-effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding greenhouses that front on the street is prohibited."

2. An 812 square foot dining tent will be installed temporarily in the area on the south side of the building. The tent will have a pitched roof that is made of vinyl with a metal structure. An exception is requested to construct a pitch where a pitch is not allowed (Chapter 14-5.2(D)(9)(d)) "If the determined streetscape includes over fifty percent buildings with pitched roofs, the proposed building may have a pitched roof. A pitched roof is defined as a gable, shed, or hipped roof. The pitch of the roof shall match the predominant pitch extant in the streetscape."

EXCEPTION TO INFILL AN HISTORIC PORTAL

(i) Do not damage the character of the *streetscape*

The proposed infill of the portal with vinyl enclosure does not damage the streetscape because it is set back from the street and only minimally changes the appearance of the building. The rhythm of the buildings are maintained.

Staff response: Staff agrees with this statement.

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

The proposed infill of the portal allows the owner to protect the occupants from the elements with a protected entry assuring their ability to use all of their seating in colder weather.

Staff response: Staff agrees with this statement.

(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

The proposed infill of the portal is part of the full range of design options that should be available for residents to continue to use aging buildings while improving their ability to coexist with the elements.

Staff response: Staff agrees with this statement.

(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*

This proposed temporary infill of the portal is proposed in order to accomplish a minimal change to the front of an existing building while

allowing the guests' seating not to experience unreasonable drafts. Other buildings in the streetscape do not have the same function or layout so they would not require this intervention.

Staff response: Staff agrees with this statement.

(v) Are due to special conditions and circumstances which are not a result of the actions of the *applicant*
This proposed infill of the portal is proposed to solve a problem created by restrictions in the available seating areas due to the small footprint of the existing building and is not a result of actions of the applicant.

Staff response: Staff agrees with this statement.

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1)
This proposed infill of the portal is as small as ADA will allow. It is the minimum practical that we could propose to provide weather protection. It is set back as far as possible from the front of the building and recessed from the side of the building.

Staff response: Staff agrees with this statement. The use of permanent materials rather than temporary materials with removal and replacement each year would cause more damage the historic structure.

EXCEPTION TO CONSTRUCT A PITCH WHERE A PITCH IS NOT ALLOWED

(i) Do not damage the character of the *streetscape*
This proposed temporary tent pitched roof does not damage the streetscape because I is set back from the street and only minimally changes the view of the building as it is placed behind an 8 foot wall and backed by the building. And it is not permanent.

Staff response: Staff agrees with this statement.

(ii) Prevent a hardship to the *applicant* or an injury to the public welfare
The proposed temporary tent pitched roof allows the owner to protect the occupants from the summer rain assuring their ability to its use of their outdoor seating in inclement weather.

Staff response: Staff agrees with this statement.

(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
The proposed temporary tent pitched roof is part of the full range of design options that should be available for residents to continue to use properties while improving their ability to coexist with the elements.

Staff response: Staff agrees with this statement.

(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*
This proposed temporary tent pitched roof is proposed in order to allow for the placing and removing of an installation without change to the character of the building or streetscape. Other buildings in this streetscape have different configurations and uses and would not require this kind of intervention.

Staff response: Staff agrees with this statement.

(v) Are due to special conditions and circumstances which are not a result of the actions of the *applicant*
This proposed temporary tent pitched roof is proposed to solve a problem created by restrictions in the available

seating areas due to the small footprint of the existing building and is not a result of actions of the applicant. In addition, the ordinance that caused this to come before you was implemented after these items were installed.

Staff response: Staff agrees with this statement.

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

This proposed temporary tent pitched roof is for as little time as the summer rains would require.

Staff response: Staff agrees with this statement. A flat roofed tent would not shed water and could leak.

EXCEPTION TO USE NONTRADITIONAL CONSTRUCTION MATERIALS

- (i) Do not damage the character of the *streetscape*

Those proposed temporary use of vinyl does not damage the streetscape because it is set back from the street and only minimally changes the appearance of the building. The rhythm of the buildings are maintained. And it is not permanent.

Staff response: Staff agrees with this statement.

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

The proposed temporary use of vinyl allows the owner to protect the occupants from the elements with a protected entry assuring their ability to use all of their seating in colder weather or during the rainy season.

Staff response: Staff agrees with this statement.

- (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

The proposed temporary use of vinyl is part of the full range of design options that should be available for residents to continue to use aging buildings while improving their ability to coexist with the elements.

Staff response: Staff agrees with this statement.

- (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*

This proposed temporary use of vinyl is proposed in order to allow for the placing and removing of an installation without change to the character of the building or streetscape. Other buildings in this streetscape have different configurations and uses and would not require this kind of intervention.

Staff response: Staff agrees with this statement.

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

This proposed temporary use of vinyl is proposed so solve a problem created by restrictions in the available seating areas due to the small footprint of the existing building and is not a result of the actions of the applicant. In addition, the ordinance that caused this to come before you was implemented after these items were installed.

Staff response: Staff agrees with this statement.

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

This proposed temporary use of vinyl is for as little time as the seasonal shifts in climate would require.

Staff response: Staff agrees with this statement. Permanently enclosing the portal could result in the loss of historic character, thus jeopardizing the historic status. An additional permanent outdoor seating portal could not be used during colder months and the construction of an enclosed structure of this size in this area may not be desired at this time.

STAFF RECOMMENDATION:

Staff recommends approval of the three exception requests and recommends approval of the application which complies with Section 14-5.2(C) Regulation of Contributing Structures, 14-5.2(D)(9) General Design Standards, and (H) Don Gaspar Area Historic District, with the conditions that the temporary nature of these improvements shall be maintained so that the portal infill shall be removed during warmer months and that the outdoor seating tent shall be removed during the colder months.

Chair Woods noted this was the first time this ordinance was used. She asked Ms. Brennan to explain what was going on and what the options were.

Ms. Brennan said granting the exceptions would allow it. The Board could approve this by putting in the exceptions and the conditions as recommended by staff. The Board could also establish conditions on the time like 3 years so as to not approve it in perpetuity.

Ms. Walker suggested it was a hardship if the Board didn't allow occupants to be protected from the elements and asked if that wasn't true of any restaurant.

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

Ms. Rios asked if these changes would hinder the contributing status or not.

Mr. Rasch didn't think the tent would. The architect was moving the infill back and attaching plastic to a frame so it was easily reversed.

Ms. Rios asked about the time for the exception to enclose the porch.

Mr. Rasch said he would be less inclined to approve it as a permanent enclosure.

Present and sworn was Mr. Christopher Purvis who said the owners have had this restaurant for a couple of years and were using the tent in the summer. With the new ordinance they had to bring it before the Board and didn't know how except through exceptions. He understood if it wasn't temporary it wouldn't be okay.

Mr. Katz asked if they couldn't do a pergola on the west part of the property.

Mr. Purvis said this would allow time for them to remodel the back noncontributing part.

Mr. Acton understood that initially the tent went up during the monsoon season and now they were seeing it staying up as a way to have dining out there for 3/4 of the year.

Mr. Purvis disagreed. It would be used during the three-month monsoon season. He requested it be allowed to be up until the end of September.

Mr. Acton asked when they would build the pergola.

Mr. Purvis said it would be 3-5 years.

Chair Woods said when the Board went by today the tent was still up so she assumed it would all come down in winter. The Board also had to consider the metal structure as permanent.

Mr. Purvis said it was expensive to take it down but the Board would decide what was appropriate.

Ms. Rios recalled the owner had used the portal infill last winter and asked if it was effective. Mr. Purvis agreed.

Ms. Rios asked if the portales would be there October through March.

Mr. Purvis said it would be November to April.

Ms. Walker recalled that James Hewitt told Geronimo's they could not have a tent. Martin's were turned down by City a few years ago. She didn't understand why some were okay and some were not.

Mr. Rasch explained that before March first, tents were not considered a structure so his predecessor overstepped his bounds.

PUBLIC COMMENT

Present and sworn was Ms. Stefanie Beninato, 604 Galisteo, who said she had seen the tent up for a long time and it was now considered a permanent structure. The frame has been up since a year ago in April and does, in fact, block the primary façade. When one goes past it, the tent obscures the primary façade on the south side. Also they could serve meals under the pergola. They did have tables with umbrellas and people could sit out there under them. She didn't think they have met the exception criteria. There was not a hardship. They have 30 tables inside where people could sit so not being able to sit outside was not a hardship.

Regarding the entry she said the entry could have been on a non-primary façade. It was pretty ugly and could be set back. She was sure it saved energy which was its primary purpose - to keep cold air from

coming into the building. She thought six months was excessive.

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

Dr. Kantner thought the infill was fine if setback to have no impact on the streetscape but he was concerned about the tent. It was very visible and would have a profound impact on the streetscape. He could see giving a three-year term but was worried about enforcement of a time limit.

Chair Woods agreed it would set a precedent. It was a contributing building and that was a big surface. She thought after a few years it would be kept as okay.

Mr. Acton said there were a few things mitigating it. One was the location of the main elevation and the other was its time frame. He would be more comfortable with two years and relocate it to back of the lot where the paved area was in back.

Mr. Purvis said there wasn't another spot for it because of the two portals on the back and a portal on the outbuilding.

Mr. Acton thought the portals should provide plenty of space for diners.

Dr. Kantner moved to approve Case #H-09-012, finding that exceptions for infill have been met including materials but not accepting the exceptions for the tent as it doesn't meet criterion #1. It would damage the streetscape and the use of nontraditional materials also violates #1. It would, in fact, damage the streetscape. Mr. Acton seconded the motion. .

Dr. Kantner added the condition that the infill could be used from end of November to end of April for a period of five years. Mr. Acton agreed to the conditions and the motion passed by unanimous voice vote.

- 5. Case #H-12-079 - 556 East Coronado Road.** Downtown & Eastside Historic District. Scott Wong, agent for Paul and Jane Mandel, owners, proposes to construct a 189 sq. ft. master bedroom addition and an 8' 4" high pergola, install windows and erect a 6' high stucco-clad yardwall at this noncontributing house. (John Murphey)

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

BACKGROUND & SUMMARY:

Situated near the end of a private drive, 556 E. Coronado Road is a one-story, single-family modern Spanish-Pueblo Revival style frame house. Partially hidden by piñon and mature vegetation, the 9,538 sq. ft. home is arranged as a modified rectangle, containing a three-bedroom/two-bath plan and attached two-car garage.

Constructed in 1985, after a design by architect James Satzinger, the house is less than 50 years of age and not eligible as a contributing structure to the Downtown and Eastside Historic District.

Project

The applicant proposes a remodeling project to a build master bedroom addition, install new windows and erect a yardwall.

Addition

At the southwest corner of the house is proposed a 189 sq. ft. master bedroom addition. The extension of the bedroom will include removing an existing shallow portal. The new façade will be fenestrated with a three-panel door sheltered by a new portal. The north and south elevations will be fenestrated with 24"x24" aluminum-clad awning windows. "Mesa Red" is proposed as the color of the cladding. This color will be used to repaint the existing wood windows throughout the house.

Pergola

To the north of the addition is proposed a steel pergola spanning a void between the kitchen and the master bedroom. The structure will measure 8'-4" in height and will extend from the existing portal. The flagstone stone patio will be removed and replaced with tan concrete.

Bedroom #2/Laundry

Located near the southwest corner, the existing double casement windows of Bedroom#2 will be replaced with a French door. Along the adjacent wall new openings will be made to hold two 16"x16" awning units for a Laundry room. The void of this corner will be shaded with a simple steel trellis. In addition, the west wall of the bedroom will be penetrated to hold three new 16"x16" awning windows.

Wall

Near the southeast corner of the property is proposed a 6'-high, 28'-10"-long stucco-clad block yardwall.

Miscellaneous

The entire house and the new wall will be clad in cementitious stucco in a custom color that resembles El Rey's "Sahara."

Finally, the roof will receive four skylights. These will be situated below the parapet and will not be visible from a public way.

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.

Ms. Rios asked if public visibility was minimal.

Mr. Murphey said it was not publicly visible at all.

Ms. Rios asked if the present cladding was the proposed red color.

Mr. Murphey said no. Present cladding was a greyish tan.

Mr. Acton pointed out that the floor plan showed extreme cantilevers on those beams.

Mr. Murphey said the applicant should respond to that issue.

Chair Woods didn't think the windows met the 3' rule.

Mr. Rasch said because it was on a private lane it was exempt.

Mr. Rasch read the pergola treatment as having no more than 30" of overhang. The Board's usual practice was to allow an 18" cantilever. He added that this was not a roof.

Chair Woods asked why the cantilever restrictions would apply if the windows were not subject to the rule.

Mr. Rasch explained that the cantilever standards were not just for visible structures.

Present and sworn was Mr. Scott Wong

Mr. Wong showed samples to the Board of the colors to be used. The stucco and cladding colors were the same as used on the Eldorado Hotel.

Mr. Acton asked what the structural member was.

Mr. Wong said it was a steel 2x6" beam. The cantilever could be adjusted if needed maybe to extend to the patio area.

Mr. Rasch said the legal opinion was a roof treatment and the maximum was 30".

Mr. Wong agreed to limit it to 30".

PUBLIC COMMENT

Ms. Stefanie Beninato, previously sworn, said she didn't see that as a private lane. She found it problematic for Board members to keep asking for staff's opinion. It was the Board's expertise and skills and the Board should have its own discussions and make its own decisions.

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

Ms. Rios responded that Board members have every right to get a clarification from staff or attorney and continued to be the final decision makers.

Mr. Wong had nothing more to add.

Mr. Katz moved to approve Case #H-12-079 as recommended by staff with the condition that the overhang not exceed 30". Ms. Rios seconded the motion and it passed by unanimous voice vote.

6. **Case #H-12-080 - 1677 Cerro Gordo Road, #9.** Downtown & Eastside Historic District. Nathan Hey, agent for Jesse J. Atkins III, owner, proposes to construct a 10' 8" high wood pergola, a 4' high stucco clad yardwall and wood gate and a stepping stone path at this noncontributing residence. (John Murphey)

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

BACKGROUND & SUMMARY:

Located in the Shayakin subdivision, overlooking the Santa Fé River valley, 1677 Cerro Gordo, Lot #9, is a large, two-story, stucco-clad house designed in the modern Spanish-Pueblo Revival style. Constructed in the 1990s, it is noncontributing to the Downtown and Eastside Historic District.

Project

The applicant proposes a landscaping project to include construction of a pergola, a yardwall and wood gate, and a stepping stone path.

Pergola

In front of the existing south elevation portal is proposed a freestanding pergola. It will measure 10'-8" in height and be constructed in a traditional manner with wood posts, beams and corbels. It will be stained to match the existing wood trim of the house.

Stone Path

From the pergola, a stepping stone path will lead along the south side of house. It will consist of a gravel

path with pieces of flagstones forming the steps. Flanking the path will be a 4'-high retaining wall made of local rock laid in irregular courses.

Wall/Gate

Near the east end of the pathway is proposed a 4'-high stucco clad wall. The short section of wall will replace an existing dilapidated coyote fence. The new wall will step up to a height of 7'-4" to create an opening to hold an arched wood gate. The wall will be finished to match the home's stucco color.

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. Nathan Hey, 522½ Del Norte Lane who clarified that he actually proposed a path, not a 4 foot rock wall around there. Architecturally it was 18-24".

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H-12-080 per staff recommendations indicating that the wall is only 18-24" high. Ms. Walker seconded the motion and it passed by unanimous voice vote.

7. **Case #H-12-082 - 923 Acequia Madre.** Downtown & Eastside Historic District. Eric Enfield, agent for John Henry McDonald and Louise Epstein, owners, proposes to construct a 6' high stucco clad street and yard walls, and install a vehicular gate at this contributing house. (John Murphey)

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

BACKGROUND & SUMMARY:

Constructed before 1940, 923 Acequia Madre is a 1,510 sq. ft., one-story, single-family residence made of adobe in the Spanish-Pueblo Revival style. The house is set back from the street and screened from the public by a tall coyote fence. It is contributing to the Downtown and Eastside Historic District.

Project

The applicant proposes a remodeling project to replace the coyote fence and install a vehicular gate.

Wall

The current street-facing coyote fence—ranging in height from roughly 67" to 89"—will be removed and replaced with a stucco-clad block wall. The wall will continue north along the driveway, removing existing

coyote fence.

In total the new wall will be approximately 195' long and 6'-0" high, the maximum wall height for the streetscape. Like the house, it will be stuccoed in a color similar to El Rey's "Sahara."

He said Phil Bové required two drain outs for the wall.

Gate

The 12'-wide driveway opening will receive a custom hinged steel gate measuring 6' in height. The design includes two sections of steel verticals topped with a scroll panel. It will be given a rusted finish.

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 said he met with Phil Bové at the site and he required two drain outs. One was removing a 3' high planter wall. The acequia was once diverted to this property and he shared copies of Mr. Bové's drawing [attached as Exhibit C]. So they would remove a section and would have plantings and would remove a corner for the view corridor. The outlets were 12 x 12 in line with that at the historic location where the acequia once was.

Also the drawing makes it look like the stucco wall moved forward of the coyote fence but actually it would go where the coyote fence was now.

The gate was down the driveway a ways. You could see through the gate but they have an 87 year old family member with dementia and were concerned to keep her safe there and allow room for cars to pull in. The neighbors approved it. The coyote now exceeds six feet but the new wall wouldn't.

Ms. Walker asked him to clarify the location of the vehicular gate.

Mr. Enfield said it would be 10' 9" back. The fenestration was shown on the drawing. It would be of 1x1 steel tubes with 2x2 frame and scroll work on top. On Canyon Road there was a gate like it at the curve at the park. The verticals are six inches apart at the top and tighten closer at the bottom to keep the dog in.

Ms. Rios asked if the gate was at the same height as the wall. Mr. Enfield agreed.

Ms. Rios asked if he could give it some height relief.

Chair Woods suggested breaking it up a little bit with pilasters.

Mr. Enfield said he would find a natural spot for stepping it. Right where curb stops he would step it

down to 5' 6".

Mr. Acton asked if this wall height was an average of the streetscape.

Mr. Murphey said it was for the area 300' on each side.

There were no speakers from the public regarding this case.

Ms. Walker moved to approve Case #H-120-082 with the clarification that the vehicular gate was sufficiently fenestrated and with the conditions that the old acequia be allowed to continue through the property with two drain outs and that the wall step down to 5' 6" where the wall curves back to the vehicular gate. Mr. Katz seconded the motion and it passed by unanimous voice vote.

Mr. Acton asked about perforations for long walls.

8. **Case #H-12-083 - 616 East Alameda, D.** Downtown & Eastside Historic District. Thomas A. Peterson, owner, proposes to replace all windows, reconstruct a portal and erect a 4' high stucco clad yardwall with a wood gate at this noncontributing residence. (John Murphey)

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

BACKGROUND & SUMMARY:

Located near the end of a long private lane off East Alameda, the house occupying Lot D is a roughly rectangular plan adobe residence exhibiting a modest display of the Spanish-Pueblo Revival style.

The origin of the house is unknown, but most likely tied to the Rodriguez family, who owned the land and the house to the north. It appears on a 1951 aerial as a small square dwelling. Most likely added in c.1964 is the portion to the south. According to the current owner, around the same time the aluminum windows were installed.

The house remained isolated at the back of the property until recently when the land was subdivided for development.

It is noncontributing to the Downtown and Eastside Historic District.

Project

The applicant proposes a project to replace all windows, reconstruct the portal and build a front yardwall and gate.

Windows

The c.1964 aluminum sliding windows will be replaced with aluminum-clad units in a variety of operations: double-hung, awning and casement. The specific cladding color has not been selected but will be in an off-white, olive or blue. Most of the windows will fit in the original openings, with two on the west elevation lowered at their sills to meet ingress/egress code. The existing brick sills will be removed as part of the upgrade.

Portal

The front portal will be reconstructed with new beams, posts and a concrete slab. Its appearance will remain the same with the exception that the wood vigas and the canale will be removed.

Wall/Gate

A new wall will be constructed in front of the portal. It will be approximately 4'-high and made of either adobe or block. It will include two latilla openings. Near its center, the walls will rise to meet a gate opening framed by pilasters. The opening will contain a two-leaf Mexican hacienda type door.

Miscellaneous

Existing light fixtures at the portal and the south entry will be replaced with opaque glass lanterns.

Finally, the house and the new wall will be clad with either an El Rey "Adobe" or LaHabra "Hatteras" traditional cementitious stucco.

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 color approvals by board.

Mr. Murphey passed around the color samples for this project.

Present and sworn was Mr. Thomas A. Peterson, 16 East Alameda, who said there was mention of the west side windows being lowered. Those were on the living room side to provide more light. Several windows on the east were egress windows for bedroom to be lowered to meet code.

Dr. Kantner asked regarding the wall height if it was 4' to the gate with pilasters at the gate, how high the pilasters would be.

Mr. Peterson believed they were 8' 4" and gate was 83" with a three inch frame.

Ms. Rios asked which cladding color he decided on.

Mr. Peterson said he decided on Cascade Blue.

Ms. Rios asked for the stucco color.

Mr. Petersen said it would be Adobe.

Chair Woods commented on the window mullion pattern that the panes became horizontal - long and skinny. She suggested instead of two over four to have two over two to create vertical panes. It was more traditional with vertical orientation.

Mr. Peterson agreed to change it.

Mr. Acton noted on the double hung windows it looked like two over two was best and on the casements he could have two over three.

Mr. Peterson shared his window quote with the Board.

There were no speakers from the public regarding this case.

Chair Woods said they got it right on the quote. On the living room, it was six over six double hung and she would suggest just one mullion there. Mr. Peterson agreed.

Mr. Acton moved to approve Case #H-12-083 with conditions that the cladding and stucco be Cascade Blue and Adobe; that the double hung windows be 2 over 2 and the casements 2 over 3. Ms. Rios seconded the motion and it passed by unanimous voice vote.

9. **Case #H-12-077 - 1148 Camino San Acacio.** Downtown & Eastside Historic District. Greg and Kay Crouch, owners, propose to remove approximately 25' of stone retaining street wall and lower another section of the same wall to create two parking spaces in front of this noncontributing house. An exception is requested to remove historic material (Section 14-5.2 (D) (1) (a)). (John Murphey)

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

BACKGROUND & SUMMARY:

Sitting on a rise above the road, 1148 Camino San Acacio is an approximately 1,440 sq. ft. single-story house exhibiting a vernacular interpretation of the Spanish-Pueblo Revival style. Constructed in the 1940s, the house has experienced alterations, including the introduction of a pitched roof in the 1960s. In 2010, the Board permitted the current applicant to build an addition and a portal and to remove the pitched roof (H-10-008). The house is noncontributing to the Downtown and Eastside Historic District.

Project

In order to avoid parking on a steep driveway during the winter, the applicant proposes constructing two parking spaces at street level.

This will necessitate removing approximately 25' of stone retaining wall along the street and lowering another section of the same wall to the east, and removing a separate section of rock wall paralleling the driveway.

The existing retaining wall is made of local stone laid in irregular courses with heavy mortar joints. The wall is topped with woven wire fence. Because its origin is unknown, and its design and construction appear historic, the applicant requested an exception to remove sections of the wall (see below).

The proposed 480 sq. ft. parking pad will require cutting into the slope. The surrounding soil will be retained by stuccoed concrete block walls (about 3.25'). Concrete steps will lead from the pad to the house. Concrete retaining walls will continue in stepped fashion along the east side of the driveway. The walls will be stuccoed with El Rey "Desert Rose, the color the Board approved for the earlier remodeling project.

Exceptions

An exception is requested to remove historic material under Section 14-5.2 (D)(1)(a).

(b) (i) Do Not Damage the Character of the District:

The "Non-Contributing" residence occupied by the Applicant at 1148 Camino San Acacio was constructed in the mid-1960s by a Mr. Tafoya (now deceased). My existing two-car garage was constructed in the late 1960s. It is reasonable to assume that the stonewall that serves as the front wall to the yard was constructed during that same period. A number of other wall construction materials have been utilized by my neighbors. The neighbor on the west side of my home uses a stucco covered wall to separate his front yard from Camino San Acacio, and my neighbors on the east side uses a combination of gravel, and rocks. Further east, my neighbors use Railroad Ties to separate their front yards from the street.

The Character of front-wall construction in my area is not consistent, but the most common wall type is Stucco for the walls separating the street from my neighbor's front yards.

Staff response: The type of street-level parking proposed is not a common treatment along the streetscape. Most houses are set above grade with parking on the side or to the rear of the dwelling. The house at 1152 Camino San Acacio presents a similar street-level parking pad but is situated at the foot of a small slope requiring little retaining. The proposed project will change the character of the immediate streetscape but will not damage the character of the historic district.

(b) (ii) Are Required to prevent hardship to the Applicant or an injury to the public

welfare:

The proposed activity is to construct two one-car parking spaces at street level. This construction will require that an existing stone wall shall be partially removed for two reasons:

A. The sole purpose for requesting this construction is for SAFETY. Safety for my family and for the Tafoya family (we share the driveway). Our shared driveway is extremely steep, and during the winter months it becomes so icy that Mr. Tafoya and I have both lost control of our automobiles as we descended the driveway towards Camino San Acacio. He and I have both skidded down the driveway into the middle of the street. Last winter Mr. Tafoya skidded into an automobile as it drove along the street, causing an accident. I have been lucky in that so far, no cars have been on the street as I skidded into the middle of the street.

Sooner or later, I am afraid that someone will be seriously injured as an out-of-control vehicle skids into the street. Many pedestrians also walk along the street, and I am very worried that one of our cars will run over someone.

B. The Applicant must lower the existing wall to meet current sight-distances that are required by the City of Santa Fé. The sight-distance requirement will enable street traffic and individuals utilizing the proposed two-car parking area to SAFELY observe vehicular traffic as it drives along Camino San Acacio and as vehicles enter and exit the parking spaces. The existing wall is approximately 4'7" high (above street elevation), and an impediment to the safe observation of traffic moving along Camino San Acacio as automobiles attempt to safely use the existing driveway at 1148 Camino San Acacio. Cars attempting to enter Camino San Acacio from the driveway must allow their automobiles to partially drive into the street before traffic can be safely observed, and this is dangerous.

C. A portion of the existing stone wall (approximately 25 feet) abutting Camino San Acacio will be replaced by a stucco-covered wall that perfectly matches the existing stucco walls that parallel the western side of my residence (and that also perfectly match the stucco covering my residence). The new stucco wall is proposed so that the end result of this new construction will be a uniformly stuccoed home with matching exterior walls.

D. The original stone wall that will remain will be lowered to an elevation of 3-feet above the street elevation to meet current sight-distance requirements, but otherwise will be the same as before the construction began.

Staff agrees that part of the response addresses a seasonally hazardous condition that presents a hardship to the applicant.

(b) (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:

A. I believe that the proposed construction will easily comply with the current heterogeneous character of the City because several of my neighbors both east and west of my residence have street level parking spaces that are virtually identical to what I have proposed.

Staff agrees with this statement.

In the main, staff believes the applicant has met the exception.

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. Staff additionally believes the applicant has met the exception to remove historic material under Section 14-5.2 (D)(1)(a).

Present and sworn was Mr. Greg Crouch, 1148 Camino San Acacio, who thought the drawings were self-explanatory. The only reason he was doing the project was for safety. The neighbor was T-boned last winter. So they were doing the parking space.

Chair Woods asked him to point out the height of the walls.

Mr. Crouch said the existing wall was about 4' 7" above the street. The retaining above that was 4' more. So it was 8'-9'. The excavated part was roughly 8.5'.

Mr. Rasch said zoning passed it and they looked at it twice.

Mr. Acton asked for the length.

Mr. Crouch said it was 25' from the curb and they were cutting into the slope about 21'.

Mr. Acton asked if he was sloping the driveway up. Mr. Crouch agreed.

Mr. Acton said sloping it about 30" more would help lessen the height of that retaining wall.

Mr. Crouch agreed and was more than happy to do it. That would reduce height by two feet.

Chair Woods liked it. She asked if he was changing the rock rip-rap.

Mr. Crouch said that was done when the house was added onto. The excess was placed in his and neighbor's front yard. It was stable and hasn't moved. The reason for the wall is to make sure it doesn't move.

Chair Woods considered it an unorthodox approach.

Mr. Crouch said it had been there for three years.

Chair Woods didn't understand how he could build that wall without taking the rip-rap out.

Mr. Crouch said the contractor agreed to move it and put it back out.

Mr. Katz asked if he could use the stone from the front wall. Mr. Crouch agreed.

Dr. Kantner asked why he couldn't just put the fill in back of the wall.

Mr. Crouch said that would be okay too. He was happy to do that or use stone out of the existing wall. He just wanted a safe place to park his car.

Mr. Rasch asked Ms. Brennan to comment.

Ms. Brennan said retaining walls were not to exceed six feet so she suggested postponing this to make sure zoning could approve it.

Chair Woods explained that whether zoning missed it or not, the retaining wall exceeds the maximum allowed by the City. So the Board needs to postpone it to make sure the applicant could get specific approval from the zoning department.

Mr. Crouch said they could excavate behind that at the maximum allowable height.

Ms. Brennan said the slope also has to be approved so it should go back to zoning to make sure.

Chair Woods said the Board could not approve something that was not appropriate.

Dr. Kantner moved to postpone Case #H-12-077 to November 13. Ms. Walker seconded the motion and it passed by unanimous voice vote.

Mr. Crouch said he would be out of the country so maybe it could be postponed until he came back.

Chair Woods agreed that could happen as well. And he didn't have to be the person that comes. She explained the strictness of zoning.

10. Case #H-12-078 - 545 Canyon Road. Downtown & Eastside Historic District. Elaine Bergman and Graciela Tomé, agents for Historic Santa Fé Foundation, owners, propose to reconstruct historic fence to the maximum allowable height of 8'. An exception is requested to remove historic material (Section 14-5.2 (D) (1) (a)). (David Rasch)

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

BACKGROUND & SUMMARY:

545 Canyon Road, known as El Zaguán, houses the offices of the Historic Santa Fé Foundation. The building was constructed in the Territorial style by 1849 and it is listed as significant to the Downtown & Eastside Historic District. A wooden picket fence was constructed along the west lotline sometime between 1854 and 1881 to enclose the historic Bandelier Garden.

The applicant proposes to reconstruct the historic fence in-kind, with two slight structural changes that improve assembly and preservation, to the maximum allowable height of approximately 8'. An exception is requested to remove historic material (Section 14-5.2(D)(1)(a)) and the required exception criteria responses follow.

EXCEPTION TO REMOVE HISTORIC MATERIAL

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

Because this is a replacement in kind, and this exact feature existed for over one hundred years, it will not damage the character of the streetscape.

Staff response: Staff agrees with this statement.

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

This exception is requested because the original materials are badly decayed and have lost their structural integrity.

Staff response: Staff agrees with this statement. Some historic material could be reused; however the eroded quality is disharmonious and may not age in similar fashion, thus compromising structural stability.

(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

Because this is a replacement in exact kind, all heterogeneous qualities are maintained.

Staff response: Staff agrees with this statement.

(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*

This fence is unique to Santa Fé and Canyon Road. This life expectancy of the original materials has run its course, the fence will be replaced in kind.

Staff response: Staff agrees with this statement.

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

The Historic Santa Fé Foundation prides itself in being able to restore historic materials whenever possible, the materials, in this circumstance, are rotted beyond repair and no longer usable.

Staff response: Staff agrees with this statement.

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

The original rotted material cannot be rehabilitated any further, therefore the Historic Foundation will replace the materials in kind to maintain its historicity.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to remove historic material and approval of the application as complying with Section 14-5.2(D)(9) General Design Standards and (E) Downtown & Eastside Historic District.

Present and sworn was Ms. Elaine Bergman who had nothing to add.

Mr. Acton asked how old the fence was.

Ms. Bergman said it was from that period.

Mr. Acton thought that would be the oldest surviving wood artifact in town.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H-12-078 per staff recommendations and indicating the applicant met the exception criteria. Ms. Walker seconded the motion and it passed by unanimous voice vote.

11. Case #H-12-085 - 717 Dunlap Street. Westside-Guadalupe Historic District. Allan Baer, AIA, agent for Raymond McAllister, owner, proposes to remodel a contributing residence by increasing the height to 12' 1" where the maximum allowable height is 16' 6", repair or replace windows and doors, remove rear porch, construct a 364 sq. ft. addition, insulate the exterior, alter a yardwall and construct a coyote fence to create additional parking. An exception is requested to remove historic material (Section 14-5.2 (d) (1) (a)). (David Rasch)

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

BACKGROUND & SUMMARY:

717 Dunlap Street is a single-family residence that was constructed by 1936 in a vernacular manner. The structure is in poor condition. Alterations include the loss of historic windows and an arched infill on the front porch. The HCPI recommends non-contributing status due to these alterations, but the structure remains listed as contributing to the Westside-Guadalupe Historic District. The character defining features, including the porch and the distinctive windows, are found on the street-facing elevation, so the south may be considered as primary. [Not designated by the board at this time.]

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

1. The parapets will be removed and replaced with parapets that will be raised from a height of approximately 11' to a height of approximately 12' where the maximum allowable height is 16' 6".
2. Historic windows will be repaired or replaced in-kind. An exception is requested to replace historic material (Section 14-5.2(D)(1)(a)) and the exception criteria responses are at the end of this report.
3. Non-historic or unsound elements will be removed, including the two doors, the two windows on the east elevation, the arch infill on the south front porch, and the north rear porch.
4. A small window will be installed on the east elevation at the kitchen.
5. A 364 square foot addition will be constructed on the north elevation. The addition will be like the existing porch at a height that is lower than the adjacent parapet. It will feature a standing seam shed roof portal and similar window lite patterns.
6. The structure will be insulated with a spray foam application on the exterior before restuccoing. The stucco color was not submitted.
7. The existing yardwall will be altered to create parking in the front and separated from the yard with a coyote fence.

EXCEPTION TO REMOVE HISTORIC MATERIAL

(i) Do not damage the character of the *streetscape*

Since there will be no appreciable visible change to the structure, the replacements will not damage the character of the district.

Staff response: Staff agrees with this statement.

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

The material to be removed presents a hardship to the applicant in that it is severely deteriorated and in danger of collapse, is energy inefficient, very difficult to maintain, and a security liability.

Staff response: Staff agrees with this statement.

(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 replacement of material is not applicable to any criteria that might 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.

Staff response: Staff agrees with this statement, since the replacement materials will be in-kind.

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to remove historic material and recommends approval of this application as complying with Section 14-5.2(C) Regulation of Contributing Structures, 14-5.2(D)(9) General Design Standards, and 14-5.2(I) Westside-Guadalupe Historic District.

Mr. Rasch said it would be helpful for the Board to designate a primary elevation.

Mr. Katz asked if the Board had the option to downgrade its status.

Mr. Rasch explained that it could not be done at this meeting because notices were required.

Chair Woods said the Board could still approve what was proposed.

Present and sworn was Mr. Allan Baer who had nothing to add to the staff report. Obviously they wanted to get it back in operable condition. One thing not mentioned was to remove the basket handle arch in the portal. In the photo, you could see where it was falling off. He proposed to make it straight across as it was originally. They would maintain the difference between the portal and the main house and just raise the portal on main house so they would also raise the portal parapets to keep the ratio. The colors would be as existing - Buckskin stucco and white windows.

The windows were way beyond restoration. The replacement windows were actually built some time ago and were not thermal pane so they planned for storm windows.

Dr. Kantner asked if the small window on the east elevation was new.

Mr. Baer agreed and said they would retain the sills and show a reflection of the past window shape.

Ms. Rios thought this was quite an undertaking with that run down house. She thanked them for trying to improve it.

Mr. Baer said the addition was to be adobe.

There were no speakers from the public regarding this case.

Mr. Katz moved to approve Case #H-12-085 per staff recommendations and accepting the exceptions criteria. Ms. Walker seconded the motion.

Dr. Kantner asked to include the south elevation as primary. Mr. Katz and Ms. Walker accepted the amendment as friendly and the motion passed by unanimous voice vote.

I. MATTERS FROM THE BOARD

Ms. Brennan informed the Board that she was still having trouble finding the code on retaining wall requirements. She clarified that cantilevers were only allowed over portals, vigas or pergolas. So she thought the Board could allow that. There was also roof treatment mentioned.

Chair Woods said the Board approved 30".

Ms. Walker asked when the draft of the revised historic ordinance would be ready.

Ms. Brennan said Mr. O'Reilly spoke with her about it today. Mr. Smith was doing the clean up on the other code parts and then would turn to the H Code. They would not be huge revisions. As soon as it was codified everyone would get copies.

Ms. Rios asked what the status was on the huge red letters painted on the garage.

Ms. Brennan said she remembered the photo and talked with someone. She agreed to follow up on it.

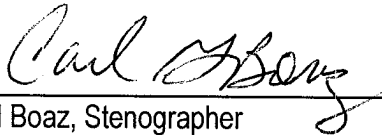
J. ADJOURNMENT

The meeting was adjourned at 7:30 p.m.

Approved by:

Sharon Woods, Chair

Submitted by:


Carl Boaz, Stenographer