



Agenda

DATE 11/7/12 TIME 8:45
SEAL BY Connelly Vign
RECEIVED BY [Signature]

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, November 13, 2012 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, November 13, 2012 at 5:30 P.M.

SANTA FE COMMUNITY CONVENTION CENTER

LAMY ROOM

A M E N D E D

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: October 23, 2012
- E. COMMUNICATIONS
- F. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-05-179	257, 259, 263, & 269 Las Colinas Drive formerly 200 Gonzales Road
Case #H-10-012	Santa Fe River Parkway
Case #H-09-012	526 Galisteo Street
Case #H-12-079	556 E. Coronado Road
Case #H-12-080	1677 Cerro Gordo Road #9
Case #H-12-082	923 Acequia Madre
Case #H-12-083	616 East Alameda, D
Case #H-12-078	545 Canyon Road
Case #H-12-085	717 Dunlap Street

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

1. 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 and proposes additional remodeling. (REHEARING). (David Rasch).
2. 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).
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-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).

5. Case #H-12-086. 523 Calle Corvo. Downtown & Eastside Historic District. Edwin D. & Carolyn C. Jenkins, agent/owners, propose to remodel this non-contributing property, including the alteration of an existing yardwall with pedestrian gates and lowered height at the driveway. (David Rasch).
6. Case #H-12-087. 1299 Upper Canyon Road. Downtown & Eastside Historic District. Kenneth Francis & Sandra Donner, agents for Grant Hayunga, owner, propose to remove an existing addition, construct a 561 sq. ft. addition, replace windows, raise of a portion of the roof 9'-6" to 12'-0 where the maximum allowable height is 15'-0, and re-stucco this non-contributing house. (John Murphey).
7. Case #H-12-089. 613 W. San Francisco Street. Westside-Guadalupe Historic District. Martinez Architecture Studio, agent for Paul Petty, owner, requests an historic status review of this significant residential structure. (David Rasch).
8. Case #H-12-088. 719 Gildersleeve Street. Don Gaspar Area Historic District. Jenkins Gavin, agent for Estate of Jennifer A. Thompson, owner, proposes to remove a portion of an existing street retaining wall, a coyote fence and a separate yard wall to create a new driveway at this contributing residence. An exception is requested to remove historic material (Section 14-5.2 (D)(1)(a)). (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

CITY CLERK'S OFFICE

DATE 10-25-12 TIME 11:00 am

SERVED BY Camille Taylor

RECEIVED BY F. Ortiz

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2. 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).
3. Case #H-11-089. 420 Arroyo Tenorio. Downtown & Eastside Historic District. Tim Curry/Design Solutions, agent for Andrew Beagle and Doug Key, owners, proposes to amend a previous approval to construct two gates by constructing a trellis to 11'8" high and partially infilling the yardwall opening. (David Rasch).
4. 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).

5. 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).
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-11-086. 523 Calle Corvo. Downtown & Eastside Historic District. Edwin D. & Carolyn C. Jenkins, agent/owners, proposes to remodel this non-contributing property including the alteration of an existing yardwall with pedestrian gates and lowered height at the driveway. (David Rasch).
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9. Case #H-12-089. 613 W. San Francisco Street. Westside-Guadalupe Historic District. Martinez Architecture Studio, agent for Paul Petty, owner, requests an historic status review of this significant residential structure. (David Rasch).
10. Case #H-12-088. 719 Gildersleeve Street. Don Gaspar Area Historic District. Jenkins Gavin, agent for Estate of Jennifer A. Thompson, owner, proposes to remove a portion of an existing street wall, a coyote fence and a separate yard wall to create a new driveway at this contributing residence. An exception is requested to remove historic material (Section 14-5.2 (D)(1)(a)). (John Murphey).

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SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD

November 13, 2012

<u>ITEM</u>	<u>ACTION TAKEN</u>	<u>PAGE(S)</u>
Approval of Agenda	Approved as presented	1-2
Approval of Minutes October 23, 2012	Approved as amended	2
Communications	Reported	2
Findings of Fact & Conclusions of Law	Approved as amended	2-3
Business from the Floor	None	3
Action Items		
1. <u>Case #H 11-051</u> 250 East Alameda	Partially approved	3-8
2. <u>Case #H-11-055</u> 1047 Camino San Acacio	Approved with conditions	8-9
3. <u>Case #H-11-117</u> 621 Old Santa Fé Trail	Approved as submitted	10-11
4. <u>Case #H-12-084</u> 447 Cerrillos Road #6	Approved with conditions	12-14
5. <u>Case #H-12-086</u> 523 Calle Corvo	Approved with conditions	14-16
6. <u>Case #H-12-087</u> 1299 Upper Canyon Road	Approved as proposed	16-18
7. <u>Case #H-12-089</u> 613 W. San Francisco Street	Designated Contributing	18-21
8. <u>Case #H-12-088</u> 719 Gildersleeve Street	Approved as recommended	21-27
Matters from the Board	None	27
Adjournment	Adjourned at 8:05 p.m.	28

MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

November 13, 2012

A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Vice Chair Cecilia Rios on the above date at approximately 5:30 p.m. in the Lamy Room, Santa Fé Community Convention Center, Santa Fé, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Ms. Sharon Woods, Chair [excused]

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
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 noted in the first finding that one address was dropped. It should include 267.

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

D. APPROVAL OF MINUTES: OCTOBER 23, 2012

Ms. Walker requested the following changes to the minutes:

On page 4 under Staff Recommendations - delete a "was."

On page 5 near the bottom, "Ms. Rios asked if the corners of the buildings were rounded."

On page 7, fourth sentence down, "Ms. Walker asked about local preference." The reference was to why we were using a Massachusetts firm to design the sign.

On page 12, regarding Martin's Restaurant, 4th paragraph down, "Ms. Walker asked if it was a hardship if the Board didn't allow extra customers to be protected from the elements and asked if that wasn't true for any restaurant. "Wouldn't any restaurant also ask for that since they could have more capacity?"

On page 13, just above the public comment, it should say "Josie's Casa de Comida was turned down - not Martin's. Mr. Rasch explained his predecessor overstepped his bounds but it wasn't harmonious to streetscape.

Vice Chair Rios recalled it was not a tent but was a plastic enclosed porch.

Vice Chair Rios asked for a change on page 12 where it should say how long the enclosed porch would be there. She was speaking about the duration for the exception.

Mr. Rasch requested a change on page 8 in the motion on the exhibit from Ms. Rios it was clarified the Board would go with shrubbery rather than a tree. Then on page 14, his notes were different in the action that Dr. Kantner said the "beginning of November to the end of April."

Ms. Walker moved to approve the minutes as amended. Mr. Katz seconded the motion and it passed by unanimous voice vote except Ms. Mather who abstained.

E. COMMUNICATIONS

Mr. Rasch said he had submitted next year's calendar to the City Clerk which basically had the second and fourth Tuesdays set for meetings each month. He agreed to send the schedule to the Board.

F. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #H-05-179	257, 259, 263, 267 & 269 Las Colinas Drive formerly 200 Gonzales Road		
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Dr. Kantner asked that the findings for Case #H-09-012 reflect the first of November.

Ms. Walker moved to approve the Findings of Fact and Conclusions of Law as presented except for the date change on Case #H-09-012. Dr. Kantner seconded the motion and it passed by unanimous voice vote except that Ms. Mather abstained.

G. BUSINESS FROM THE FLOOR

There was no business from the floor. Vice Chair Rios announced that anyone wishing to appeal a decision of the Board to the Governing Body had 15 days from the date the Findings and Conclusions for that case were approved.

H. ACTION ITEMS

1. **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 and proposes additional remodeling. (REHEARING). (David Rasch)

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

BACKGROUND & SUMMARY:

250 East Alameda Street, known as El Castillo, was constructed in the Spanish-Pueblo Revival style in 1963 with additional structures in the late 1990s. The buildings are listed as non-contributing to the Downtown & Eastside Historic District.

On July 12, 2011, the HDRB approved the construction of a 5,370 square foot three-story addition to match existing adjacent height with all finishes matching the existing conditions. The applicant made changes that addressed the Board's concerns that included a balcony that breaks up the vertical elevation and reduces the height. On the southwest elevation, third floor portal roofs or a canopy were proposed and they were denied with the condition that another design be submitted to the Board.

Now, the applicant proposes to amend the previous approval with the following three items. This case is a rehearing of the case that went to the Board on August 28, 2012. The new submittal drawings are on 11x17 sheets.

1. The southwest elevation balcony area has been redesigned on all three floors. The first floor recessed portal will be infilled. The second and third floor will have a smaller porch that consists of one bay rather than three bays and a parapet with flat roof instead of a pitched roof. The applicant has agreed to install additional windows on both sides of the portals on the new addition.
2. A porch on the south elevation second floor, west end will be infilled to match existing adjacent parapet height. The proposed design does not stepback from the first floor.

14-5.2(E)(2) Downtown & Eastside Historic District, Recent Santa Fé Style

Recent Santa Fé style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

(a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements.

(e) Scale

The height of a proposed building or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of buildings in the applicable streetscape, or the building on which the addition is proposed.

(f) Massing and Floor Stepbacks

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed building, yard wall, fence, or proposed stepback of upper floor levels is in harmony with the massing of the applicable streetscape and preservation of the historic and characteristic visual qualities of the streetscape. The Board shall also require that the publicly visible façades of the structure be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

3. The porch on the south elevation second floor, east end will be covered with a portal. The portal is covered with a cornice rather than a parapet.

STAFF RECOMMENDATION:

Staff defers to the Board as to whether (item 2) the porch infill meets the intent of the code sections 14-5.2(D)(9)(a, e, and f). Otherwise, this application 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. Michael Duty, 404 Kiva Court, who went through his letter and said they incorporated everything the Board recommended last time. The only thing not approved was the infill on the southwest corner and they deleted that part of the project. They would be able to start construction in December and it was their intention to revise the drawings relative to the second floor. His drawing was included on page 23 as a sketch and a photo.

The building was not historic. It seemed any discussion would be on streetscape and harmony on East DeVargas where there was a mixture of one, two and three story buildings. El Castillo exists and the design features were easy to assess. Along DeVargas were many variations. He gave as reasons for approval that the addition was at the same height; it didn't depart from the design of existing; it was a relatively small part of the project and they worked closely together on the rest of it. It would allow an additional resident to be taken care of at El Castillo and that was an important piece to them.

Vice Chair Rios asked what the square footage was of that southwest corner.

Mr. Duty said it was 12'x18'.

Mr. Katz said on the floor plan it looked like one room currently and would become two rooms.

Mr. Duty said the room on the corner was very small. They were increasing it on the second floor and were going from double occupancy to single occupancy in several rooms. Currently that room was a difficult room to use but this would provide a sitting room.

Mr. Rasch said the room was 216 sq. ft.

Ms. Mather noted in the massing sketch lots of shrubbery and asked if it existed now.

Mr. Duty said it does and they were doing no construction where the shrubbery was and didn't plan to tear it out.

Mr. Acton thought it looked like 2½ stories at 27' height from grade to top of parapet.

Mr. Duty agreed it was on the south elevation.

Mr. Acton asked if the 2-story corresponded to any height maximum.

Mr. Rasch said there was not any by code but there was a subfloor height there.

Mr. Katz noted the floor plan said third floor.

Mr. Duty explained that from the north side it was three stories but the ground sloped up drastically. So the first floor was a basement on the south elevation.

Mr. Acton liked the existing south elevation. It had a one story façade that reflected the one story on either side before it stepped up to the second floor. When we break that, this is the one place at an outside corner rather than inside, it becomes very apparent when approaching from either side.

There were no speakers from the public regarding this case.

Ms. Walker showed a photo taken on the field trip and asked if they were gutters.

Mr. Duty said they were temporary from water line breaks. It was the result of galvanic action so they did electrolysis there. The piping was failing so they pulled up pipes to go over the roof and pulled up underground piping and they will be enclosed. They got a permit for it and the stucco area it sits on they had serve the river building and another break. It was put in as an emergency measure and although directed to put it in the chase and it was in the drawings.

Mr. Rasch asked if it would more mass - about a foot.

Mr. Duty said it would be 8-10".

Mr. Katz was very sympathetic to El Castillo and they had worked together to substantially increase the size of the project but shared the concern about facades along the south side there. Everything else was one story. Putting a two story which really was 2.5 stories would really look too massive for the area. This was really just making a small room more comfortable. But a small part would have a significant impact on it.

Mr. Duty said the three story corner was common. He appreciated that this was a different elevation. The whole project had a lot of three story corners with varying undulating infill between so it didn't seem to be out of character. He appreciated what he said on the south elevation. But it did meet the ordinance.

Mr. Katz said the other parts were not on this street. Everything else on that street was just one story and it just seemed out of place.

Vice Chair Rios asked what the width on second story of SW corner was.

Ms. Mather said this was an insignificant infill and unfortunate that it happened because of this little porch. It wouldn't read like this big long mass there.

Ms. Walker asked about code citations.

Mr. Rasch read the recent Santa Fé style code from 14-5.2 E2. Section A said no building shall be over

two stories on any elevation without a portal.

14-5.2 D 9 e on height was read 14=5.2F - massing and floor setback. The Board may require step back but will take into account harmony of streetscape.

Ms. Walker thought it he just enlarged the little baby room it would provide a step back.

Mr. Duty explained they would be adding onto its length and it would protrude out beyond the balcony.

Ms. Walker clarified she meant going the other direction.

Mr. Duty said then they would have the same debate on that side. In his clarification to her, they realized she mistook a deck for the "baby room."

Mr. Acton suggested making it an alcove - a sitting space to alleviate the concerns of the space.

Mr. Duty explained this floor was assisted living and not a nursing facility so it needed to have a kitchenette and a shower added.

Dr. Kantner asked if there was any reason they needed to have a small portal in between there - the hallway there and muscle the new addition into that corner. So you would have more setback on west and south. He felt the balcony was lost space.

Mr. Duty said it was used but it was very hot in summer so covering them was an important thing regardless with what happened with that room. It was possible to get rid of the closets there and move two feet to the east but that wouldn't help with that room.

Vice Chair Rios felt he had been very cooperative and it sounded like he was sticking with his plans.

Ms. Mather moved in Case #H-11-051 to accept the proposed amended application as submitted. Dr. Kantner seconded the motion and it failed on a 2-3 voice vote with Mr. Katz, Mr. Acton and Ms. Walker voting against.

Mr. Katz moved to deny the application, finding that the code citations cited by Mr. Rasch demonstrated that the setback should be made and it was therefore not in harmony. Mr. Acton seconded the motion.

Ms. Mather pointed out that the project met the criteria because there were setbacks along that building and it was just that one corner that didn't.

The motion passed by majority (3-2) voice vote with Ms. Mather and Dr. Kantner opposed.

The Board talked about the other things that were included in the project that should be approved.

Mr. Duty said they incorporated every single thing the Board asked for and the only thing they were debating was this one room.

Mr. Katz cautioned that by this motion everything that was done was now undone.

Mr. Katz moved a substitute motion to approve everything except the southwest room which would approve #1 and #3 plus the enclosure of the pipes. Ms. Walker seconded the motion and it passed by unanimous voice vote.

Mr. Katz moved to postpone item #2 to the next meeting of the Board. Dr. Kantner seconded the motion.

Mr. Rasch said it would either be November 27 or December 7, 2012.

The motion passed by majority (4-1) voice vote with Ms. Mather voting against.

2. **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).

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

BACKGROUND & SUMMARY:

1047A Camino San Acacio was constructed in the Spanish-Pueblo Revival style in the 1970s. The building is listed as non-contributing to the Downtown & Eastside Historic District.

On June 28, 2011, the HDRB approved the enclosure of a carport on the east side of the structure with single-lite windows to match the existing windows.

Now, the applicant proposes to amend the project by increasing the scale of the remodel. The carport remains the focus of the remodel. The project includes the following five items.

1. The carport will be demolished and replaced with a 1,372 square feet of additions to match existing height and characteristic details.
2. Three portals totaling 105 square feet will be constructed on south, east, and west elevations. They appear to have trellis tops to match existing portals on the property.
3. Three storage rooms will be associated with a recessed bileaf entry gate.

4. The non-conforming publicly-visible (see photos) cupola windows will be removed and replaced in-kind. An exception has not been requested, so the Board can only approve compliant lite-patterns without an exception being posted. Diagonally they are right about 30".
5. The north wall will be insulated and restuccoed with the addition to match the existing conditions.

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, with the condition that the cupola windows shall meet the 30" rule or action shall be deferred until an exception is posted.

Ms. Walker asked what the existing height was.

Mr. Rasch - top height.

Ms. Mather asked what the public visibility was other than the cupola.

Mr. Rasch said it was not visible.

Present and sworn was Mr. Richard Martínez, P. O. Box 125, Santa Fé, who said they didn't intend to demolish the car port but to extend its roofline. They planned to take the line through the great room. It would be lower than the cupola height. It was not publicly visible.

Vice Chair Rios asked if he was calling it Spanish pueblo revival.

Mr. Martínez said, "Certainly not." It was built in 70s and he called it a hippie adobe. It had the hogan shape of 1970s. The other rooms leaned against that at an angle with open latilla portals to be replicated in the new part. And the corrugated metal roofs also. The building had no divided windows. The cupola might be under 30" but he doubted it.

They planned to replicate the undivided windows and wouldn't replace any windows in the house. They were not asking for an exception because recent Santa Fé style didn't require divided windows when not publicly visible.

Ms. Mather clarified that the controversy was just about the cupola windows which were publicly visible.

Mr. Martínez said they planned to replace those windows because they leaked. So it was possible to divide those windows and he assured the Board they wouldn't exceed 30".

Vice Chair Rios asked if he proposed any rooftop appurtenances. Mr. Martínez said he didn't.

Dr. Kantner asked if the stucco, portals and windows would match existing. Mr. Martínez agreed.

There were no speakers from the public regarding this case.

Mr. Katz moved to approve Case #H-11-055 with the condition that replacement windows on cupola meet the 30" rule. Dr. Kantner seconded the motion.

Mr. Acton asked for a friendly amendment to have a muntin pattern Mr. Katz agreed 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).

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

BACKGROUND & SUMMARY:

621 Old Santa Fé Trail is a commercial building that has been altered over time. It was originally constructed in a vernacular manner before 1928 in the Downtown & Eastside Historic District. Alterations include architectural character revision in the Spanish-Pueblo Revival style. On October 25, 2011, the HDRB confirmed the contributing historic status for all three buildings with the west and south elevations of buildings 1 and 2 as primary without the non-historic portal and with the north elevation of building 3 as primary. On February 14, 2012, the HDRB downgraded the status of Building 3 from contributing to non-contributing due to substantial non-historic alterations.

On May 22, 2012, the HDRB conditionally approved remodeling of all three buildings.

Now, the applicant proposes to amend that approval for Building 3 with the following four items.

1. All windows will be removed and replaced with 6-over-6 or 8-over-8 double hung windows with some location and dimension changes.
2. The four car garage addition will be increased to house three taller vehicles and four regular vehicles.
3. The rooftop pergola will be constructed over the taller section of the garage to the maximum allowable height of 15' 11" where the maximum allowable height is 16' 1".
4. The building will be reroofed and restuccoed in a cementitious material that matches the existing color.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with 14-5.2(D) General Design Standards, Height

Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

Vice Chair Rios asked about public visibility.

Mr. Rasch said it was none although the pergola might be visible.

Ms. Mather recalled they previously approved a 4 car garage and asked if they were now going to a 7 car garage. Mr. Rasch agreed.

Mr. Katz asked if the stairway was within the garage. Mr. Rasch pointed it out.

Present and sworn was Mr. Wayne Lloyd, 100 North Guadalupe Street who said the pergola couldn't be seen from Old Santa Fé Trail but probably from Halona which dead ended just before this property.

The stairway comes in from the west side behind a door.

Mr. Acton thought the drawing on the screen looked different.

Mr. Lloyd agreed and pointed out that it was revised.

Mr. Acton said the roof grade on the north elevation from page 12 stepped down there.

Mr. Lloyd agreed. Where the pergola was, the height limit was 16' 1" and they had it at 15' 11". The rationale was that the vehicle there didn't meet full head height that they needed.

Mr. Acton said in looking at it whether perhaps it would drop back, perhaps the full length. The step down looks like about a 5' wall.

Mr. Lloyd said they could step it down to 3.5' on the parapet.

Mr. Acton asked if he could go all the way to the front with that.

Mr. Lloyd said they could although no one could see it.

Mr. Acton asked if that drop in the parapet could be brought around to the proposed east elevation.

Mr. Lloyd said it wouldn't save anything and they needed to be able to walk under the pergola.

Mr. Acton thought if they could get the stairs to go over the lower part of the pergola they could drop the parapet down two feet where it was not occupied. It looked like the parapet over the doors was much greater and they needed two feet.

Mr. Lloyd corrected him that they needed 3.5' where they walked there. He explained that they wanted all

of it to be deck. It was a code requirement.

Dr. Kantner said although it did look high as shown, because there was no public visibility he was not concerned about it.

There were no speakers from the public regarding this case.

Ms. Mather moved to approve Case #H-11-117 as submitted by the applicant. Mr. Katz seconded the motion and it passed by majority (4-1) voice vote with Mr. Acton opposed.

4. **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).

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

BACKGROUND AND SUMMARY:

Nearly hidden by a street wall, this small house fronting Cerrillos Road is constructed of adobe in the vernacular Spanish-Pueblo Revival style. Built before 1908, the 1,100 sq. ft., two-bedroom/one-bath dwelling is part of the Hacienda del Sol condominium complex. Little is known about the building, but from city directories it appears the front portion of the building, added before 1938 (and not included in this application), operated as the Capital Bakery in the early 1940s, and later Lee's Snack Shop. Together, they are contributing to the Downtown and Eastside Historic District.

Project

Recently purchased, the applicant proposes a small remodeling project to upgrade the property.

Windows/Doors

East/South

For the fenestration opening onto the courtyard, repair, re-glaze and repaint the east elevation window and door, and replace the existing 1/1 double-hung wood window on the south elevation with a custom wood-and-glass door to match adjacent door.

North

Along the north elevation facing the entrance drive, install a small 1/1 double-hung aluminum-clad window, replace an existing "crank-out" steel casement window with an awning unit, and replace an existing 1/1 double-hung wood window with a 2/2 aluminum-clad unit of the same operation.

West

Across the recommended primary façade, switch the location of the door and the window. Both units—a decorative wood-and-glass door and a double-hung 1/1 wood window—will be rehabilitated in their new openings.

Fences/Walls

Infill the existing “windows” of the wall fronting Cerrillos Road and the west half of the driveway. These consist of rectangular openings filled with latilla poles.

Construct a 6'-high coyote fence and gate along the east half of the driveway. It will include two rectangular openings to access gas meters. Latilla poles will have irregular tops with the stringers facing inward.

Miscellaneous

All work areas will be finished to match the existing suede stucco color of the house.

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. Additionally, staff recommends designating the west elevation as the primary façade for the structure.

Vice Chair Rios asked about visibility.

Mr. Murphey said the west was hidden; it was oblique on the north and the east was hidden by a wall.

Ms. Walker asked if that elevation was primary, how they could switch the door and window without exceptions.

Mr. Rasch explained that when the header height and the width were retained it was allowed.

Present and sworn was Mr. Wyndham Carlisle, 48 Stone Cabin Road, who said he wanted to mention that on that primary façade where they were switching the door and the window was that the owner would like to put in a new window. The woodwork of the window would be retained but using an insulated pane window.

Vice Chair Rios complimented him on the drawings which were very clear.

Mr. Acton asked if removal of historic material on the window that was beyond repair would require an exception.

Mr. Murphey said it was quite deteriorated and would meet the 30% threshold so no exception was required.

Dr. Kantner asked about exterior lighting.

Mr. Carlisle said there was no plan to replace existing lighting and no new lighting would be added.

There were no speakers from the public regarding this case.

Dr. Kantner moved to approve Case #H-12-084 as recommended by staff, designating the west elevation as primary and approving the window to be replaced which was beyond repair and if any new light fixtures were to be added, that they be approved by staff. Ms. Walker seconded the motion and it passed by unanimous voice vote.

5. **Case #H-12-086. 523 Calle Corvo.** Downtown & Eastside Historic District. Edwin D. & Carolyn C. Jenkins, agent/owners, propose to remodel this non-contributing property, including the alteration of an existing yardwall with pedestrian gates and lowered height at the driveway. (David Rasch)

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

BACKGROUND & SUMMARY:

523 Calle Corvo was a single family residence that was constructed in 1949 with an addition in 1962. A free-standing garage and carport were constructed at an unknown date. The building was listed as non-contributing to the Downtown & Eastside Historic District, but it was eligible for an historic status review and upgrade.

The owner began interior and exterior alterations, including demolition of a shed and constructing a new shed in the same place, without approval or applicable permits and was given stop work orders. The shed may have zoning issues and will be postponed from this action to a future HDRB action. Now, the applicant proposes to remodel the property with the following six items.

1. An existing non-historic yardwall presents a hazard for persons backing out of the driveway due to the non-conforming height of the wall in the driveway visibility triangle. The wall height at the driveway opening will be lowered from 5' 4" to 3' for 15' of length and then step up to the existing height.
2. An additional pedestrian gate opening will be installed in the existing yardwall to the south of the existing pedestrian gate. The gate will be constructed with wooden planks and a wooden header will be installed at the wall height. The wood will be brown in color.
3. The existing pedestrian gate and stuccoed archway will be altered by installing ceramic sconces on

both pilasters and painting the bileaf wooden gate a brown and dark blue color. The archway 3' height difference from the yardwall will be mitigated with the addition of stuccoed steps at the sides.

4. The portal on the residence will have four tin lanterns installed in the ceiling.
5. The garage and carport will be painted to match the cement stucco color of "La Luz:" and the trim will be "Linen White."
6. The north lotline yardwall with stuccoed with El Rey cementitious "La Luz".

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 thought this property was probably eligible for historic status and asked if these changes detract from that consideration.

Mr. Rasch didn't think so and the Board, staff or applicant could request a status review.

Ms. Mather said the stucco and wall colors on the house seemed to have been changed. She asked if it had been approved by the Board. She thought it looked like it was painted.

Mr. Rasch said they did restucco the north yard wall but there was no permission to paint the house. Painting over stucco was not common. The Code says "buildings shall be painted in one color" but they typically didn't see painting.

Ms. Walker hoped that would not be in the new code.

Present and sworn was Ms. Susan Combs-Bower, 922 Old Taos Highway. She explained that when they were backing out of the carport it was really hard to see over the wall so they were lowering it.

Vice Chair Rios asked her about the paint job.

Ms. Combs-Bower didn't know anything about that. He only helped with the drawings.

Mr. Katz wondered if there was a possibility of using mirrors instead of changing the wall.

Ms. Combs-Bower said it was because of codes. They needed a triangle so this was to comply with code.

Vice Chair Rios noted this neighborhood traditionally had low or no walls.

Dr. Kantner pointed out on the north side a portion of the wall was stone and presumed that would not be

stuccoed. Ms. Combs-Bower agreed.

Vice Chair Rios preferred to not step the wall on both sides of the gate and to leave it alone.

Ms. Mather asked if the purple-blue color of the front gate would be kept. .

Ms. Combs-Bower said the plan was to keep it right now but they would repaint if the Board wished.

Ms. Mather was a little hesitant to approve the color of stucco painting without finding out what happened.

Vice Chair Rios suggested the maker of the motion could address the other issues and postpone that part.

PUBLIC COMMENT

Present and sworn was Mr. Paul Trackman who lived across at 526 Calle Corvo. Having witnessed the changes, he thought he could answer some of the questions the Board had. Although he had no objections to changing the wall, Mr. Trackman ask the Board to not approve the "day-glo purple" gate colors that were particularly garish for this neighborhood.

He said the paint was put over stucco in a way that didn't improve the harmony with neighborhood and done after a stop work was put on the property. He had asked the workers if they saw the stop work order and they said they doing what they were told to do.

Vice Chair Rios asked what the name of the color was.

Ms. Combs-Bower said it was called Blueberry and they said they would be willing to change the color.

Mr. Acton pointed out regarding the comment on stepping at the gate that on page 14 the buttresses actually had a step out on either side and if raised a little could integrate into the existing height.

Ms. Walker asked if the owner authorized this representative ability to agree to any changes they required. Ms. Combs-Bower believed so.

Vice Chair Rios said she would leave the gate as is.

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

Mr. Rasch explained to the Board that Ms. Combs-Bower was the agent for the owner. There was an affidavit on the application so she could speak for the applicant.

Mr. Katz moved to approve in Case #H-12-086, #1 for the yard wall, #2, the pedestrian gate and the first sentence of #3, but require the color to be changed; to approve #4 - lanterns and #5 to approve cementitious stucco in La Luz but not approving painting the stucco and approving #6. Ms. Walker

seconded the motion.

Mr. Acton asked if the Board could legally take exception to the paint.

Mr. Rasch said the ordinance was really weak on that point. Just that new buildings will harmonize with old buildings.

Mr. Katz made a finding that for the painted color change neither the painting nor the proposed color was approved but La Luz stucco was.

The motion passed by majority (4-1) voice vote with Mr. Acton voting against.

6. **Case #H-12-087. 1299 Upper Canyon Road.** Downtown & Eastside Historic District. Kenneth Francis & Sandra Donner, agents for Grant Hayunga, owner, propose to remove an existing addition, construct a 561 sq. ft. addition, replace windows, raise of a portion of the roof 9'-6" to 12'-0 where the maximum allowable height is 15'-0, and re-stucco this non-contributing house. (John Murphey)

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

BACKGROUND AND SUMMARY:

From the street, this large rambling house, with its wavy parapets, tilting canales and brown stucco, appears to be standard-issue Spanish-Pueblo Revival. But a walk around the back reveals something else. Here, the straight façade is interrupted by a rounded hogan-like form and a rough-sawn lumber structure resembling a chicken coop.

Constructed in 1973, by its owners, artists Lynette and George Wooliver, this Janus-like house was consciously designed as a front-and-back building. Lynette Wooliver, as she recalled later, said they realized the historical styles ordinance would dictate the design of the south façade. Still, when finished, it had enough verve to be included in Virginia Gray and Alan Macrae's "Mud Space & Spirit," a book celebrating non-traditional adobe architecture.

Too young, too eccentric, this "Spirit of Place" is noncontributing to the Downtown and Eastside Historic District.

Project

The new owner, artist Grant Hayunga, proposes to remodel the house, adding space and bringing it more into conformity with its front façade style. This work will include the following:

North

Construct a 560 sq. ft. addition in the void of the northwest corner. It will be fenestrated along the north with

similar double-hung windows as found throughout the house. A French door will cut through the west elevation.

Remove the "chicken coop" addition at the northeast corner, and replace it with a stucco-clad structure of similar proportion.

South

Raise a portion of the roof of the Master Bedroom from 9'-6" to 12'-0", achieving a parapet height well below the maximum 15'-0" limit for this address.

East

Replace windows and doors. Work will include either widening or lessening existing openings.

West

Create a new opening to hold a grouping of two-over-over double-hung windows.

Windows

Replace all remaining 1970s windows with Pella integral aluminum-clad units to match windows installed in 1996. Window cladding will be in an off-white color. Existing wood lintels will be removed and replaced with similar pieces of wood.

Stucco

The entire house will be plastered with traditional cementitious stucco matching the current "Suede" 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.

Mr. Katz asked if on page 16, proposed south elevation, the west side of that didn't it come out further to the west than was shown there. He suggested comparing it with page 15.

Mr. Murphey understood the wall plane would meet that bump out of the new addition.

Ms. Mather said Janus-like was colorful language in the staff report.

Present and sworn was Ms. Sandra Donner, 1600 Lena Street, who liked Mr. Murphey's report. She said the actual south elevation was really just an elevation of the front façade and align and was done in 1996.

Vice Chair Rios asked about public visibility and roof top appurtenances.

Ms. Donner said the house sits at the same height of the coyote fence and the silver lace foliage completely obscures the house. You could see some of the existing sky lights and they were lifting the parapets in the bedroom to hide them. They would have no rooftop appurtenances that were visible.

Mr. Katz thanked her for doing this.

Ms. Walker asked her to mention to the owners that she knew all about the history.

Ms. Donner agreed. The owner really wants to bring it back. The remodel in 1996 was pretty hideous .

There were no speakers from the public regarding this case.

Dr. Kantner moved to approve Case #H-12-087 as proposed. Ms. Walker seconded the motion and it passed by unanimous voice vote.

7. **Case #H-12-089. 613 W. San Francisco Street.** Westside-Guadalupe Historic District. Martínez Architecture Studio, agent for Paul Petty, owner, requests an historic status review of this significant residential structure. (David Rasch)

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

BACKGROUND & SUMMARY:

613 West San Francisco Street is a single-family residence that was originally constructed in a vernacular manner before 1912. An addition on the north elevation was constructed after 1971. Other alterations include loss of historic windows and the construction of an oddly overhanging roof to name just a few of the changes. Other changes are itemized by the applicant. However, a date has not been provided for the pitched roof and the 1996 HCPI form states that the roof was over 50 years old at that time. The building is listed as significant to the Westside-Guadalupe Historic District.

At this time, the applicant requests an historic status review and for the Board to consider a downgrade to contributing status based upon the recent re-inventory of the property.

STAFF RECOMMENDATION:

Staff recommends an historic status downgrade based upon the substantial alterations, but defers to the Board as to whether the downgrade shall be to contributing or non-contributing. If the Board finds that contributing historic status is merited, then staff recommends that the south elevation shall be designated as primary.

Vice Chair Rios questioned why this was designated.

Mr. Rasch said the first inventory form from 1985 said it was "of interest because of age." Then in 1996 showed it was on the King's Map and recommended significant but he didn't see why. It had moderate remodeling and roof replaced so it had more changes than significant deserved.

Vice Chair Rios asked about footprint changes.

Mr. Rasch said there had been none since the 70's.

Vice Chair Rios asked if window openings had changed.

Mr. Rasch thought there could be some.

Dr. Kantner said the aerials indicated the footprint had changed. Mr. Rasch agreed.

Ms. Mather said Beverly Spears attached a report and asked if it was just the inventory report.

Mr. Rasch said it was the last few pages starting on page 10 but on page 5 the applicant listed changes they found.

Vice Chair Rios thought a lot of those could be reversed like security grill, front door, wood shutters, outdoor carpeting, chain link, etc.

Ms. Mather thought the point was that all windows have been replaced.

Present and sworn was Mr. Joseph Karnes, 200 West Marcy Street, Suite 133, on behalf of the current owner Dr. Petty and with Richard Martínez and Kate Lourige. Dr. Petty lived in Minnesota. They concurred with Mr. Rasch's recommendation. They initially were considering non-contributing so they commissioned Beverly Spears for a status review. On page 10, item 11 was a summary of her analysis. The only reference in 1985 was the age and he compared that with the significant definition from the Code.

The primary change since 1970 was the north addition Mr. Rasch pointed out that they were not pushing to have it designated and if the Board decided on non-contributing they would agree with that.

Mr. Katz asked if they were to downgrade it to contributing whether that would mean that they couldn't change those windows.

Mr. Rasch didn't know if there was any historic material to preserve.

Mr. Martínez said the windows had been replaced but also the openings were reconfigured. The original windows were vertical and the replacements were horizontal and now they couldn't put in the verticals again if it was contributing. They were aluminum windows and relatively modern.

Mr. Acton considered it an interesting dilemma since they were talking about designating a pre-existing structure that now was buried inside it and giving the owner permission to restore those windows.

Mr. Rasch said there was no evidence of what those windows originally were.

Mr. Acton encouraged Mr. Martinez to find that out.

Mr. Martínez said beside the windows, the porch - portal was very tall which suggested that framing was put on top to allow the pitched roof. They had no idea of what that consisted but perhaps could address it in the future.

Vice Chair Rios asked Mr. Martínez why it was designated significant.

Mr. Martínez thought it was because the Roybal house down the street was significant appropriately. But there were no other significant structures there.

Ms. Mather said there was a sense of a hidden house within this house. And they might discover it so they wouldn't want to do anything to hinder that.

Mr. Martínez said for any proposed modifications they would come back and right now just wanted to determine the rules.

PUBLIC COMMENT

Present and sworn was Ms. Janet Lowe, 108 Candelario, the next door neighbor. She remodeled her house a year and a half ago and it was non-contributing and she met the regulations. She thought everything worked out although there were contentions.

She knew the previous owners of this property and others who had lived there and she thought there was a house under the house. It had very prominent position on the corner and was almost the entry house to this neighborhood. She didn't understand the designations but thought it was important to recognize this house had been from the 1920's and was an important house in the neighborhood; important people had lived there and it needed to maintain the character of the Westside-Guadalupe District. Drastic changes would affect her. The neighborhood was moving in the right direction.

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

Vice Chair Rios agreed with Ms. Mather's statement that there was a house hidden within. She found it a very intriguing house. There were others like this on the west side. It was very old and obviously changes had been made by different owners.

Dr. Kantner moved in Case #H-12-089 to downgrade status to contributing with the south elevation designated as primary and cited the code definition for a contributing structure. Ms. Walker seconded the motion.

Mr. Katz was torn on this one. He also believed there was a real house under all that and would like to see it come out. The south as primary would make that much harder.

Vice Chair Rios disagreed. Even as a significant structure, an applicant could ask for exceptions. It might be more difficult but they also could prove certain things.

Mr. Rasch pointed out that the applicant could come forward to show improvements on the original dimensions that wouldn't need exceptions.

The motion passed by unanimous voice vote.

8. **Case #H-12-088. 719 Gildersleeve Street.** Don Gaspar Area Historic District. Jenkins Gavin, agent for Estate of Jennifer A. Thompson, owner, proposes to remove a portion of an existing street retaining wall, a coyote fence and a separate yard wall to create a new driveway at this contributing residence. 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 AND SUMMARY:

Facing west and on a slight rise above the street, 719 Gildersleeve is a 1,800 sq. ft., rectangular plan, single-story dwelling, with a long, linear post-1948 studio addition made to the original garage at the rear. (The current studio includes a bathroom but not a kitchen). Its symmetrical pattern is interrupted across the front façade by a deep inset porch at the southwest corner. The house's massing and rounded edge parapets place it in the Spanish-Pueblo Revival category. This motif additionally informs a low retaining wall tracing the edge of the sidewalk. Constructed in c.1914, it is contributing to the Don Gaspar Area Historic District.

Project

The applicant proposes to construct a new driveway along the north side of the house, thereby, replacing the existing driveway at the south end of the property.

The project will remove approximately 12' of the original retaining wall at the north, and blocking the current driveway with a wall of similar height and design.

Driveway preparation will include removing two structures along the north side of the house: a non-historic 69.5"-high coyote fence and an 88"-high stucco-clad stone wall of unknown origin.

Beyond these removed structures, the driveway will terminate at the east property wall with four parking spaces. In front, low retaining walls will follow the 2% slope of the grade. It will be paved with "Santa Fé Brown" gravel.

Exception

Because the origins of the two walls are unknown, and their design and construction appear to be historic, the applicant has requested an exception to remove historic material under Section 14-5.2 (D)(1)(a). Applicant and staff tried to find out but couldn't.

Applicant responses:

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

Removing a portion of the front yardwall to allow for a driveway will not damage the character of the streetscape, as the wall will be subsequently replaced on the opposite side of the property where it now breaks for the existing driveway. The result will be a mirror image that will preserve the character of the historic façade. The additional back yard wall to be removed is minimally visible from the street and will not affect the streetscape.

Staff agrees with response.

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

The property now provides for only one off-street parking space for two potential dwelling units. This creates a hardship for the residents, as on-street parking is at a premium on this densely populated street. In order for the applicant to obtain a permit to convert the existing studio to a fully functional dwelling unit, the property must be brought into compliance with Santa Fé City Code, which calls for two off-street parking spaces for each dwelling unit. Public welfare is served by adding off-street parking to minimize on-street parking in this dense neighborhood.

Staff agrees with response. The current driveway is truncated by a coyote fence, reducing it to one paved parking space. The fence could be removed to provide an additional 27 linear feet of parking space to meet code for the existing dwelling unit. This configuration, however, would not provide sufficient off-street parking for a potential second unit.

(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;

Providing the opportunity to move the driveway in order to access off-street parking ensures that residents of the property will be able to comfortably and safely park within their historic district. Maintaining a desirable residential neighborhood entails ensuring adequate off-street parking.

Staff neither agrees nor disagrees with this 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;

Several other residences in the related streetscape already have more than one off-street parking space in their side or back yards. The subject property has only one off-street parking space for two potential dwelling units.

Staff neither agrees nor disagrees with this response.

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

The property is legal nonconforming in that it has only one off-street parking space when four will be required for the creation of an additional dwelling unit as described above. This is an existing condition that is not a result of the actions of the applicant.

Staff neither agrees nor disagrees with this response. The current coyote fence could be removed to re-establish the original driveway to the former garage and provide an additional parking space.

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

Replacing one driveway with another, and replacing the wall to close the existing driveway, preserves the historical façade of the building and does not negatively impact the streetscape. The wall will be replaced in its current historic Pueblo Revival style.

Staff agrees with this response. As per the goals set forth in Section 14-5.2 (A)(1), this proposal provides the least negative impact to establish additional off-site parking.

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 (H), Don Gaspar Area Historic District. Staff recommends the applicant has met the exception to remove historic material to provide additional off-street parking for a future second dwelling unit on the property, under Section 14-5.2 (D)(1)(a).

Vice Chair Rios asked if the existing driveway would remain.

Mr. Murphey said no - it would be filled in.

Ms. Walker said this motif additionally informs the retaining wall.

Mr. Acton asked what they proposed to the north of the new driveway.

Mr. Murphey said parallel retaining walls that were following grade.

Mr. Acton asked if it was a fence along the neighbor's property.

Mr. Murphey asked him to ask the applicant.

Ms. Mather concluded that the higher fence would be removed but the older would remain.

Present and sworn was Ms. Jennifer Jenkins, 130 Grant Avenue, who said the addition to the back was a little studio and had been used as a rented dwelling by previous owners but it had no functional kitchen. So the intent was to make it function as dwelling unit and that meant adequate parking was needed at 2 per dwelling unit. So this would provide for a nice dwelling. They would abandon the existing driveway for one on the north and replicate the wall as a mirror image.

Their hope was that once the work was done it would be sensitive to the character of the house. They would bring it up to code and convert the studio to a dwelling unit. There was not adequate off-street parking there on that street.

Vice Chair Rios asked for the height of the existing wall.

Ms. Jenkins said it was 2 feet.

Vice Chair Rios what its composition was.

Ms. Jenkins said they didn't know but they would replace aesthetically in kind if they couldn't replace the composition in kind.

Mr. Katz thought on the west elevation it would be better to have a gate like on the other side. He asked if that was a possibility.

Ms. Jenkins asked if he meant a vehicle gate to mirror the coyote fence.

Vice Chair Rios pointed out that neighborhood didn't use a lot of coyote in the past.

Ms. Jenkins said the coyote was really not visible from the street so it would have minimal impact on the streetscape.

Vice Chair Rios said that wall was very low.

Ms. Jenkins agreed. The other one was set back as far as the porch.

Mr. Acton asked if as a person came up the driveway there would be a stucco retaining wall on the left side.

Ms. Jenkins said it would be on both sides and as they approach the house they would use the house as retaining there.

Mr. Acton asked if it was not coyote on the north.

Ms. Jenkins agreed. If that fence was on this property they could remove it but wanted to make sure first.

Mr. Acton felt that was a stellar example of a well maintained woven wire fence.

Ms. Jenkins said the wall wouldn't function as a yard wall - just retaining.

Vice Chair Rios asked if they were disturbing the grade when opening that driveway.

Ms. Jenkins agreed. They were bringing it up to its natural grade and they had to hold up the sides on either side. The driveway would be brown gravel.

Ms. Mather asked if the tree would be retained.

Ms. Jenkins thought so.

Ms. Walker said if they had a gate it should be fenestrated.

PUBLIC COMMENT

Present and sworn was Ms. Marian Tosan, 714 Gildersleeve, who asked if Jenkins/Gavin was representing the estate of Jennifer A. Thompson as stated on the agenda.

Ms. Jenkins explained that when they submitted the application the property was under contract and has since closed so they represented the owner of record.

Ms. Tosan said she was not sure who they were representing because her statement was not the same as was on the agenda.

Vice Chair Rios thought Ms. Jenkins adequately explained who she was representing.

Ms. Tosan said this was a conflict for her because she loved that wall. The existing driveway was similar to hers. The idea of building it on the north side prompted her to ask why. She thought it was in direct conflict with preserving property. She didn't see how it contributed to historic quality of this property. The back was fairly large so she asked if it would be further subdivided and if that would improve this neighborhood. She didn't see how it could. She was very proud of having the Board give her permission to restore her home but it really disturbed her to think the owners would bastardize this property.

Vice Chair Rios asked if Ms. Jenkins would like to respond.

Ms. Jenkins agreed that the existing driveway could have two cars there but the intent in rehabilitation of the property was primarily interior work and part of it was to make that studio function as a dwelling unit and that couldn't happen unless they complied with the city code on parking. They received their driveway permit and it had met visibility standards and the City required that they close the existing driveway so they would reclaim that. Their plan would provide side by side parking in the back so it was not visible and supported the rehabilitation as it moved forward.

Present and sworn was Ms. Diane Taliaferro, 716 Gildersleeve directly across from this property. She had lived there six years and loved it and her neighbors. She had put a lot of time and energy into her house and worked with the Board on some of it. She was struggling a little to understand why they needed to put in another driveway. This particular part of Gildersleeve was one way and they have one driveway in each to accommodate 2-3 people. She was disappointed that they were talking about turning this into two houses. There were people who lived there full time and also rental units.

This house today was a house that had a garage that was converted at some time as a work space. She didn't know that it was ever rented out so some work was needed. The current driveway had room for two spaces. And the ordinance did require two per dwelling and there were rentals on the street that didn't have two per residence.

She had concerns over placement of the new driveway in that location. It was a steep grade and the wall was historic and had another stone wall in back leading into the back yard. It would require removal of two large trees. A lot of trees there in the neighborhood had already been cut down. Trees helped with watering issues and providing shade for dwellings need less air conditioning.

She and Ms. Tosan were neighbors and had driveways side by side. You have to be careful when pulling out because cars were on the street and lots of pedestrians including kids going to school. The back yard was big and you could probably park ten cars back there. There was not a lot of clearance there on the north side. Gildersleeve had also become the way to get kids to school in the mornings and the route the city uses to work on the Old Santa Fé Trail.

Another problem was that this was where they had to put their garbage and recycle containers for pickup. Two more of them would have to be put on the east side of the street so it would cram a lot of them in together and take away from parking on the street.

She said she was not clear on the ordinance if they all have to have two parking spaces each. She didn't see where it would be. She added that the next door neighbor was unaware of this meeting and not informed of this change. It came up pretty quickly but she had to wait a couple of months before she could meet with the Board.

She said she really cared about the historic neighborhoods and was on Historic Preservation board in Montana and hoped the Board members had looked at this project. She felt she had worked hard to make her

home one she could be proud of.

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

Ms. Mather thought the applicant really answered a lot of questions the neighbors brought up. The ordinance did require two spaces per dwelling. She had a concern as a board member that there seemed to be some tension about this application and hoped they could get together and be neighbors. That was most important in historic neighborhoods. She hoped the tension could be dissipated in the course of the evening.

Mr. Katz understood the concern of the neighbors about having more units here. But that was not really the Board's purview. He got concerned when the regular parties came here not for historic preservation but used for another purpose to prevent someone from developing their lot. The Board needed to focus on the design factors and the parking rule should be dealt with elsewhere.

Ms. Mather moved to approve Case #H-12-088 per staff's recommendation and citing that the applicant met the exceptions. Mr. Acton seconded the motion and it passed by majority (4-1) voice vote with Dr. Kantner opposed.

I. MATTERS FROM THE BOARD

There were no matters from the Board.

J. ADJOURNMENT

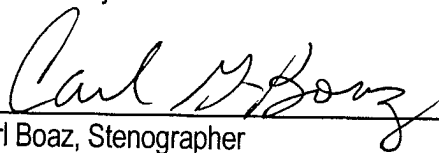
Ms. Walker moved to adjourn the meeting Mr. Acton seconded the motion and it passed by unanimous voice vote.

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

Approved by:

Sharon Woods, Chair

Submitted by:



Carl Boaz, Stenographer